

Inspection Report

Houston Inspection Report

Sunday, October 19, 2025

Omitted for Privacy of Client



Brad Leland
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PROPERTY INSPECTION REPORT FORM

Houston Inspection Report	10/19/2025
Name of Client	Date of Inspection
Omitted for Privacy of Client, Houston, TX	
Address of Inspected Property	
Brad Leland	5229
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☒ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant
Building Status: ☒ Vacant ☒ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain 93 F Outside Temp.
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas
Special Notes:

INACCESSIBLE OR OBSTRUCTED AREAS

☒ Sub Flooring ☐ Attic Space is Limited - Viewed from Accessible Areas
☒ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☒ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☒ Behind/Under Furniture and/or Stored Items ☒ Crawl Space Is Limited - Viewed From Accessible Areas

☒ Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufacturer's installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to your inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufacturer's installation instructions.
- Geological stability or ground conditions on site.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-borne particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation: Perimeter footings with concrete columns supporting elevated structure.

Comments: In my opinion the foundation is performing as it was intended at this time, when measured it was well within allowable tolerances.

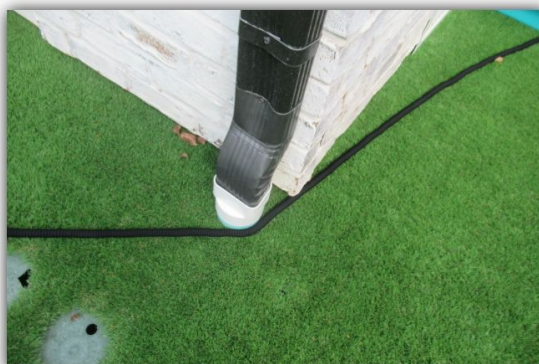
There were small cracks in the finished concrete surface of the garage. These cracks should be monitored for further activity.



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B. Grading and Drainage

Comments: There is a sub surface drain system. This drain system should assist in diverting rain water to the street or storm sewer. The overall effectiveness of this system was not determined. Underground drains can become clogged or obstructed.



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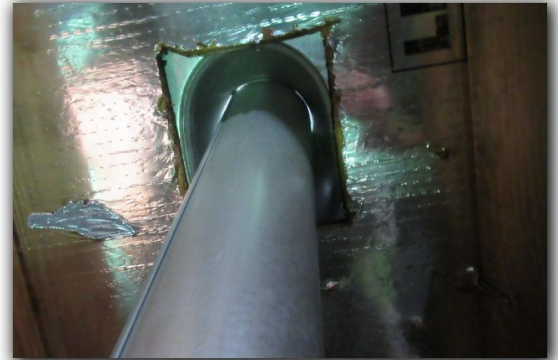
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C. Roof Covering Materials

Types of Roof Coverings: Composition Shingles

Viewed From: Accessible Areas, Ground

Comments: The water heater flue pipes are not completely sealed at the rain collars on the roof as daylight can be seen around these pipes in the attic area. A qualified roofing contractor should be consulted regarding this condition as well as check the entire roof covering for any other possible defects.



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D. Roof Structures and Attics

Viewed From: Attic Area - Accessible Areas

Approximate Depth of Insulation: 12 inches

Comments: The roof structure was performing properly, no defects noted.

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E. Walls (Interior and Exterior)

Comments: It is necessary to seal around the electric breaker box, the electric meter box and the air conditioning compressor quick disconnect boxes to prevent water/moisture intrusion and corrosion to the metal boxes.



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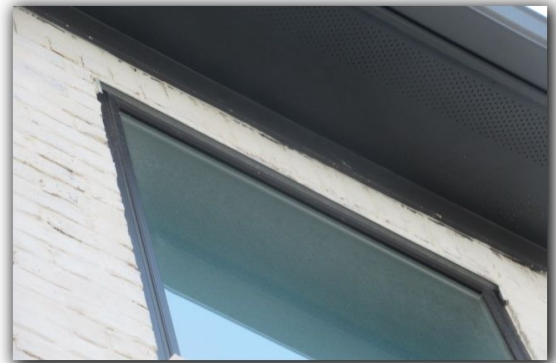
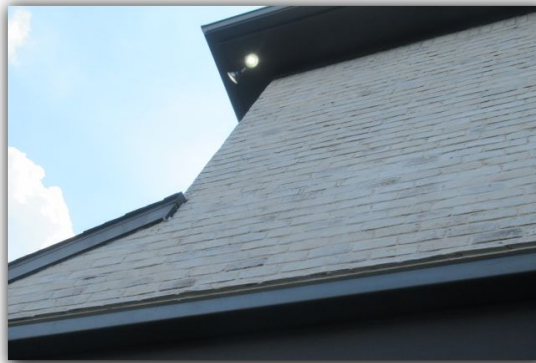
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Weep holes were not observed above the window openings and the opening at the outdoor kitchen. It is not known what type of wall construction is behind the bricks or if weep holes are not needed. Weep holes are needed if there is an air space between the back of masonry and the wall framing of a structure in order to prevent a build up of moisture behind the wall.



Some areas of the walls were not visible for inspection in the closets areas, the garage and home due to items being stored and large pieces of furniture.

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F. Ceilings and Floors

Comments: Damaged sheetrock was observed on the ceiling in the bonus room above the garage that may have been caused by water/moisture in this area. This area was dry when tested. Leaks inside the ceilings can cause hidden or concealed damage. All damaged elements should be repaired or replaced. The reason for the condition was not determined. A qualified contractor should be consulted regarding this condition.

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There is cracked marble floor tile and some incomplete grout in the master bathroom. It was also noted that some of the marble floor tiles are not well secured and move when stepped on. A qualified tile contractor should be consulted regarding this condition.

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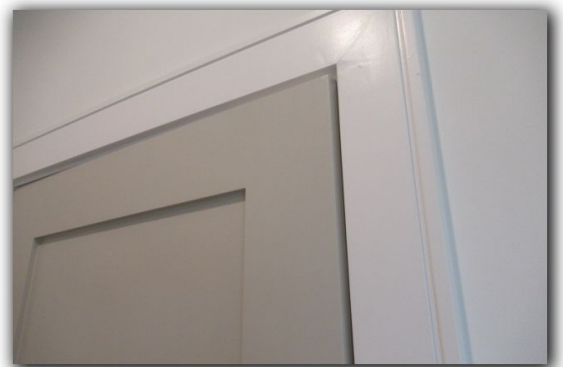
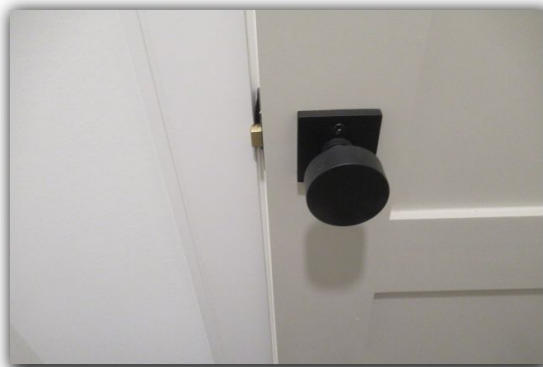


Some areas of flooring were not visible for inspection in the home and garage due to items being stored and large pieces of furniture.

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G. Doors (Interior and Exterior)

Comments: The closet door in the upstairs front north guest bedroom does not latch. The utility room closet door sticks when operated.. All doors should be present and in working order. Doors that stick or do not latch properly can usually be adjusted.



The front wine room door in the entry hallway hits the trim before it can be opened.

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H. Windows

Comments: The windows were performing properly.

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I. Stairways (Interior and Exterior)

Comments: The staircases appears to be properly installed, no defects noted.

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J. Fireplaces and Chimneys

Comments: The fireplace was performing properly at the time of the inspection.



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K. Porches, Balconies, Decks, and Carports

Comments: No defects noted.

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L. Other

Comments: Not present

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Amp Service Box: 2 x 150 amp service boxes

Type of Main Service Cables: Aluminum

Location of Breaker Box: Southeast side of garage

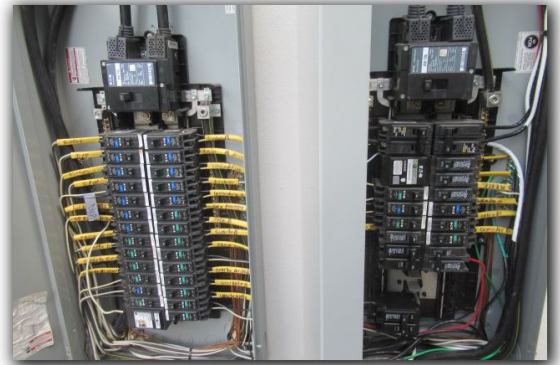
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Comments: Three of the dead front barrier screws were missing.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Performing properly at the time of the inspection.

Note: Accessible outlets are checked with a UL approved circuit G.F.C.I. circuit tester.

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C. Other

Note: It is necessary that there be smoke/CO alarms installed in good working order in the hallways outside of bedrooms, inside the bedrooms, in all habitable rooms, in the garage and in the attic is also a good idea. These smoke/CO alarms should go off simultaneously to meet current code requirements. These alarms should be checked regularly and the batteries should be replaced as recommended by the manufacturer. Smoke/CO alarms should also be replaced when their life expectancy expires. Carbon Monoxide detectors are not required when fuel fired appliances are installed in the dwelling or attached garage with an opening into the dwelling.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

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A. Heating Equipment

NOTE: The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

Type of Systems: Central Heating

Energy Sources: Gas



Comments: The heating performed properly when tested no defects noted.

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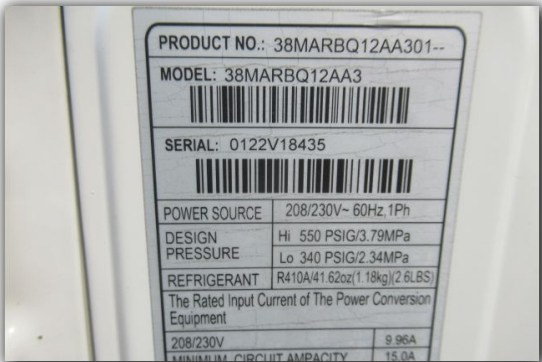
B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Exterior Compressor: 3.5 and 4 ton systems with mini split for bonus room above the garage

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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Differential Air Temperature Drop During Operation:
Downstairs Zone Air Going Into System: 71 f Returned Air: 56 f

I=Inspected

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Upstairs Zone Air Going Into System: 74 f Returned Air: 60 f



Bonus Room Above the Garage: N/A Returned Air: N/A



The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return.

Comments: The mini split system for the bonus room above the garage did not respond to the thermostat when tested.

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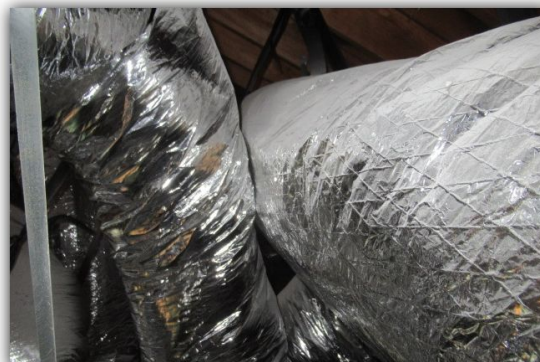
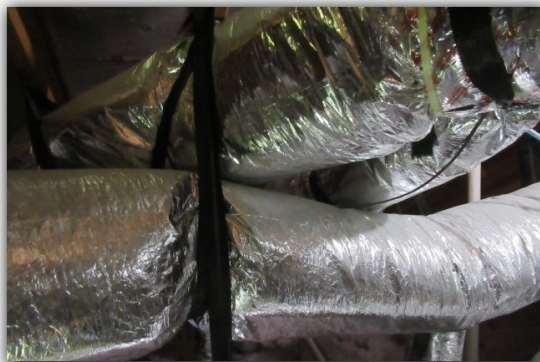
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C. Duct Systems, Chases, and Vents

Comments: Ducts in the attic area are in contact with each other which may cause condensation and damage to the outer coating. These ducts should be separated a minimum of one inch or unfaced insulation placed between them.



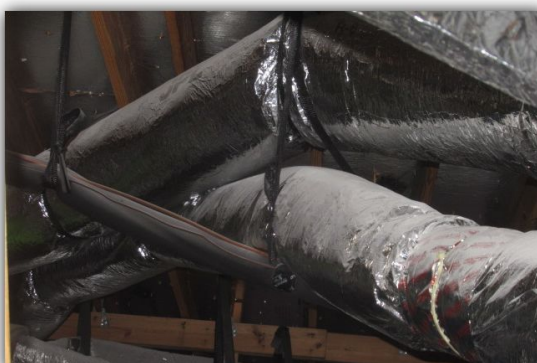
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The filter/filters in the return air chase/chases were dirty. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change these filters every month or as suggested by the manufacturer.



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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Yard

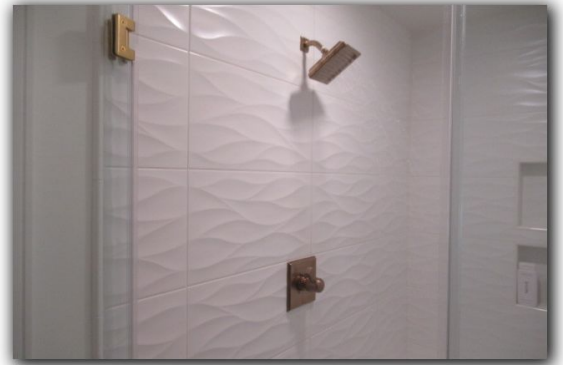
Location of Main Water Supply Valve: Northeast side of home

Static Water Pressure Reading: 52 psi

Type of Supply Piping Material: Plastic tubing

Comments: The water supply system and fixtures were operating properly.

It is recommended that there be inspection ports provided on the back side of the plumbing walls of both of the walk in showers so that it is possible to check for leaks.

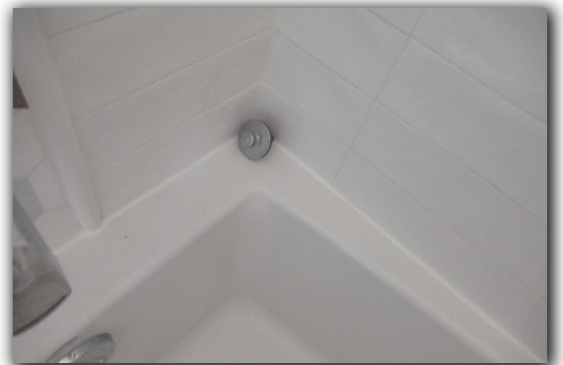
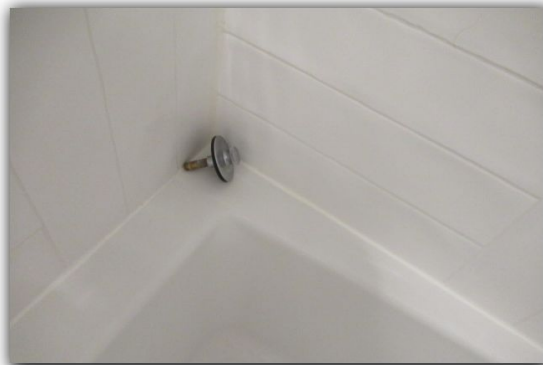


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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments: The drain stops are not installed in the bathtubs in the upstairs front guest bathrooms.



It is recommended that there be inspection ports provided for all of the bathtub/showers and the master bathtub so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.

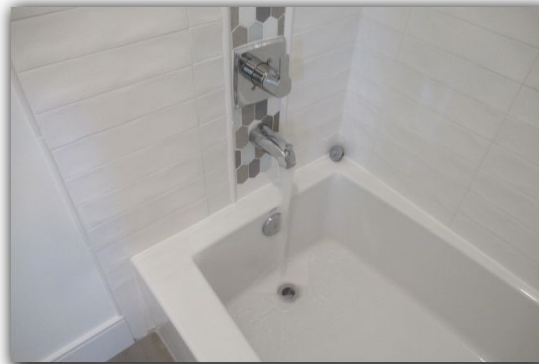
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C. Water Heating Equipment

Water Heating Energy Source: Gas

Capacity: 2 x 50 Gallon Units



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Comments: The flue pipe is not attached and centered over the exhaust orifice for one of the water heaters as intended.



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D. Hydro-Massage Therapy Equipment

Comments: Item is not present in this home.

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Northeast side of the home

Type of gas distribution piping material: Black Pipe



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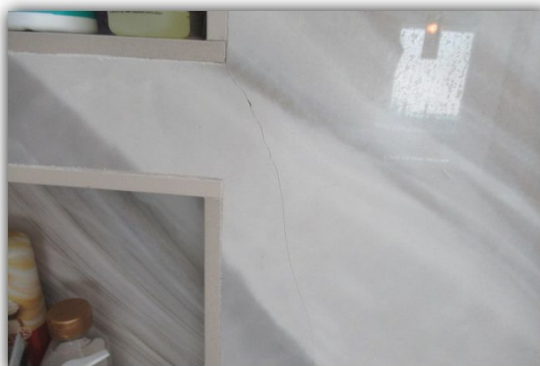
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Comments: Performing properly

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F. Other

Comments: There was a crack in the marble surround of the master bathroom shower. A qualified tile contractor should be consulted regarding this condition.



V. APPLIANCES

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A. Dishwashers

Comments: The dishwasher performed properly when tested.



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B. Food Waste Disposers

Comments: The garbage disposal operated as intended.

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C. Range Hood and Exhaust Systems

Comments: The vent hood exhaust system was performing properly at this time.



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D. Ranges, Cooktops, and Ovens

Comments: The oven door on the range would not stay all of the way closed.



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E. Microwave Ovens

Comments: The microwave performed properly when tested.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: No defects noted.

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G. Garage Door Operators

Comments: The safety reversing mechanism did not operate. When the inspector tests the safety reversing mechanism of the overhead garage door, the motor should reverse itself. (5 lbs of pressure over a 2 second period should be sufficient to reverse most doors) Failure to reverse is considered a recognized safety concern by the Texas Real Estate Commission (T.R.E.C.) These motors can usually be adjusted.



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H. Dryer Exhaust Systems

Comments: No defects noted.

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I. Other

Comments: The outdoor grill was operating properly.



The outdoor mini refrigerator was operating properly.

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The wine cooler appears to be operating properly.



VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: The sprinkler system was ran through the tests cycles and appears to be performing properly.



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I	NI	NP	D
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