



HOMETECH HOME INSPECTIONS

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INSPECTION REPORT SUMMARY

10358 Misty River Drive, Houston, TX, 77086

Sep 11th, 2026

INSPECTED BY

Michael Love
HOMETech Home Inspections

PREPARED FOR

Jose Sorto

LICENSE

Professional Home Inspector:
24174

Michael J. Love

Inspected by Michael Love

Made with:
InspectionX



Inspection Information

10358 Misty River Drive, Houston, TX, 77086

PROPERTY

Address: 10358 Misty River Drive, Houston, TX, 77086
Inspection Date: Sep 11th, 2026
Report Date: Sep 11th, 2026

REPORT OVERVIEW

58 summary findings

26 Inspected

5 Not Present

27 Deficient

TOTAL ESTIMATED REPAIR COST

\$16,375 – \$29,075

INSPECTOR

Name: Michael Love
Email: michael.j.love@gmail.com
Phone: +18322252611
License: Professional Home Inspector: 24174
Company: HOMETech Home Inspections
Company Address: 3543 Bayou Forest Dr., Shoreacres, TX, 77571

CLIENT

Name: Jose Sorto
Email: jr1816608@gmail.com
Phone: 8323761003

AGENTS

Name: Miriam Cruz
Email: miriamve209@gmail.com
Phone: 8329296607

1. STRUCTURAL SYSTEMS

2. ELECTRICAL SYSTEMS

3. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

4. PLUMBING SYSTEMS

5. APPLIANCES

6. HOME WARRANTY COMPANY INFORMATION

Print Date: 10/17/2026

Summary Report Notice

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.*

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.
- DOES NOT imply insurability or warrantability of the structure or its components.

1. STRUCTURAL SYSTEMS

1.1 STRUCTURAL SYSTEMS > FOUNDATIONS

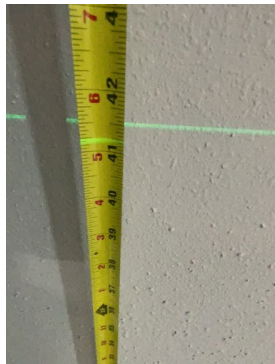
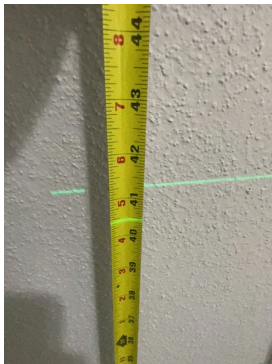
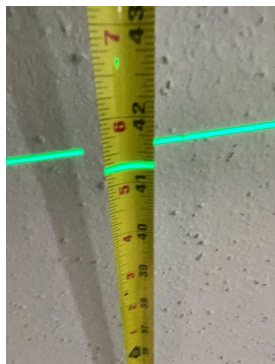
Inspected

Testing Involved a Zip Level and/or a Laser Level in various locations to ensure that a home's foundation hasn't become sunken or sloped over time. Foundation performance refers to how well a home's foundation is functioning structurally. The foundation supports the entire weight of the house and protects it from soil movement, moisture, and settling. Proper foundation performance is essential for maintaining structural integrity, preventing interior damage, and ensuring long-term stability of the home.

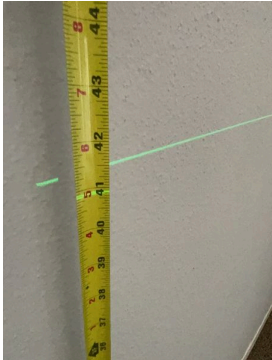
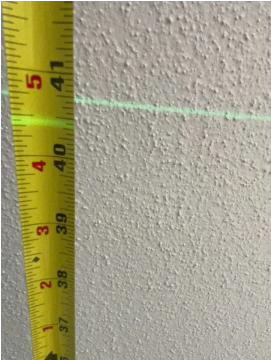
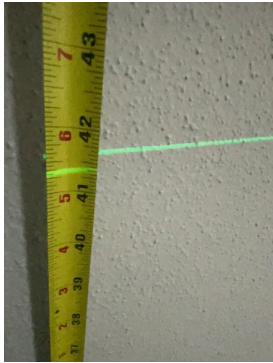
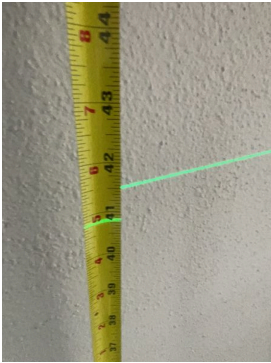
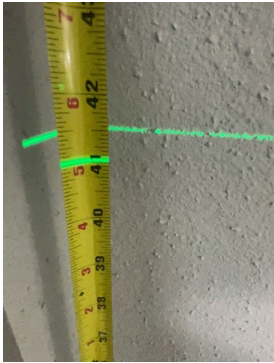
Deficient

There is evidence of previous foundation repairs. The repair seems to have stabilized the foundation, and no additional indication of movement is seen at time of inspection. Recommend a qualified foundation expert evaluate further.

Foundation was measures in multiple locations using a laser level and all test point were withing specifications of less than 1" movement within 20'.



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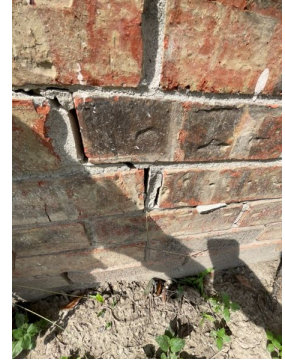
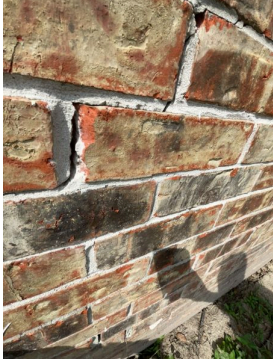


Deficient ESTIMATE: **\$1,500 - \$2,500**

There was potential structural cracking noted in the brick veneer at the foundation. This is most likely cracking before previous foundation repair. At this point there is no evidence of further movement. Recommend a structural engineer evaluate and get warranty documentation from foundation company the did leveling.



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1.2 STRUCTURAL SYSTEMS > GRADING AND DRAINAGE

Inspected

***-Grading** refers to the slope and contour of land around a property, designed to direct water away from the foundation and building structures. Proper drainage is essential to prevent water accumulation near the foundation, which can lead to moisture intrusion, foundation damage, and landscape erosion. Effective grading typically slopes away from the home at a minimum grade of 5% for the first 10 feet around the perimeter.*

***-Gutters** are channels installed along the roof edges to collect and direct rainwater away from the home's foundation and exterior walls. Properly functioning gutters protect the structure from water damage, erosion, and foundation issues by managing roof runoff. Regular inspection and maintenance of gutters is essential for long-term property protection.*

1.3 STRUCTURAL SYSTEMS > Roof Covering Materials

Inspected

Roofing material was viewed from multiple close up angles to help evaluate the performance, type and condition of the roofing material. The roof covering material is the outermost layer that protects the home from weather exposure. Common materials include asphalt shingles, metal, tile, wood shakes, and slate, each with different lifespans, maintenance requirements, and performance characteristics. The material type affects durability, weather resistance, and potential repair or replacement costs.

1.4 STRUCTURAL SYSTEMS > Roof Structures and Attics

Inspected

1.5 STRUCTURAL SYSTEMS > Walls (Interior and Exterior)

Inspected

Interior and exterior walls serve as the primary structural and protective elements of a home. Interior walls are typically framed with wood or metal studs and finished with drywall, plaster, or other materials, providing structural support, sound control, and fire resistance. Exterior walls combine framing with sheathing, insulation, and weather-resistant cladding (such as siding, brick, or stucco) to protect the home from the elements. Understanding wall construction helps identify potential issues with moisture intrusion, structural integrity, insulation effectiveness, and overall building performance.

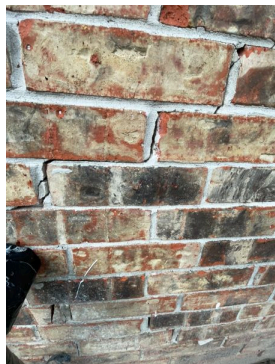
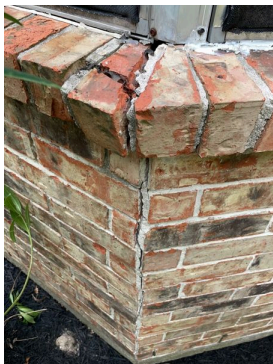
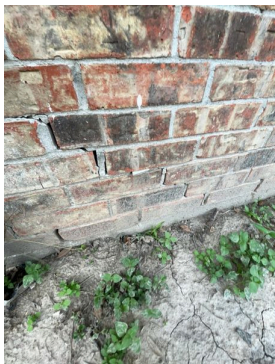
Deficient ESTIMATE: **\$500 - \$750**

There was wood rot observed around the garage base walls. Recommend repair and observation for the source of the moisture to reduce the risk of re-occurrence.



Deficient ESTIMATE: **\$375 - \$500**

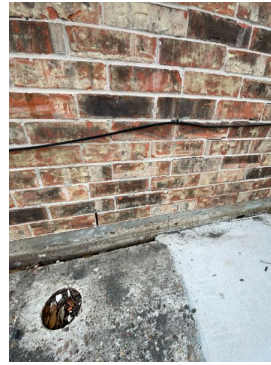
There are cracks in one or more areas of the brick/stone veneer mortar joints. Client may wish to seal the cracks in the brick veneer to reduce the risk of pest and water intrusion. This is most likely cracking before previous foundation repair. At this point there is no evidence of further movement. Recommend a structural engineer evaluate and get warranty documentation from foundation company that did leveling.



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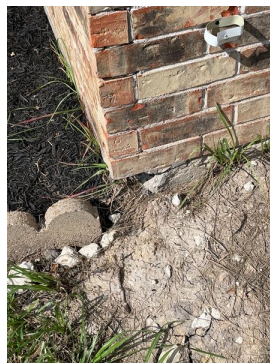
Deficient ESTIMATE: **\$125 - \$200**

There are cracks in one or more areas of the brick veneer mortar joints. These are not structural in nature. Client may wish to seal cracks to reduce the risk of pest and water intrusion.



Deficient

There was a minor tape split observed at the corner. This can be caused by poor adhesion, moisture and or normal movement of the home.



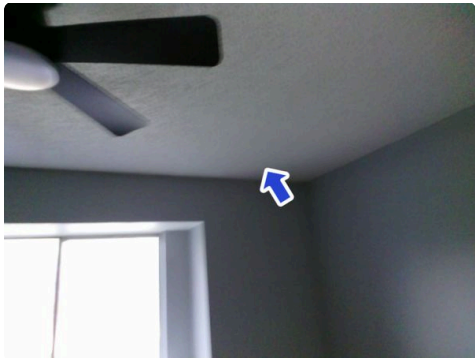
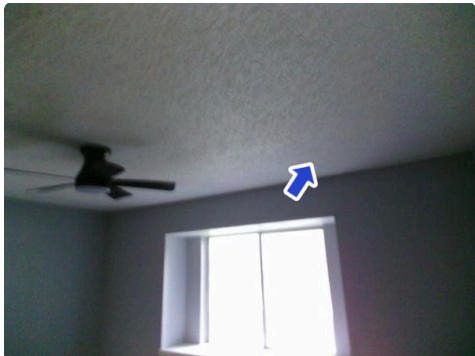
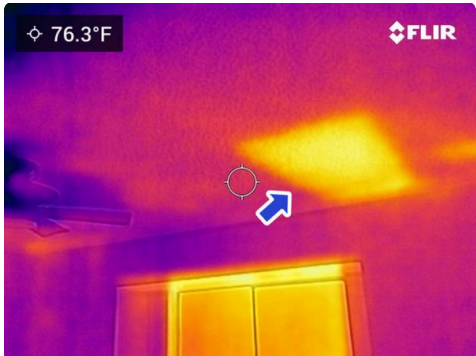
1.6 STRUCTURAL SYSTEMS › Ceilings and Floors

Inspected

Ceilings and floors are structural components that support the home and define individual spaces. Ceilings typically consist of drywall, plaster, or suspended tile systems, while floors are commonly constructed from wood framing, concrete slabs, or engineered materials. The condition and material type of these surfaces affect both functionality and maintenance requirements throughout the home.

Deficient ESTIMATE: \$125 - \$200

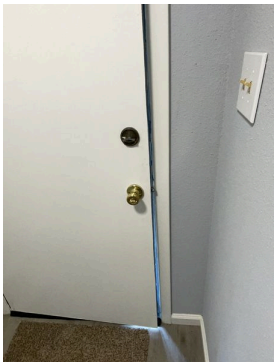
Missing insulation was observed in ceiling bedroom #2, possibly due to a prior repair. This can reduce thermal performance and increase energy costs. Recommend repair or replacement by a qualified insulation contractor.



1.7 STRUCTURAL SYSTEMS > Doors (Interior and Exterior)

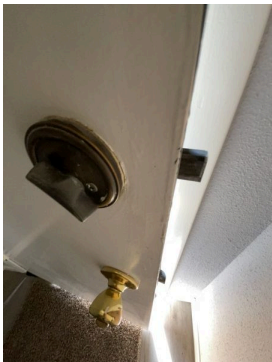
Deficient ESTIMATE: \$125 - \$200

The front door is jamming in the door jamb when opening or closing, indicating misalignment or binding within the frame and appears to be caused by the weather stripping. This was observed during door operation testing. Jamming doors can cause difficulty with daily use and may lead to damage to the door or frame if forced. A carpenter should inspect the door alignment, frame condition, weather stripping, and hinges to determine the cause and make necessary adjustments or repairs.



Deficient ESTIMATE: **\$125 - \$200**

There was a front door deadbolt that would not engage when the door was closed. This did not appear to be caused by structural movement. Recommend repair of the latch and/or strike plate.



1.8 STRUCTURAL SYSTEMS > **Windows**

Inspected

Windows are a critical component of the building envelope, providing natural light, ventilation, and weather protection. Window types vary by construction method (single-hung, double-hung, casement, sliding, fixed) and glazing (single-pane, double-pane, low-E coatings). Proper operation, seal integrity, and frame condition directly affect energy efficiency, comfort, and protection from the elements. Regular maintenance of frames, sashes, locks, and weatherstripping helps preserve window performance and prevents water infiltration and air leakage.

Deficient ESTIMATE: **\$2,500 - \$5,000**

Multiple double-pane aluminum windows appeared to have lost the gas seal. The loss of the seal can lead to reduced energy efficiency and moisture damage. Recommend you have a qualified window expert evaluate the affected window(s) and provide an estimate for repairs/replacement, as necessary.



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Deficient ESTIMATE: **\$500 - \$750**

There was an inoperable window observed in bedroom number 2.



Deficient ESTIMATE: **\$125 - \$200**

One or more windows had minor damage, including a damaged window screen.



1.9 STRUCTURAL SYSTEMS > Stairways (Interior and Exterior)

Not Present

Interior and exterior stairways are structural components designed to provide safe passage between different levels. Stairways typically consist of treads (steps), risers, stringers (supporting beams), handrails, and balusters. Proper construction ensures adequate support, safe dimensions, secure fastening, and compliance with standard safety practices for occupant use.

1.10 STRUCTURAL SYSTEMS > Fireplaces and Chimneys

Not Present

Fireplaces and chimneys are structural and functional systems designed to safely contain and exhaust combustion byproducts from fires. These systems consist of the firebox (where fires burn), the chimney structure (which draws smoke and gases upward), and various components like dampers, flashing, and caps. Proper maintenance and regular inspection are important to ensure safe operation, prevent fire hazards, and maintain efficiency. Common concerns include creosote buildup, structural deterioration, improper venting, and damaged components.

1.11 STRUCTURAL SYSTEMS > Porches, Balconies, Decks, and Carports

Inspected

Porches, balconies, decks, and carports are structural outdoor extensions of a home that provide covered or open spaces for outdoor living, vehicle protection, or entry access. These structures vary in design, materials, and construction methods, and their condition directly affects both safety and property functionality. Understanding their presence and general characteristics helps establish baseline conditions for detailed evaluation of structural integrity, safety features, and maintenance needs.

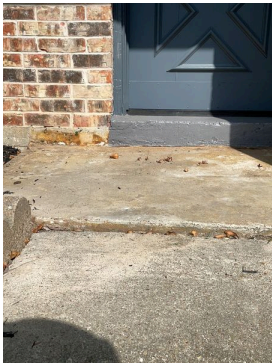
Deficient ESTIMATE: **\$1,500 - \$2,500**

Porch or balcony exterior flooring (concrete patio) shows evidence of lifting that creates a trip hazard and signs of foundation cracking. Recommend a concrete contractor evaluate and repair.



Deficient ESTIMATE: **\$1,500 - \$2,500**

Porch or balcony exterior flooring at the front door entry shows signs of foundation lifting and is a trip hazard. Recommend a concrete contractor evaluate and repair.



2. ELECTRICAL SYSTEMS

2.1 ELECTRICAL SYSTEMS › Service Entrance and Panels

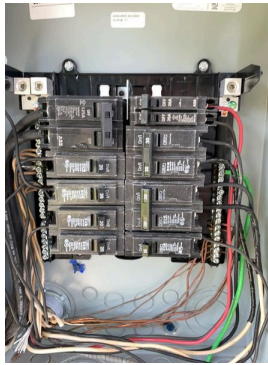
Inspected

The electrical service entrance is where utility power enters the home and connects to the main service panel, which distributes electricity throughout the property. The panel contains circuit breakers or fuses that protect individual circuits and control power flow. Understanding the service capacity, panel type, and condition helps assess the home's electrical infrastructure and capacity for current and future needs.

Inspected

Deficient ESTIMATE: \$250 - \$375

The current required AFCI protection was not present at the time of the inspection at the breaker box. Current standards call for AFCI protection in all Kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas. This was not a requirement at the time this home was constructed. IRC E3902.16 - codes.iccsafe.org



2.2 ELECTRICAL SYSTEMS › Branch Circuits, Connected Devices, and Fixtures

Inspected

Branch circuits distribute electrical power from the main panel to outlets, switches, and fixtures throughout the home. These circuits include wiring, breakers, and connected devices that deliver electricity safely to appliances and lighting. Proper functioning ensures reliable power delivery and protects against electrical hazards.

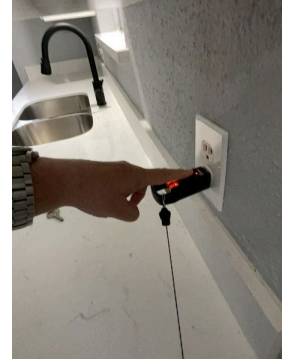
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Deficient ESTIMATE: \$125 - \$200

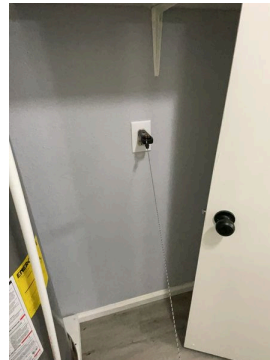
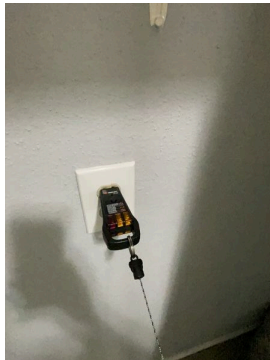
GFCI protection was not present in the kitchen in one or more required location(s) within 6 feet of running water. These may not have been required at the time the home was constructed. Recommend installing GFCI outlets or breakers to reduce the risk of shock.



Deficient ESTIMATE: \$125 - \$200

No power at outlet in laundry room

Outlet in laundry room had no power. This non-functioning outlet reduces usable electrical service at that location. Recommend repair or replacement by a qualified electrician.



Deficient ESTIMATE: \$125 - \$200

GFCI protection was not present in the master bathroom, a required location within 6 feet of running water. These may not have been required at the time the home was constructed. Recommend installing GFCI outlets or breakers to reduce the risk of shock.



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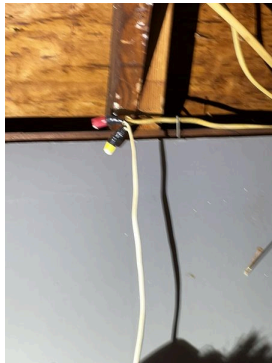
Deficient ESTIMATE: \$125 - \$200

GFCI protection was not present in the hallway guest bathroom within 6 feet of running water. These may not have been required at the time the home was constructed. Recommend installing GFCI outlets or breakers to reduce the risk of shock.



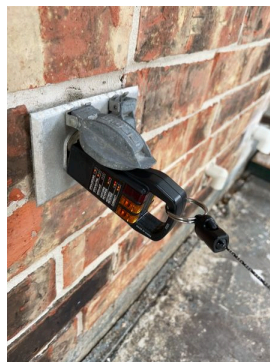
Deficient ESTIMATE: \$250 - \$375

There was an electrical splice/junction in the garage that was not contained in a junction box. All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety.



Deficient ESTIMATE: \$125 - \$200

GFCI protection was not present in one or more required location(s) within 6 feet of running water, including exterior outlets. These may not have been required at the time the home was constructed. Recommend installing GFCI outlets or breakers to reduce the risk of shock.



Deficient ESTIMATE: **\$250 - \$375**

Door bell not functioning when pressed.



3.1 HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS › Heating Equipment

LENNOX
DALLAS, TEXAS

ASSEMBLED
IN MEXICO

M/N CHX35-42B-60
S/N 1922F21525

REFRIGERANT SEE BELOW

DESIGN PRESSURE MIN 44 PSIG

MATCH HEATING DEVICE WITH REFRIGERANT (JAZZ OR NAJAZ)

REFRIGERANT EVAPORATOR ALSO SECTION OF HEAT PUMP

1922F21525

Intertek

REMARKS
COMPRESSOR LEAK REPAIR
CAPTAIN'S TO DO LIST ITEM
208

PART 1

1922F21525

[illegible]

3.3 HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS > Duct Systems, Chases, and Vents

Inspected

Duct systems distribute heated or cooled air throughout the home via a network of ducts, chases, and vents. These components work together to deliver conditioned air to living spaces and return air back to the heating/cooling system. Proper duct design, sealing, and insulation are important for system efficiency and comfort. Ducts may be located in walls, attics, basements, or crawlspaces depending on home construction.

Deficient ESTIMATE: \$500 - \$750

Some ducts not properly hung and can lead to various problems, including reduced airflow, moisture buildup, uneven temperatures, and increased energy bills. Properly hanging ductwork is crucial for maintaining airflow, distributing conditioned air effectively, and ensuring the system's overall efficiency.



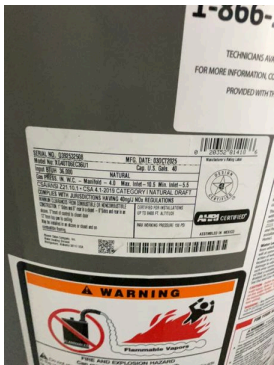
4. PLUMBING SYSTEMS

4.1 PLUMBING SYSTEMS > Plumbing Supply, Distribution Systems and Fixtures

Inspected

Kitchen: Hot/cold water was obtained at all fixtures as required unless otherwise noted. Bathrooms: Hot/cold water was obtained at all fixtures as required unless otherwise noted. Sinks: Held water as designed unless otherwise noted. Toilets: Functioned as designed and secure to floor unless otherwise noted. Shower/Tubs: Functioned as designed unless otherwise noted. The plumbing supply system delivers fresh water throughout the home via supply lines, while the distribution system manages water pressure and flow to fixtures. Water enters the home through a main line, passes through a meter and shutoff valve, and branches into hot and cold water lines that supply sinks, toilets, showers, and appliances. The system's condition affects water quality, pressure, and the home's overall functionality.

According to Label: Noted water heater, 2025-10, Cap. U.S. Gals. 40, model XG40T06EC36U1, S/N 0392532508.



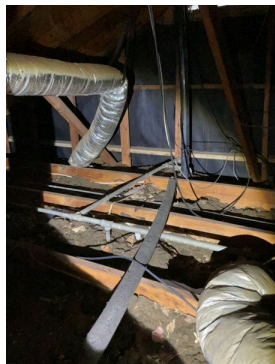
Deficient ESTIMATE: \$5,000 - \$10,000

Galvanized pipes were observed in the plumbing. Galvanized pipes are steel or iron pipes coated with zinc to prevent rusting and corrosion. Almost all residential galvanized steel pipes have reached or exceeded their expected lifespan of 40 to 60 years, as their use in home construction was largely phased out by the 1960s.

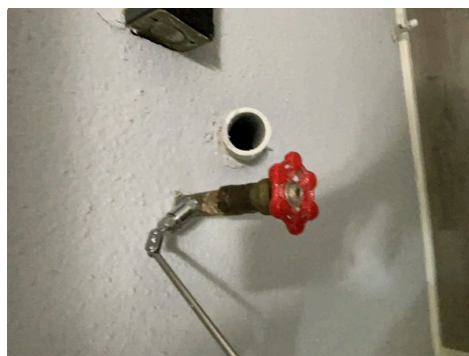
Common Signs of Needing Replacement:

- Chronically low water pressure, especially in showers or fixtures farthest from the main water line.
- Discolored, brown, or yellow water when you first turn on the tap.
- Frequent leaks at threaded joints or pinhole leaks along the pipe runs.

While galvanized pipes were once a common choice, modern materials like PEX and copper are preferred due to their durability and resistance to corrosion.



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4.2 PLUMBING SYSTEMS › Drains, Wastes, and Vents

Inspected

Kitchen: Typical test includes water run for 5+ minutes at kitchen sink(s) Bathrooms: Typical test includes water was run for 5+ minutes at all lavatories, tubs, showers. The drain, waste, and vent (DWV) system is responsible for removing wastewater and sewage from fixtures throughout the home and venting sewer gases safely to the exterior. This system typically includes drain pipes that carry water from sinks, toilets, showers, and appliances; waste pipes that handle larger volumes of wastewater; and vent pipes that allow air into the system to maintain proper drainage and release gases through the roof. Proper function of the DWV system is essential for sanitation, preventing backups, and maintaining indoor air quality.

4.3 PLUMBING SYSTEMS › Water Heating Equipment

Inspected

Testing included verification of proper installation, operation and proper water heat destitution through the home. I recommend setting up a good "Home Warranty" from a reputable company to cover this item and all other major mechanicals and appliances in your home. The unit should be drained and flushed periodically to eliminate chemical deposit buildup. Adjust temperature to a maximum of 120 degrees to prevent scalding. Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

4.4 PLUMBING SYSTEMS › Hydro-Massage Therapy Equipment

Not Present

Hydro-massage therapy equipment, such as jetted tubs or spa systems, is a specialized plumbing feature that combines water circulation, heating, and jet functionality. These systems require proper installation, regular maintenance, and periodic servicing to ensure safe operation and prevent water damage or equipment failure.

4.5 PLUMBING SYSTEMS › Gas Distribution Systems and Gas Appliances

Inspected

Gas distribution systems deliver natural gas or propane from the meter to individual appliances throughout the home. These systems include the main gas line, branch lines, shut-off valves, and connections to gas-fired appliances such as furnaces, water heaters, ranges, and fireplaces. Proper installation, maintenance, and safety measures are essential to prevent gas leaks and ensure efficient operation of gas-dependent systems.

4.7 PLUMBING SYSTEMS › Sprinkler System

Not Present

The sprinkler system is tested when applicable during the inspection ensuring all zones cycled through their watering sequences without any apparent issues. Sprinkler systems are typically divided into separate zones or circuits to allow independent control of different irrigation areas. Each zone can be scheduled and adjusted individually to accommodate varying watering needs across the landscape, such as lawn areas, garden beds, or trees with different water requirements.

5. APPLIANCES

5.1 APPLIANCES > Dishwashers

Inspected

Testing included a full wash cycles, drying, and leak check of connections to both water supply and drain lines. I recommend setting up a good "Home Warranty" from a reputable company to cover this item and all other major mechanicals and appliances in your home. A dishwasher is a built-in kitchen appliance designed to automatically clean and rinse dishes, cookware, and utensils using hot water, detergent, and spray jets. Most modern dishwashers offer multiple wash cycles, temperature settings, and drying options to accommodate different load types and soil levels.

According to Label: Noted GE dishwasher, Est: 2026, model GDT550PYR7FS, S/N HD852056B.



5.2 APPLIANCES > Food Waste Disposers

Inspected

Testing included full inspection all connections and operation of Sink Waste Disposer. I recommend setting up a good "Home Warranty" from a reputable company to cover this item and all other major mechanicals and appliances in your home. A food waste disposer is an electrical appliance installed beneath the kitchen sink that grinds food scraps into small particles for drainage. These units help reduce kitchen waste volume and are a common convenience feature in modern homes. Proper operation and maintenance extend the appliance's lifespan and prevent plumbing issues.

5.3 APPLIANCES > Range Hood and Exhaust Systems

Inspected

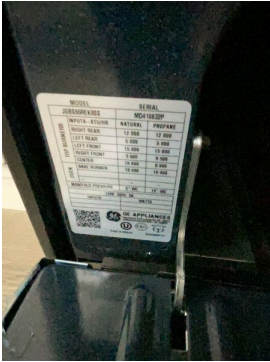
Testing included full inspection and operation of Hood Exhaust, Lighting and Fan operation. I recommend setting up a good "Home Warranty" from a reputable company to cover this item and all other major mechanicals and appliances in your home. A range hood is a ventilation system installed above cooking appliances to capture and remove cooking odors, steam, and airborne particles from the kitchen. Exhaust systems direct these byproducts either outside (ducted) or recirculate filtered air back into the home (ductless). Proper function is important for indoor air quality and moisture control.

5.4 APPLIANCES > Ranges, Cooktops, and Ovens

Inspected

Testing included full operation of Cook Top burners and and Ovens heating. I recommend setting up a good "Home Warranty" from a reputable company to cover this item and all other major mechanicals and appliances in your home. Ranges, cooktops, and ovens are cooking appliances that may be powered by gas, electricity, or a combination of both. They are typically built-in or freestanding units used for preparing meals. Understanding the type and fuel source helps identify maintenance needs and operational characteristics.

According to Label: Noted GE range, Est: 2026, model JGBS66REK8SS, S/N MD410032P.



Deficient ESTIMATE: \$125 - \$200

There was no anti-tip device observed on the stove. This is a safety device designed to prevent the unit from tipping and injuring a child. Recommend installation.

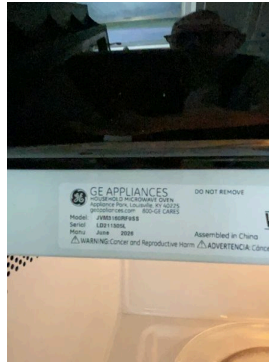


5.5 APPLIANCES > Microwave Ovens

Inspected

Testing included a Professional Microwave Detection Sensor to testing for full operation of appliance and capable of warming food. I recommend setting up a good "Home Warranty" from a reputable company to cover this item and all other major mechanicals and appliances in your home. Note: No microwave leak detection and/or output level testing was done during this inspection. A microwave oven is a kitchen appliance that uses electromagnetic radiation to heat food quickly. Microwaves are commonly built-in above ranges or countertop models, and they may include features such as ventilation hoods, timers, and multiple power settings.

According to Label: Noted GE microwave, 2026-06, model JVM3160RF0SS, S/N LD211305L.



5.6 APPLIANCES > Mechanical Exhaust Vents and Bathroom Heaters

Inspected

Testing included mechanical ventilation operation of all units and ducting that terminate outside the building. I recommend setting up a good "Home Warranty" from a reputable company to cover this item and all other major mechanicals and appliances in your home. Mechanical exhaust vents remove moisture and odors from bathrooms and kitchens, directing humid air outside to prevent condensation and mold growth. Bathroom heaters provide supplemental warmth in bathroom spaces. Proper operation and venting are essential for maintaining indoor air quality and preventing moisture-related damage to building materials.

5.7 APPLIANCES > Garage Door Operators

Inspected

Testing included full operation of garage door and any openers for proper performance. Verified operation of photoelectric sensors & auto reversing mechanisms were fully operational. I recommend setting up a good "Home Warranty" from a reputable company to cover this item and all other major mechanicals and appliances in your home. A garage door operator is an automated system that controls the opening and closing of a garage door. These systems typically consist of a motor unit mounted to the ceiling or wall, a drive mechanism (chain, belt, or screw), and safety features such as photoelectric sensors and auto-reverse capabilities. Operators may be chain-driven, belt-driven, or screw-driven, each with different noise levels and maintenance requirements. Regular inspection ensures the system functions safely and reliably.

Inspection Summary

10358 Misty River Drive, Houston, TX, 77086



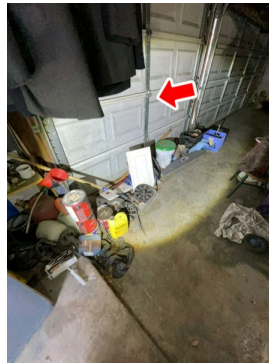
Deficient ESTIMATE: **\$375 - \$500**

Garage door motor was not operational or not fully installed. The garage door opener is disconnected and was unable to be tested. I disengaged the door from the motor and garaged the door roll smoothly without issue.



Deficient

Garage door #2 would not open and was jamming at the time of inspection. This condition may pose a safety hazard and prevent normal operation. Recommend repair or replacement by a qualified garage door contractor.



5.8 APPLIANCES > Dryer Exhaust Systems

Inspected

Testing included for fully functional exhaust system or any missing or damaged components, ducts terminating outside of the building, and proper screen terminations. A dryer exhaust system vents moisture and lint from the dryer to the outside of the home. Proper venting is essential to prevent moisture buildup, reduce fire risk from lint accumulation, and maintain dryer efficiency. The system typically includes ducting, a vent hood, and damper mechanisms that should be inspected for blockages, damage, and proper installation.

6. HOME WARRANTY COMPANY INFORMATION

6.1 HOME WARRANTY COMPANY INFORMATION > COMMENT:

Not Present

This home is eligible for a Home Warranty and is optionally added by Buyers/Sellers at the closing table to cover any future problems with mechanical systems and/or appliances.

Clients always ask, "What Home Warranty Company do you recommend?" As your home inspector, I always recommend GUARD Home Warranty. I've had great success with them covering claims and they have affordable rates. I also use them for my own personal home. For a limited time, you can receive a free 30-day home warranty trial covering all the major items in your new home with no questions asked.

With 30-days free, activating it now will allow you time to close and move in before you begin charged. You can also negotiate a 1 year credit at closing from the seller.

Click the link below to sign up and receive the best discount currently available:

You must use this link: guardhw.com/4zot0GK

A home warranty can help provide peace of mind by covering common household systems and appliances, saving you from costly repair bills. This company is known for offering dependable service and competitive pricing, making it a solid option for homeowners looking to protect their investment.