



832-206-9949

[www.texasedgeinspect.com](http://www.texasedgeinspect.com)

[matt@texasedgeinspect.com](mailto:matt@texasedgeinspect.com)



INSPECTED FOR

**Larry McIlroy**  
**2987 Boveda Drive**  
**Spring, TX 77379**

**January 16, 2026**



# PROPERTY INSPECTION REPORT FORM

Larry McIlroy <i>Name of Client</i>	01/16/2026 <i>Date of Inspection</i>
2987 Boveda Drive, Spring, TX 77379 <i>Address of Inspected Property</i>	
Louis Escobar <i>Name of Inspector</i>	25708 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## 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.**

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## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **9 am** Time Out: **12:30 pm** Property was: **Occupied**  
Building Orientation (For Purpose Of This Report Front Faces): **North**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **70 ° to 80 ° Degrees**  
Parties present at inspection: **Buyer**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Larry McIlroy. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

### SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

### GENERAL LIMITATIONS

**The inspector is not required to:**

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

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**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any component or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common household accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

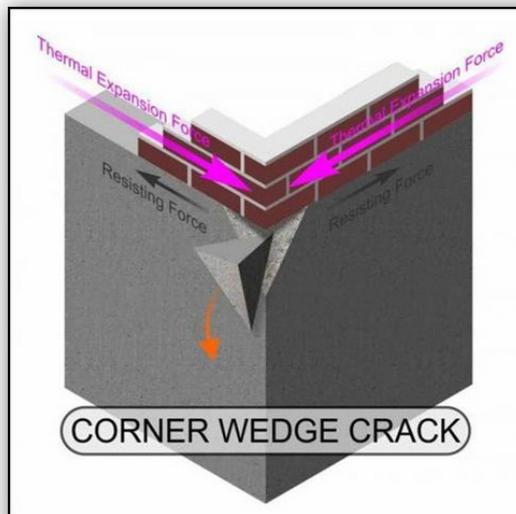
Type of Foundation(s): Slab on Ground

Comments:

#### Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition to observe and is do to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.



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**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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**B. Grading and Drainage**

*Comments:*

**Grading & Drainage**

**Notice:** There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current owner or the appropriate specialist related to this type of system.



**Gutter & Downspout System**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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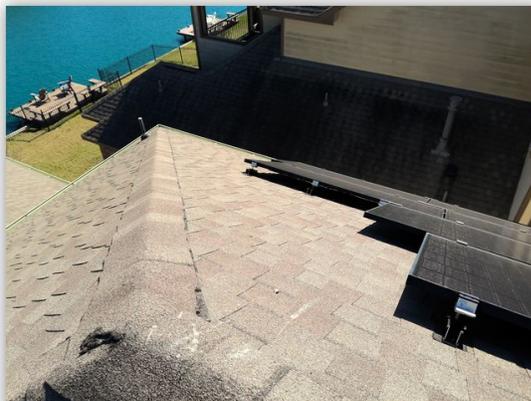
**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

**General Photos of Roof**



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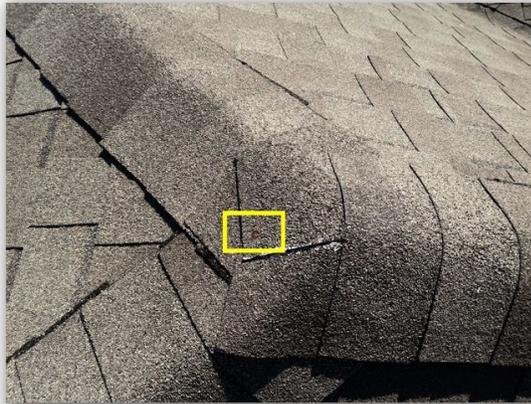
### Roof Covering

**Note:** When D (**D=Deficient**) is marked. It is recommended that all of the roofing material and its components be fully evaluated by a Qualified Roofing Specialist, prior to the expiration of any time limitations such as option or warranty periods.

- The composition roofing material has experienced considerable granular loss in various locations throughout the roof.



- **Note:** Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas. Examples are pictured below but not limited to:



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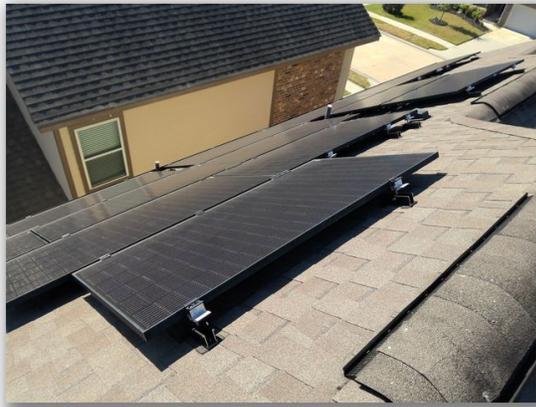
D=Deficient

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- Damaged shingles were observed on the back side of the roof structure.



- **Note:** There are solar panels installed on the roof structure over the roofing material. I am unable to visually inspect the roofing material under the solar panels and the solar panel attachments to the roof structure.



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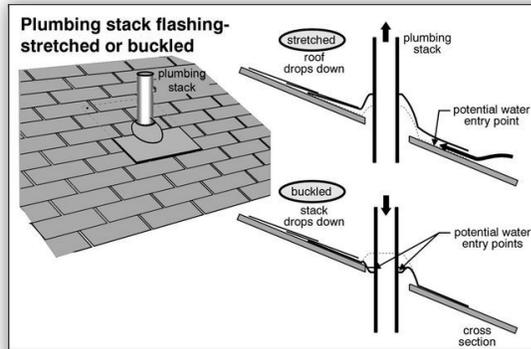
NP=Not Present

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I NI NP D

### Flashing Details

- One or more of the roof level plumbing vent stack flashing details are buckled downward around the plumbing stack. This condition could allow water penetration at this point and corrective measures are recommended.



**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 10" to 13"

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

*Insulation Type:* Blown Fiberglass

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**General Photos of Rafter/Truss Assembly**



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**Roof Structure**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Attic Ventilation**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Attic Insulation**

All components were found to be performing and in satisfactory condition on the day of the inspection.



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**Attic Ladder**

All components were found to be performing and in satisfactory condition on the day of the inspection.



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**E. Walls (Interior and Exterior)**

*Comments:*

*Description of Exterior Cladding:* Hard Coat Stucco, Fiber Cement Board, Brick Veneer, Stone Masonry Veneer

**Interior Walls & Surfaces**

**Notice:** Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

All components were found to be performing and in satisfactory condition on the day of the inspection.

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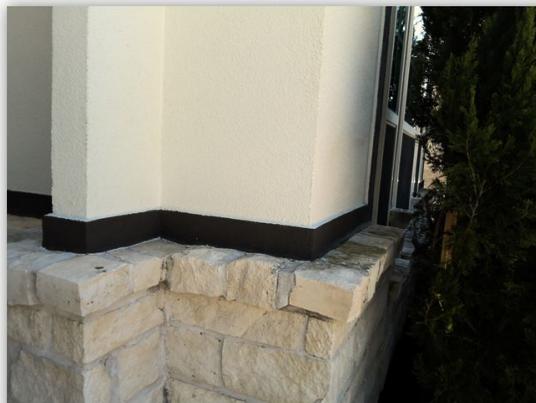
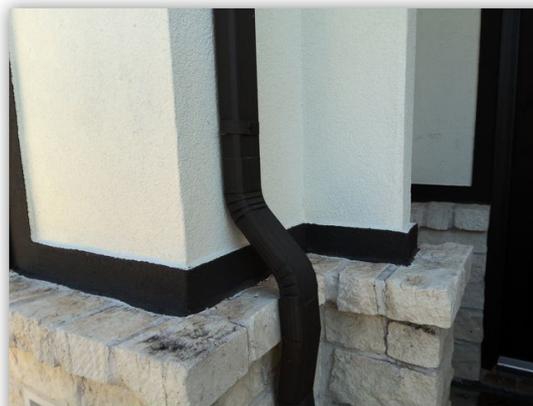
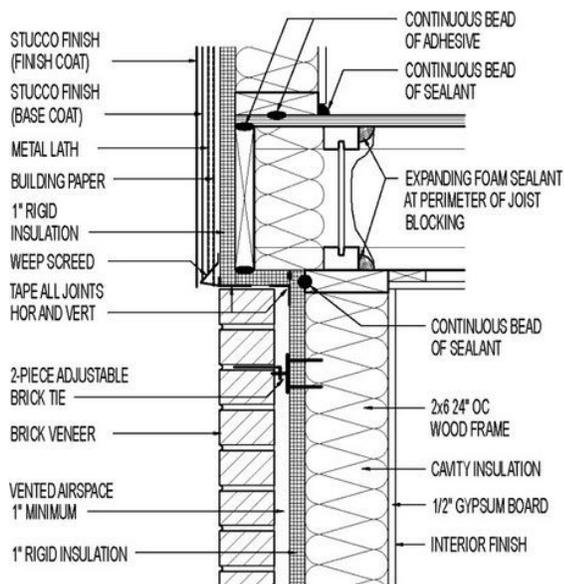
**Exterior Walls & Surfaces**

**Stucco (Hard Coat or EIFS) Observation and Opinions**

There is a stucco type product installed as the exterior veneer / cladding for this structure. Due to the known general misapplication of residential stucco products, associated deficiencies and water intrusion problems; full evaluation of this product requires a specialty inspection from a Properly Certified Third Party Stucco Inspector. Our company does not provide this service. You may consider contacting a Properly Certified Third Party Stucco Inspector to schedule a specialty inspection of the stucco product.

At this time a general limited visually based survey of the accessible exterior stucco veneer / cladding will be performed without the use of any specialized tools or procedures. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following:

- No weep screed was observed where stucco meets brick/masonry.



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- Mortar improvements are recommended for the exterior masonry veneer on the front side of the structure.



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**F. Ceilings and Floors**

*Comments:*

**Ceilings**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Floors**

- **Note:** Some cracking of the garage concrete floor finish was observed.



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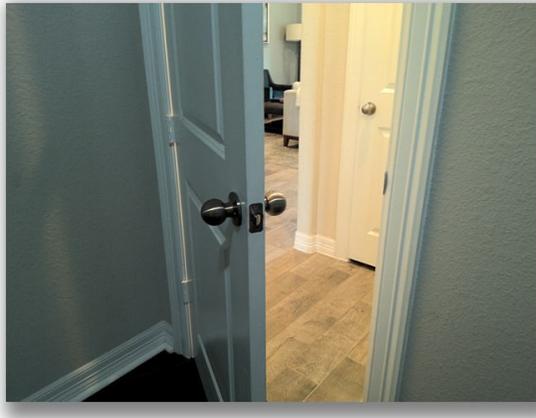
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**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- The door to the side middle bedroom was observed to close by itself. Adjustments are recommend.



**Exterior Doors**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Overhead Garage Door**

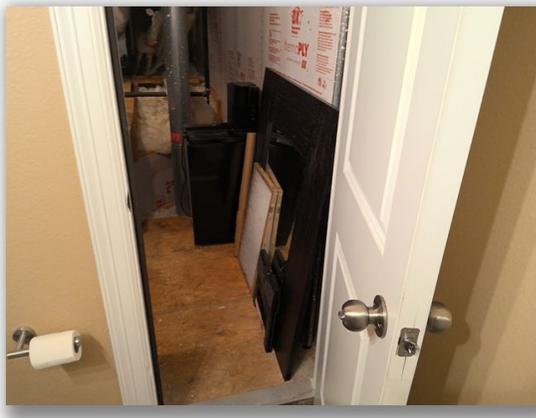
All components were found to be performing and in satisfactory condition on the day of the inspection.

**Garage Entry Door**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Attic Entry Door**

- The attic entry door is not equipped with a self-closing device.



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**H. Windows**

*Comments:*

**Window Screens**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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### Windows

**Note:** I was unable to visually inspect or operate of some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.

- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following: dining room.

**(Total 1 )**

**Special Notice:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.



- The window guide was observed to be damaged and the window will not stay in the open position in the kitchen.



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**I. Stairways (Interior and Exterior)**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**General Photo(s) of Stairway**



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**J. Fireplaces and Chimneys**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.



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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**Porches**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Driveway**

- Larger than typical cracks and/or deficiencies were observed in the driveway.



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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

**Panel Box**

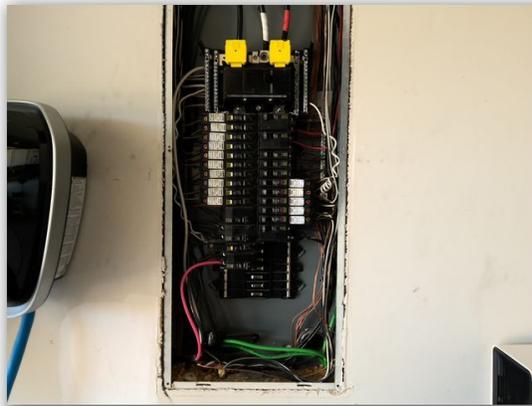
Box Rating and/or Main Disconnect Rating: 150 amps

Box Location: Garage

Cabinet Manufacturer: Square D

Branch Circuit Wire Type: Copper

**Note:** When D (**D=Deficient**) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Electrician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the entire electrical system.



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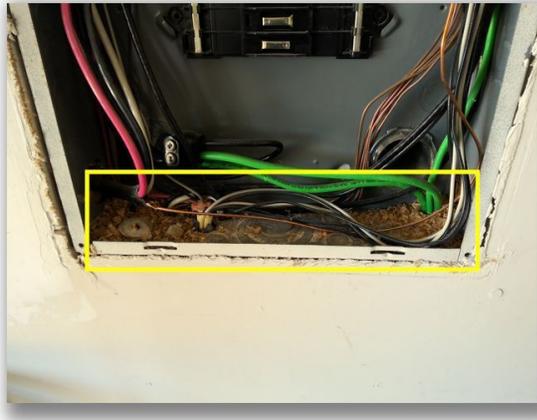
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- Wood chip debris was observed inside the main electrical panel. The presence of foreign material inside the panel is a safety concern, as it may interfere with electrical components and increase the risk of overheating or fire. Recommend cleaning, evaluation, and correction of any openings by a qualified electrician.



**Grounding / Bonding**

- Gas pipe bonding was observed at the gas meter entrance area.



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**General Photo(s) of Grounding Electrode(s)**



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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

**Receptacle Outlets**

**Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture or conditions outside the control of the inspector.

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Switches**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Fixtures**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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<b>I NI NP D</b>
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**Smoke Alarms**

**Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Note:** Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection.

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Carbon Monoxide Alarms**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Doorbell / Chime**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of Systems:

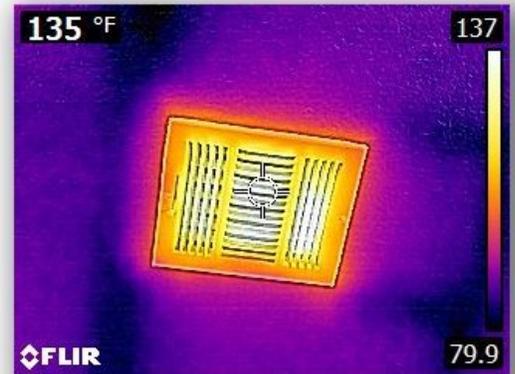
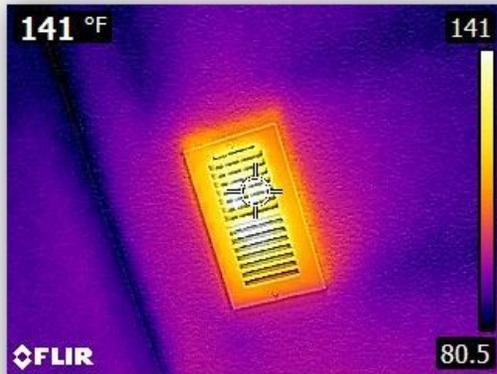
Energy Sources:

Comments:

**Upstairs Central Heating System** – Energy Source: Gas

Brand Name: Goodman

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



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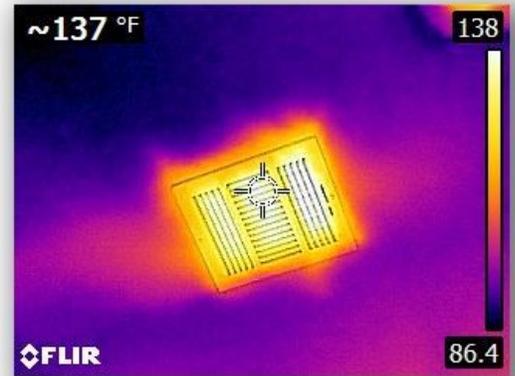
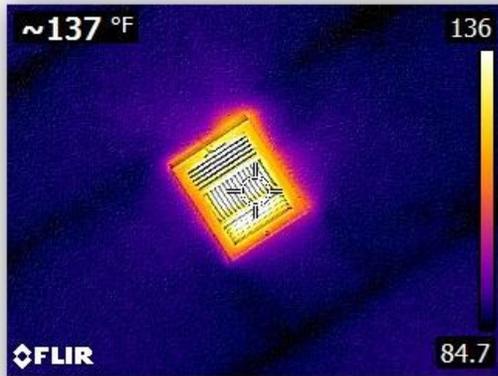
NP=Not Present

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**Downstairs Central Heating System – Energy Source: Gas**  
*Brand Name: Goodman*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



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**General Photo(s) of the Furnace Flue(s)**



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**B. Cooling Equipment**

Type of Systems:

Comments:

**Upstairs Central Cooling System**

Today's Temperature Differential (Delta-T): 18.1

Approximate System Age: **2019**

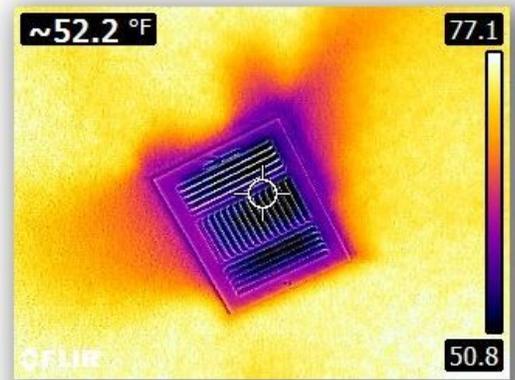
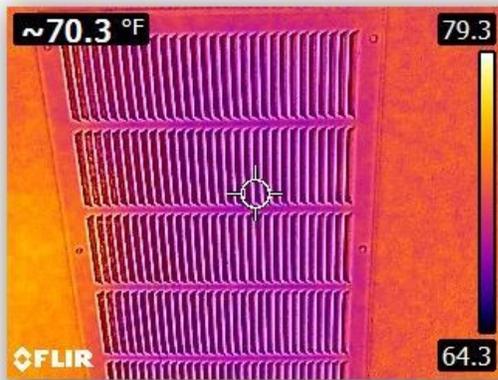
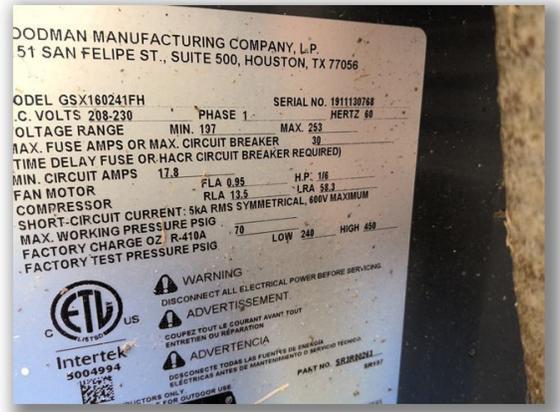
Approximate System SEER: **14**

Approximate System Size: **2 ton**

Air Filter Location: **At Attic Unit**

Brand Name: Goodman

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:



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- The water pan for the attic unit is missing a sensor. It is recommended to install a drain pan sensor to detect potential water overflow and prevent water damage in the attic space. Additionally, regular maintenance of the condensate drain line should be performed to reduce the risk of clogs and leaks.



- The dirty air filter should be replaced.



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**Downstairs Central Cooling System**

Today's Temperature Differential (Delta-T): 19.1

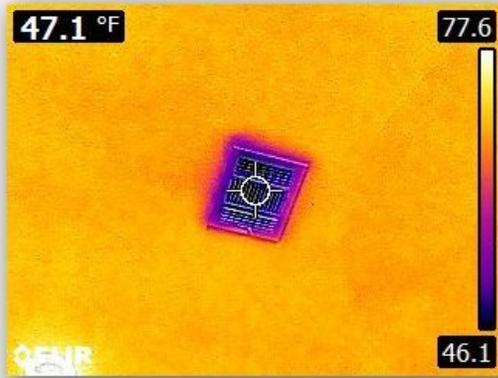
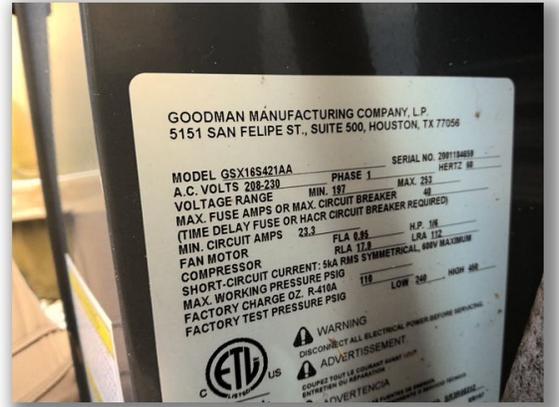
Approximate System Age: **2020**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **3.5 ton**

Location: **At Attic Unit**

Brand Name: Goodman



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- The water pan for the attic unit is missing a sensor. It is recommended to install a drain pan sensor to detect potential water overflow and prevent water damage in the attic space. Additionally, regular maintenance of the condensate drain line should be performed to reduce the risk of clogs and leaks.



**Notice:** Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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**C. Duct Systems, Chases, and Vents**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**General Photo(s) of duct work**



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#### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter: Front Yard Area*

*Location of main water supply valve: Garage Area*

*Static water pressure reading: 60 to 70 psi*

*Type of supply piping material: CPVC*

*Comments:*



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**Exterior Faucets/Fixtures**

- Water was observed to be leaking back through the vacuum breaker on the right side of the structure. The vacuum breaker is not working as designed.



- The exterior water hose bibb (faucet) is leaking at the handle when operated on the right side of the structure.



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**Laundry Connections**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Kitchen Sink**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Wet Bar Sink**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Upstairs Half Bath**

*Lavatory / Sink*

- Observed flexible (accordion style) pipe used in p-trap area. This product is prone problems such as collecting debris.



*Commode / Toilet*

All components were found to be performing and in satisfactory condition on the day of the inspection.

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**Bath Between Rooms – “Jack & Jill Bath”**

*Left Lavatory / Sink*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Right Lavatory / Sink*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Bathtub*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Shower*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Commode / Toilet*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Downstairs Hall Bathroom**

*Lavatory / Sink*

- The faucet appears to have low water pressure on the hot side of the faucet when operated. The cause and remedy should be further evaluated and corrected as necessary.



*Bathtub*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Shower*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Commode / Toilet*

All components were found to be performing and in satisfactory condition on the day of the inspection.

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**Master Bathroom**

*Left Lavatory / Sink*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Right Lavatory / Sink*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Bathtub*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Shower*

All components were found to be performing and in satisfactory condition on the day of the inspection.

*Commode / Toilet*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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**B. Drains, Wastes, and Vents**

Type of drain piping material:

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

**General Photo(s) of Plumbing Cleanout(s)**

**Note:** The inspector was unable to locate the main plumbing cleanout at the time of inspection.



**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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**C. Water Heating Equipment**

Energy Sources:

Capacity:

Comments:

**Water Heater – Energy Source: Gas**

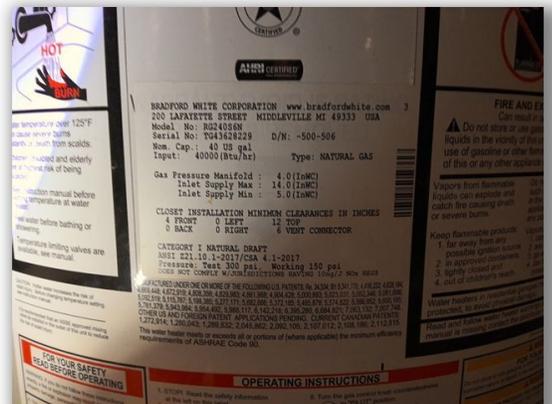
Location: **Attic**

Approximate Capacity: **40 Gallons**

Approximate Age: **2019** Approximate Design Life: **15 years**

Brand Name: **Bradford White**

- The water heater flue connector should be mechanically attached to the draft hood or attached with a minimum of three sheet metal screws.



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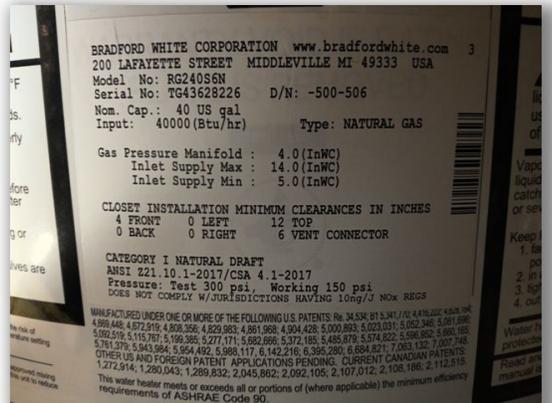
NP=Not Present

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**Water Heater – Energy Source: Gas**  
**Location: Attic**  
**Approximate Capacity: 40 Gallons**  
**Approximate Age: 2019 Approximate Design Life: 15 years**  
**Brand Name: Bradford White**

- The water heater flue connector should be mechanically attached to the draft hood or attached with a minimum of three sheet metal screws.



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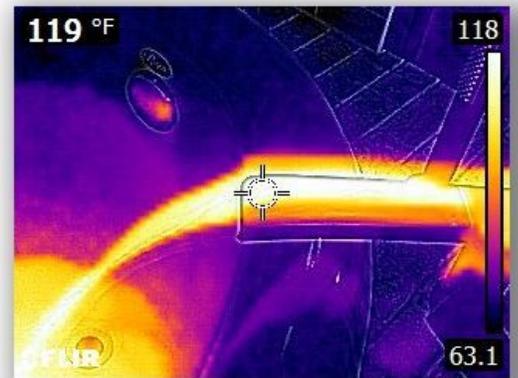
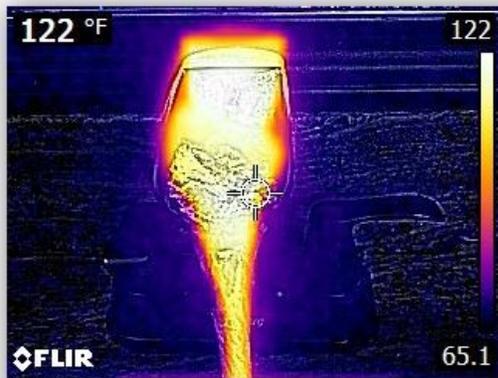
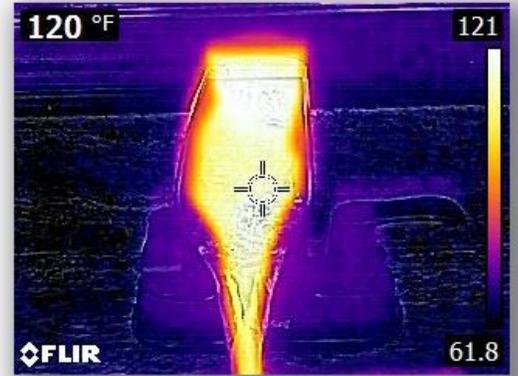
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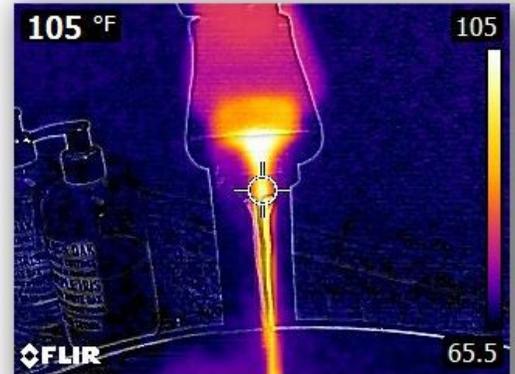
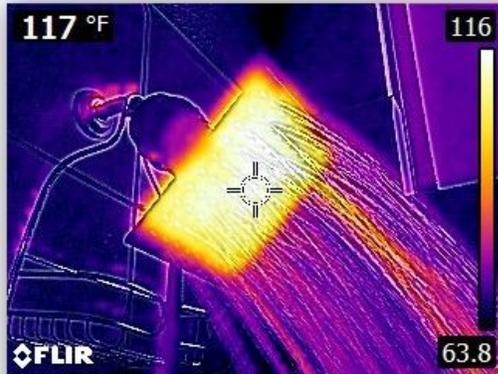
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**Note:** Although not considered deficient, CPVC valves used at the water heater have a history of failure and replacement with a metal valve is recommended.



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**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Location of GFCI: GFCI Location Jet Tub*

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:*

*Type of gas distribution piping material: Steel/Black Iron, Flexible Appliance Connector*

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**General Photo(s) of Inspector Checking Gas Lines**



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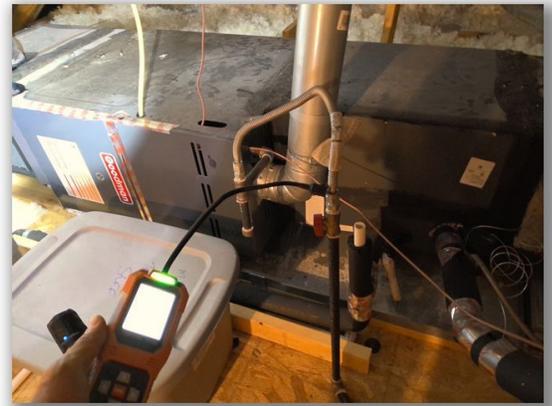
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**Notice:** The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

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## V. APPLIANCES

### A. Dishwashers

*Comments:*

**Brand Name:** Bosch

This component appears to be performing adequately at the time of this inspection.



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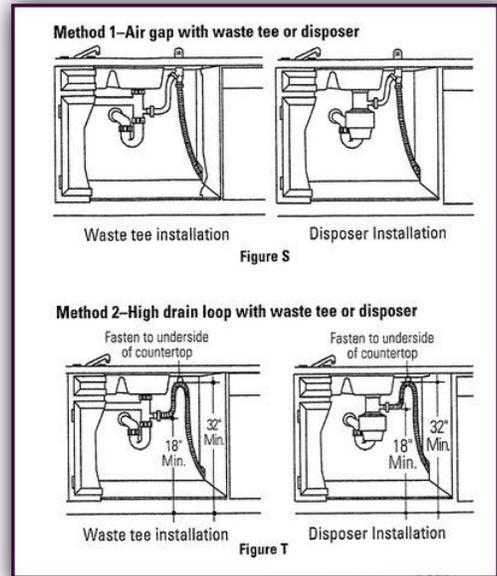
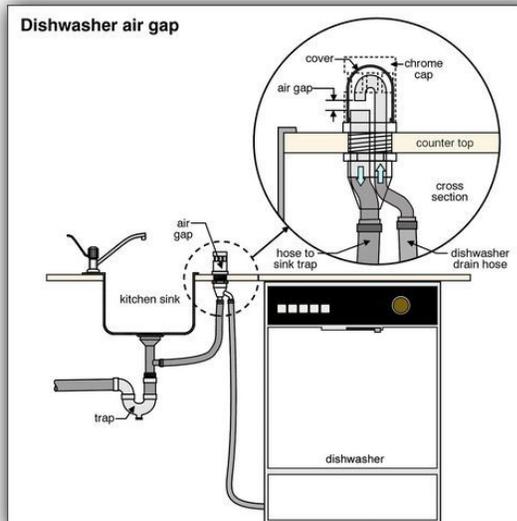
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- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.



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**B. Food Waste Disposers**

*Comments:*

This component appears to be performing adequately at the time of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- 
- 
- 
- 

**C. Range Hood and Exhaust Systems**

*Comments:*

**Range Exhaust Systems**

This component appears to be performing adequately at the time of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Cooktop Brand Name:** Whirlpool

**Built-in Oven Brand Name:** Whirlpool

This component appears to be performing adequately at the time of this inspection.



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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**E. Microwave Ovens**

*Comments:*

**Brand Name:** Whirlpool

This component appears to be performing adequately at the time of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**General Photo(s) of Mechanical Exhaust Vents**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**G. Garage Door Operators**

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**H. Dryer Exhaust Systems**

*Comments:*

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements. Sprinkler system equipped with a moisture (rain/freeze) sensor  Yes or  No.

**Total Number of Zones Wired:** 6

**Sprinkler System and Associated Components**

The sprinkler system and associated components should be further evaluated and/or serviced by a Licensed Irrigation Technician. The observations made to support the rendering of this opinion are listed but not limited to the following:

**General Pictures of Sprinkler System Back-flow Preventer, Control Box, & Rain Sensor**



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D=Deficient

I	NI	NP	D
---	----	----	---

- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **5**.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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REI 7-6 (8/9/21)

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## REPORT SUMMARY

The “Report Summary” section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. ***THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.***

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as “Deficient”. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

*You should read and understand the entire Property Inspection Report prior to completing any repair request.* This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

---

- Damaged shingles were observed on the back side of the roof structure.
- One or more of the roof level plumbing vent stack flashing details are buckled downward around the plumbing stack. This condition could allow water penetration at this point and corrective measures are recommended.
- The attic entry door is not equipped with a self-closing device.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:  
dining room.  
**(Total 1 )**
- The window guide was observed to be damaged and the window will not stay in the open position in the kitchen.
- Water was observed to be leaking back through the vacuum breaker on the right side of the structure. The vacuum breaker is not working as designed.
- The exterior water hose bibb (faucet) is leaking at the handle when operated on the right side of the structure.

Lavatory / Sink

Commode / Toilet

Left Lavatory / Sink

Right Lavatory / Sink

Bathtub

Shower

Commode / Toilet

Lavatory / Sink

- The faucet appears to have low water pressure on the hot side of the faucet when operated.

Bathtub

Shower

Commode / Toilet

Left Lavatory / Sink

Right Lavatory / Sink

Bathtub

Shower

Commode / Toilet

- The water heater flue connector should be mechanically attached to the draft hood or attached with a minimum of three sheet metal screws.
- The water heater flue connector should be mechanically attached to the draft hood or attached with a minimum of three sheet metal screws.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning.
- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in

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stations; 5.

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REI 7-6 (8/9/21)

**INSPECTION AGREEMENT**  
**PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 02/05/2026, between Larry McIlroy (herein known as the Client) and Texas Edge Home Inspections, PLLC. (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 2987 Boveda Drive (herein known as the property).

**I. SCOPE OF SERVICES**

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee (\$) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
  - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
  - 2. The item is in need of replacement, maintenance or repair; or
  - 3. Further evaluation by an expert is recommended.

**II. INSPECTION REPORT**

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO;**
  - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
  - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
  - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
  - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

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### III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

### IV. LIMITATION OF LIABILITY

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$**

### V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

### VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

### VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

**BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.**

Client Signature: \_\_\_\_\_

Date: 02/05/2026

Inspector: Louis Escobar

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REI 7-6 (8/9/21)

# RESIDENTIAL WDI CONSULTING AGREEMENT

Pest Inspection Network, P. O. Box 700906, San Antonio, TX 78270  
[Info@pestinspectionnetwork.com](mailto:Info@pestinspectionnetwork.com) [www.pestinspectionnetwork.com](http://www.pestinspectionnetwork.com)  
210-559-3929

Last Updated 03/23/2021

Property Address 2987 Boveda Drive

**THIS IS A LEGAL AGREEMENT. PLEASE READ CAREFULLY BEFORE SIGNING. YOU HAVE THE RIGHT AND IT IS PRUDENT TO CONSULT AN ATTORNEY PRIOR TO SIGNING THIS AGREEMENT IF YOU DO NOT FULLY UNDERSTAND THE CONDITIONS.**

## Important Limitations and Disclaimers

This Property WDI Inspection Report reports on only the address listed and only on the current condition of those items as of the date of inspection. This report reflects only if the property inspected are observed to have active infestation or conducive conditions at the time of inspection. This report reflects only those items that are reasonably observable at the time of inspection. **NO REPRESENTATION OR COMMENT** is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present insect, leak or other damage which is not reasonably observable by the inspector and no representation or comment can be made. **NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF THE STRUCTURE. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.** If a comment is made concerning the condition of any item, the Client is **URGED** to contact a qualified **SPECIALIST** to make further inspections or evaluations of that item. Client must notify Pest Inspection Network, Inc. in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Pest Inspection Network, Inc. for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

Client further acknowledges, agrees, and authorizes Pest Inspection Network, Inc. to provide their contact information (including telephone number) to a third-party service provider ("TSP"), with which Pest Inspection Network, Inc. may affiliate with to offer the client additional value-added services. Pest Inspection Network, Inc. may in some cases be compensated for making these arrangements in order to keep inspection prices at a minimum.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

**Inspector and / or Inspecting company** agree to provide inspection services in accordance with this Agreement and render professional opinions for the purpose of informing the Client(s) listed on the order form (individually or collectively the "**Client**") of major deficiencies in the condition of the referenced property submitted on the order form (the "Property"). In consideration for the inspection services, the Client agrees to pay the inspection fee for this Agreement prior to completion of the inspection and presentation of the WDI (Termite) Inspection Report. Additional fees apply for return visits that may be required to complete an inspection where items or systems we're not ready or deemed safe to originally inspect. All return visit fees are charged at a rate of a **minimum \$50 fee. Additional fees for travel and time may apply** depending on the quantity of items to inspect and property location.

**What is Inspected:** In exchange for an Inspection Fee as agreed to (**Services Provided**), the Inspector will (a) inspect the Property. The inspection shall include a **non-exhaustive** evaluation of the property. The Inspector will perform an inspection of those items that are visible and safely accessible as **determined by the Inspector**. Areas and/or items deemed to be inaccessible and or unsafe to inspect as determined by the Inspector. The inspection will be a **non-destructive** and practical evaluation of the Property and as are apparent on the date of the inspection. The Inspector will not enter or climb upon unsafe areas that may potentially endanger the Inspector or the property, in his sole judgment.

**What is Not Inspected (Agreed Departures):** The following specific limitations apply but should not be considered as a totally exhaustive list **Unless expressly stated otherwise, Inspector does not inspect**, items where access is limited or prevented by furniture, personal belongings, or similar obstructions.

**Client specifically agrees to hold Inspector harmless from any claims or liability regarding any areas that have been purposely concealed, covered, touched up or otherwise hidden on the premises and or unreported or withheld from the Sellers Disclosure documents.**

Client agrees the sole recourse is against the responsible parties thru civil action. The inspection intends to reduce but will not eliminate risk; therefore, the standard inspection does not identify all defects or problems (visible or concealed). The Client agrees that such non-reporting does not constitute any actionable representation or omission and specifically waives any and all claims at law or in equity, in connection with any such reporting. This agreement and report will not include, and should not be read or interpreted, to determine the insurability or merchantability of any item or items inspected.

**THE INSPECTOR HEREBY DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

**The Report and Inspection Findings:** The written report including any and all photographs or digital recordings taken during the time of inspection remain the copyrighted property of the Inspector. The Client agrees distribution of the completed report shall be solely to persons involved with this transaction; including, but not limited to, real estate professionals representing the seller and/or client, attorneys of record representing the seller and/or client, the Title Inspector and/or lender representing the Client. Distribution, use of or sale of this copyrighted report to any other parties is expressly prohibited. Client specifically gives permission to the Inspector to distribute the report per the Client's direction and to discuss report findings with any and all parties related to this transaction. Please note that the Inspector reserves the right to provide additional addendums, clarifications or modifications to the original inspection report. Any such addendums, clarifications or modifications shall be delivered to the Client no later than 48 hours from the time of the original inspection report. Oral opinions provided by the Inspector are partial in context and superseded by the written report and any addendums, clarifications or modifications forwarded to the client as agreed above.

**Client Responsibilities:** Client agrees to carefully read the entire inspection report and any and all addendums and to confer with all recommended

**specialists noted in the inspection report. Failure by the client to secure the services of recommended specialists is done so at the sole risk of the Client and the Inspector shall be hereby released from any and all claims for non-disclosure that may be related or consequential to deficiencies noted in the inspection report.**

It is the Clients responsibility to contact an insurance agent to confirm the property is fully insurable without reservation as the Inspector does not guarantee or certify the building and or property is insurable. It is the Clients responsibility to contact and secure the services and guidance of Legal counsel, counsel from a qualified real estate agent and counsel from contractors and repairmen in negotiating repair needs and/or satisfying that all deficiencies that exist on the property are repaired and/or negotiated to the Client satisfaction prior to closing.

**Failure to seek appropriate guidance is the direct responsibility of the Client and the Inspector shall be fully released from any and all associated claims that may be charged against the Inspector as a result of the Clients failure to secure such guidance.**

**Enforceability:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties. Any "typos" or misspelled words are considered just a "typo" and should be considered as intended.

**Subrogation Clause:** The Client specifically waives all subrogation rights or interests that may be afforded to the seller, lenders, spouses, legal Partners, beneficiaries, insurance companies **or any other party that may hold an interest in the property or estate** inspected under this agreement. The Client specifically agrees to hold harmless, fully defend and satisfy any and all such claims that may arise against the Inspector out of the performance of the inspection and inspection report provided.

**Claim Notice Procedure:** The Client understands and agrees that any claim(s) or complaint(s) arising out of or related to any alleged act(s) or omission(s) of the Inspector, in connection with the services provided, shall be reported to the Inspector in writing and in reasonable detail within ten (10) business days of discovery. Unless there is an emergency condition, the Client agrees to allow the Inspector without hindrance a reasonable period of time to investigate the claim(s) or complaint(s) by, and among other things, a re-inspection of the condition(s) or item(s), before the Client or anyone acting on behalf of the Client, repairs, replaces, alters, or modifies the system(s) or component(s) that are the subject matter of the claim or complaint. The Client understands and agrees that Clients failure to timely notify the Inspector and allow adequate time to investigate the conditions prior to any repairs or alterations as stated above, shall constitute a complete waiver and relinquishing of any and all claims that the Client (complainant) may have against the Inspector, as relating to the alleged act(s) or omission(s), unless otherwise prohibited by law. The Client agrees that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the Inspector **more than (90) calendar days after the date of the inspection report.**

The Client hereby acknowledges that the Inspector is licensed by the state of Texas and is recognized in the industry and by the state of Texas as a Professional Inspector for the purposes of DTPA (Deceptive Trade Practice). The professional opinions of the Inspector provided in verbal or written format are considered professional opinions, therefore exempted from liability under DTPA section 17.49

**Arbitration of Disputes:** All parties agree that if a dispute or claim arises from this agreement or the inspection performed by the Inspector and it cannot be amicably settled through direct communication, that any and all disputes shall be settled thru mediation under the guidelines set forth under Texas law. Both parties shall share equally in the cost of mediation. In the event mediation is unsuccessful, both parties voluntarily agree to binding arbitration by a single, conflict free, mutually agreeable arbitrator, and shall use the procedural rules, but not the administration of the American Arbitration Association per Construction Industry Arbitration. If the parties are unable to agree on the appointment of a mediator and/or arbitrator, either party, without waiving the right to enforce binding arbitration, may petition a court of general jurisdiction in Bexar County, Texas to appoint a mediator and/or arbitrator. Any arbitration proceeding shall be held in Bexar County, Texas. The Client and the Inspector shall share equally in the costs of the arbitrator, subject to the arbitrator's right to award such costs as provided below. **The Client expressly waives all rights to a trial by jury in lieu of mediation and/or arbitration to settle any and all claims.**

**Fees and Costs associated with Disputes:** In the event the Client files a claim or initiates a mediation or arbitration proceeding against the Inspector or Pest Inspection Network, Inc. the Client agrees to pay any and all fees, including but not limited to: mediator or arbitrator fees, costs of expert witnesses, legal defense fees, deposition fees and any and all other such expenses incurred by the Inspector, if the Client is not the prevailing party in the dispute on **ALL** claims.

#### **LIMITATION OF LIABILITY**

Client understands that this is not a technically exhaustive inspection. **A technically exhaustive inspection is available that involves the hiring of specialists in each area of the inspection process.** These inspections take approximately 1-2 weeks to schedule, **do not carry any limits of liability as noted in this Agreement** and are offered at a minimum starting fee of \$ **5,000.00 (Five thousand dollars).**

Client understands that the inspection fee paid to the Inspector for a **NON-technically exhausting** inspection is nominal given the risk of liability associated with performing inspections if such liability could not be limited. Accordingly, by signing below in person or by digital proxy or by relying on the report in any way, Client agrees that the Inspector is not performing a technically exhaustive inspection and that the maximum liability incurred by the Inspector for any and all claims relating to damages or errors or omissions **SHALL BE LIMITED TO A REFUND OF THE ENTIRE FEE PAID TO THE INSPECTOR FOR THE INSPECTION.**

**This limitation applies to any and all damages sought by Client,** including actual, consequential, exemplary, special or incidental damages, attorney's fees, costs, and expenses. This limitation of liability is binding upon the Client's heirs, successors, assigns, and any other party claiming rights under this Agreement, including those claiming by, through, or under Client.

**Choice of Law:** This Agreement shall be construed, governed, and enforced in accordance with the laws of the State of Texas.

**Entire Agreement:** This Agreement represents the entire agreement between the Client and the Inspector and or Pest Inspection Network, Inc. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No changes or modifications to this Agreement shall be enforceable unless they are in writing and signed by both the Client and the Inspector including an authorized representative of Pest Inspection Network, Inc.

**Acceptance:** This Agreement is solely between the Inspector, Pest Inspection Network, Inc. and the Client for whom the inspection was performed. Due to the rapid pace that many real estate transactions occur at, it is not technically possible in some cases for Clients to always attend inspections. If the Client is not present during the inspection process, and/or fails to sign and return a fully executed copy of the last page of this Agreement prior to or at the time of inspection, the Clients acceptance of the Property Inspection Report constitutes an implied acceptance of this entire Agreement in full.

#### **SERVICES PROVIDED**

**Payment:** Payment of the above sums are due upon completion of the onsite inspection. In the event of any default in payment, unpaid sums shall bear interest at the lesser of the highest legal rate or 1.5% per month. All returned checks are subject to a \$50 returned check fee. Client shall be held responsible for all necessary





2987 Boveda Drive Spring 77379  
Inspected Address City Zip Code

1A. **Pest Inspection Network, Inc.** 1B. **0783068**  
Name of Inspection Company SPCS Business License Number

1C. **26504 Tuscan Vw. San Antonio TX 78261 210-559-3929**  
Address of Inspection Company City State Zip Telephone No.

1D. **Louis Escobar** 1E. Certified Applicator  (check one )  
Name of Inspector (Please Print) Technician   
Inspector Phone: \_\_\_\_\_ Inspector E-Mail: \_\_\_\_\_

1F. **Friday, January 16, 2026**  
Inspection Date

2. **Larry McIlroy** Seller  Agent  Buyer  Management Co.  Other  **Client**  
**Phone (832) 254-6985 Client E-Mail Lroy37@gmail.com**  
Name of Person Purchasing Inspection

3. **Unknown**  
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee  Purchaser of Service  Seller  Agent  Buyer   
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. **Main Structure**  
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:  
Foundation: Slab  Pier and Beam  Pier Type: \_\_\_\_\_ Basement  Other: \_\_\_\_\_  
Siding: Wood  Fiber Cement Board  Brick  Stone  Stucco  Other: \_\_\_\_\_  
Roof: Composition  Wood Shingle  Metal  Tile  Other \_\_\_\_\_

6A. This company has treated or is treating the structure for the following wood destroying insects: N/A  
If treating for subterranean termites, the treatment was: Partial  Spot  Bait  Other   
If treating for drywood termites or related insets, the treatment was: Full  Limited

6B. N/A N/A N/A  
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method  
This company has a contract or warranty in effect for control of the following wood destroying insects:  
Yes  No  List Insects: Pest Inspection Network carriers No Warranty on this property expressed or implied.  
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

Signatures: \_\_\_\_\_  
7A. \_\_\_\_\_ License #0783068  
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:  
7B. \_\_\_\_\_  
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

2987 Boveda Drive

Spring

77379

Inspected Address

City

Zip Code

Notice of Inspection Was Posted At or Near:

- 8A. Electric Breaker Box
- 8B. Date Posted: 1/16/2026
- Water Heater Closet
- Beneath the Kitchen Sink

9A. Were any areas of the property obstructed or inaccessible? Yes  No   
 (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

- |  |  |   |  |
|--|--|---|--|
| Attic <input checked="" type="checkbox"/>                                      | Behind Storage In Garage <input type="checkbox"/>    | Construction Voids <input type="checkbox"/>               | Foundation Corner Pops <input checked="" type="checkbox"/> |
| Insulated Area of Attic <input checked="" type="checkbox"/>                    | Behind Furniture <input checked="" type="checkbox"/> | Under Floor Covering <input type="checkbox"/>             | Cosmetic Beam Repair <input type="checkbox"/>              |
| Attic Partially Accessible <input checked="" type="checkbox"/>                 | Recent Renovations <input type="checkbox"/>          | Plumbing Areas <input type="checkbox"/>                   | Planter box abutting structure <input type="checkbox"/>    |
| Deck <input type="checkbox"/>  | Sub Floors <input checked="" type="checkbox"/>       | Slab Joints <input type="checkbox"/>                      | Crawl Space <input type="checkbox"/>                       |
| Soil Grade Too High <input type="checkbox"/>                                   | Heavy Foliage <input checked="" type="checkbox"/>    | Eaves <input checked="" type="checkbox"/>                 | Weepholes <input type="checkbox"/>                         |
| Raised Concrete, Brick and/or Stone at Patio/Porch(s) <input type="checkbox"/> | Debris Near Structure <input type="checkbox"/>       | Foundation Plumbing Penetrations <input type="checkbox"/> |  |
| Other <input type="checkbox"/>   | Specify: _____                                       |   |  |

10A. Conditions conducive to wood destroying insect infestation? Yes  No   
 (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:

- |  |  |   |
|--|--|---|
| Wood to Ground Contact (G) <input type="checkbox"/>                      | Form boards left in place (I) <input type="checkbox"/>             | Excessive Moisture (J) <input type="checkbox"/>                         |
| Debris under or around structure (K) <input checked="" type="checkbox"/> | Footing too low or soil line too high (L) <input type="checkbox"/> | Wood Rot (M) <input type="checkbox"/>                                   |
| Planter box abutting structure (O) <input checked="" type="checkbox"/>   | Wood Pile in Contact with Structure (Q) <input type="checkbox"/>   | Wooden Fence in Contact with the Structure (R) <input type="checkbox"/> |
| Insufficient ventilation (T) <input type="checkbox"/>                    | Other (C) <input type="checkbox"/>                                 | Specify: _____  |

11. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
11A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: \_\_\_\_\_

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

n/a

11G. Visible evidence of: n/a has been observed in the following areas: n/a

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection) Yes  No

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes  No

Specify reason: see diagram below and 10b

Refer to Scope of Inspection Part J



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**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: 5

Signature of Purchaser of Property or their Designee

Date

\_\_\_\_\_

\_\_\_\_\_

Customer or Designee not Present

**Buyers Initials** \_\_\_\_\_

# WDI Photos

