Inspection Report

Thursday, July 9, 2026

Brad Leland
Professional Real Estate Inspector
T.R.E.C. License #5229
Office 281-794-9102

lelandhomeinspection@prodigy.net

PROPERTY INSPECTION REPORT FORM

	07/09/2026
Name of Client	*Date of Inspection*
Pearland, 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	91 F Outside Temp.
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: New Home Final Construction

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 my 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 you 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 manufactures 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 you 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 manufactures installation instructions.
- Geological stability or ground conditions on side.
- 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-born 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 form 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

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation: Concrete Slab on Grade

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

☑ ☐ ☐ ☑ **B. Grading and Drainage**

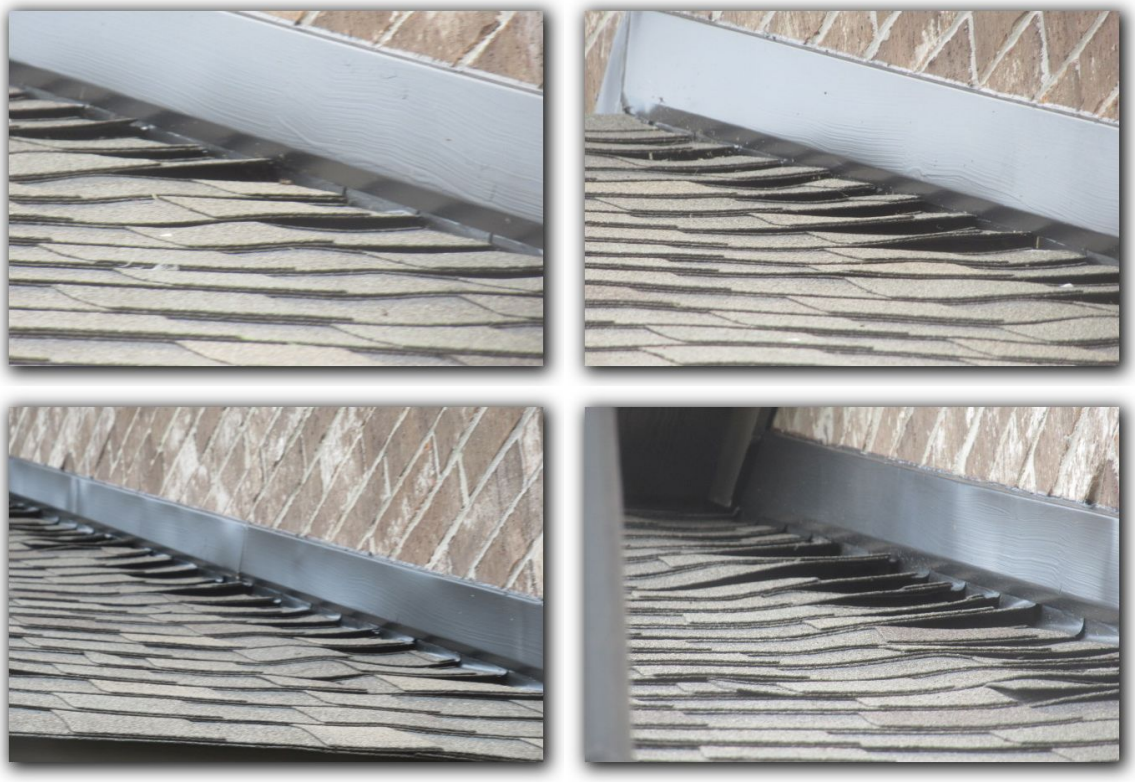
Comments: There are large gaps between the sod grass sections and the yard is very uneven which will allow rain water to collect in some areas. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies. Improvement should be made to the grading of the yard in this/these areas.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Coverings: Composition Shingles
Viewed From: Accessible Areas

Comments: There are damaged shingles on the north edge of the upper roof. The shingles should be replaced.

There are several lifted shingles that may be uplifted and allow water penetration during periods of heavy rain and high winds.

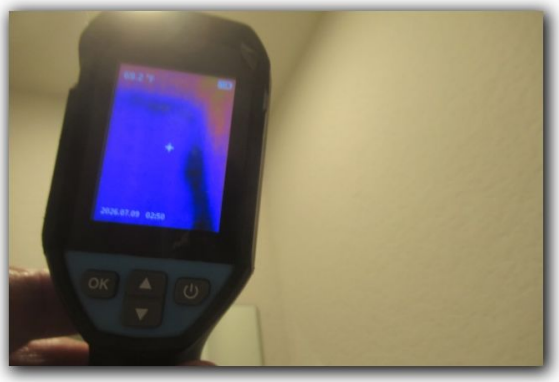


A qualified roofing contractor should be consulted regarding the repair of the above items as well as check the entire roof covering for any other possible defects.

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**
Viewed From: Attic Area - Accessible Areas
Approximate Depth of Insulation: 12-14 inches

Comments: The roof structure was performing properly. No defects noted.

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**
Comments: High moisture readings and water stains were observed on the wall in the upstairs front bathroom. This is an indication of an active leak in this area. Hidden damage is a possibility. All damage material should be repaired and replaced. This moisture appears to be caused from an improperly insulated/sealed AC main condensate drain above this area.

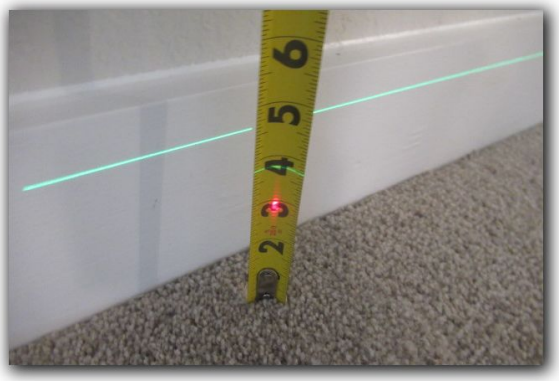


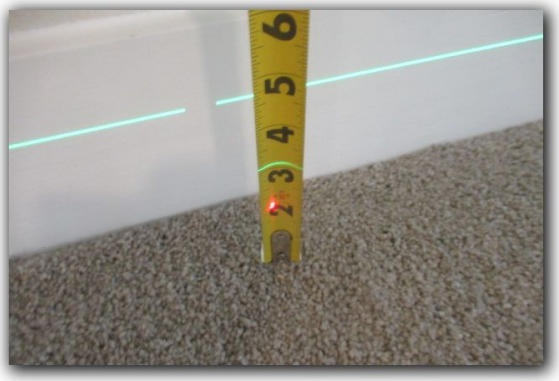
There was damaged sheetrock in the upstairs front northeast bedroom that needs to be repaired

Paint and caulking was not complete in the upstairs game room and in the upstairs rear southwest bedroom.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments: The flooring was uneven/not level in the upstairs game room. The reason for this condition was not determined. In some cases it may be possible (and recommended) to remove floor coverings to inspect the sub-flooring. Special permission must be given by the home owner/builder. The Texas Real Estate Commission (T.R.E.C.) does not permit the inspector to remove or pull away floor coverings.





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

Comments: The door stop for the entry closet door does not operate as intended.

A door stop has not been installed for the door to the upstairs balcony.

☑ ☐ ☐ ☐ **H. Windows**
Comments: The windows were performing properly.

☑ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**
Comments: The staircase appears to be properly installed, no defects noted.

☐ ☑ ☑ ☐ **J. Fireplaces and Chimneys**
Comments: Not present

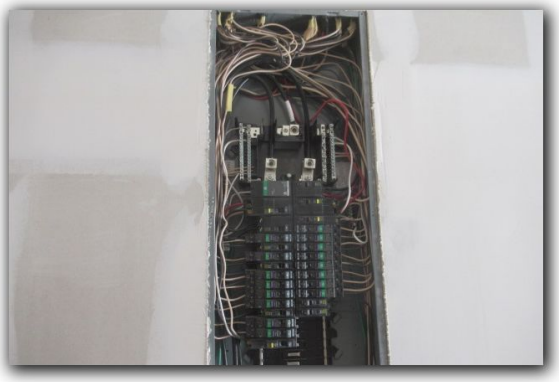
☑ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments: No defects noted.

☑ ☐ ☐ ☑ **L. Other**
Comments: The medicine cabinets have not been installed in the master bathroom and in the upstairs front bathroom.

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Amp Service Box: 150 amp service
Type of Main Service Cables: Copper
Location of Breaker Box: Inside garage with main disconnect on the north side of the home



Comments: Service entrance barriers have not been installed over the main electric cables inside of the breaker box.

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☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper

Comments: The G.F.C.I. outlet in the upstairs front bathroom would not trip off when tested. This G.F.C.I. outlet should be checked by a qualified electrician and be replaced if needed to provide proper protection for the bathroom outlets. G.F.C.I. Breakers are required to be operational at all outlets within 6' of any water source inside the house (kitchen sinks, bathrooms, wet bars, or utility room sinks), all exterior outlets, and all outlets in the garage, except for one that may be set aside for an extra refrigerator or freezer.

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

☐ ☑ ☐ ☐ **C. Other**
Comments: 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 there life expectancy expires. Carbon Monoxide detectors are no 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

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I	NI	NP	D
☑	☐	☐	☑

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 upstairs zone furnace did not respond to the thermostat when tested. A qualified HVAC technician should be consulted regarding the repair of this condition as well as check the entire heating system for any other possible defects when it is operational.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central - Air Conditioner

Exterior Compressor: 3.5 and 2 ton units

Differential Air Temperature Drop During Operation:
Downstairs Zone Air Going Into System: 74 f **Returned Air:** 56 f

Upstairs Zone Air Going Into System: 74 f **Returned Air:** 63 f

Comments: The upstairs AC zone system did not operate within the allowable tolerances. The air coming out of the vents should be 15 to 23 degrees cooler than where it goes into the cold air return. It is recommended that a qualified contractor be consulted regarding this matter.

The refrigerant line was not fully insulated to the upstairs zone coil box. This condition causes the line to sweat and degrades the performance of the system and may also cause water damage if they are located in the attic area. Applying foam tubes and taping/sealing them will remedy this condition.

One of the main condensate drain lines is kinked where it terminates under the upstairs front bathroom sink which may restrict the water flow.

A qualified HVAC technician should be consulted regarding the repair of the above items as well as check the entire cooling system for any other possible defects.

☑ ☐ ☐ ☑ **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.

☐ ☑ ☐ ☐ **D. Other**
Comments:

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of Water Meter: Northeast front yard area
Location of Main Water Supply Valve: North side of home
Static Water Pressure Reading: 62 psi
Type of Supply Piping Material: Plastic Tubing

Comments: The water pressure was low at the master bathtub and shower. There is no guideline for flow rates. If the water pressure appears to be very low, it is mentioned in this report. As there are several causes for low water pressure, a licensed plumber should service the utility.

All exterior faucets should have back flow protectors installed. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing.

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 system was performing properly at this time.

It is recommended that there be inspection ports provided for both of the upstairs 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.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**
Water Heating Energy Source: Gas
Capacity: Tankless

Comments: The water heater was performing properly at this time.

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments: Item is not present in this home.

☑ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter: North side of the home
Type of gas distribution piping material: Black Pipe

Comments: Performing properly

☐ ☑ ☐ ☐ **F. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**
Comments: The dishwasher appears to be performing properly at this time.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments: The garbage disposal was performing properly at this time.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments: The vent system was performing properly at this time.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Comments: The cooking equipment performed properly when tested.

☑ ☐ ☐ ☐ **E. Microwave Ovens**
Comments: The microwave appears to be performing properly.

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments: No defects noted.

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☐	☑	☑	☐	**G. Garage Door Operators** **Comments:** Not Present
☑	☐	☐	☐	**H. Dryer Exhaust Systems** **Comments:** No defects noted.
☐	☑	☑	☐	**I. Other** **Comments:** Not Present

VI. OPTIONAL SYSTEMS

☑	☐	☐	☑	**A. Landscape Irrigation (Sprinkler) Systems** **Comments:** Zone #1 for the front garden area did not operate when tested.