



RESIDENTIAL INSPECTION REPORT

2132 Emerald Cove Dr
League City TX 77573

Jacob Perren
DECEMBER 4, 2019



Inspector

John Landry

TREC #21080, TPCL #0698991

(281) 484-8318

office@inspectorteam.com



Agent

Celeste Taylor-Velasco

Redfin Corporation

(281) 222-5975

celeste.velasco@redfin.com



PROPERTY INSPECTION REPORT

Prepared For: Jacob Perren

(Name of Client)

Concerning: 2132 Emerald Cove Dr, League City TX 77573

(Address or Other Identification of Inspected Property)

By: John Landry - TREC #21080, TPCL #0698991

(Name and License Number of Inspector)

12/04/2019 2:00 pm

(Date)

Greg Bryan TREC#3608

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Type of Building: Single Family

Access provided by:: Lockbox

In Attendance: Buyer

Occupancy: Furnished, Occupied

Weather Conditions: Clear

Temperature (approximate): 70 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.

1: Slab: Shear Cracks

 Maintenance Item/Note

Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

Recommendation: Contact a handyman or DIY project



B. Grading and Drainage

Comments:

1: Grading & Drainage: Standing Water

 Recommendation

Right side

Standing water was observed which could indicate poor drainage and/or grading. Monitoring and/or having landscaping contractor remedy drainage/grading is recommended. Grading & Drainage:

Recommendation: Contact a qualified landscaping contractor



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface

Roof fastening not verified:

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

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D. Roof Structure and Attic

Viewed From: Attic

Approximate Average Depth of Insulation: 14 Inches, 12 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Soffit vent, Ridge vent

Type of Insulation Material: Blown Fiberglass

1: Insulation: Void observed

🚫 Recommendation

Recommendation: Contact a qualified insulation contractor.



E. Walls (Interior and Exterior)

Comments:

1: Exterior Masonry: Minor Brick Cracks

🔧 Maintenance Item/Note

Cosmetic hairline cracks were observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement. Monitoring is recommended.

Recommendation: Recommended DIY Project



2: Exterior Masonry: Cracks

🚫 Recommendation

Rear at master bedroom

Cracks were observed in the brick/masonry siding. Common causes may include:

thermal expansion and contraction, or mechanical damage.

Cracked masonry or mortar may be cosmetic, but also may allow water into the wall which could damage the interior structure of the building. Cracks may open and close as seasons change.

Recommend evaluate the 2 narrow columns of brick at the master bedroom windows and remedy or repair as needed.

Recommendation: Contact a qualified masonry professional.

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3: Exterior: Trim missing, loose, or damaged

🔧 Recommendation

Light rot front left bay window and above it at left
Sections of exterior trim were either missing, loose, or damaged. Remedy as needed.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

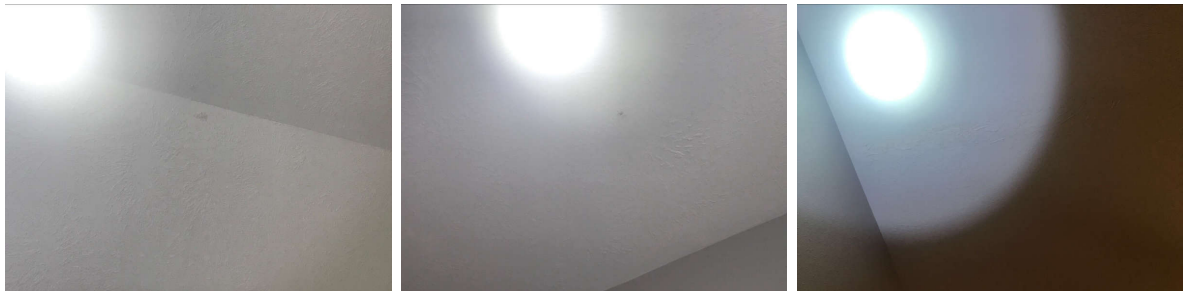
1: Note: Patched Ceilings

🔧 Maintenance Item/Note

Various

Patched ceiling areas were observed at the time of inspection. Obtaining all previous work documentation is recommended.

Recommendation: Contact a qualified professional.



2: Ceiling: Texture Cracks

🔧 Maintenance Item/Note

Texturing cracks were observed in garage ceiling joints and appear cosmetic in nature. These are not typically caused by structural defects.

Recommendation: Contact a handyman or DIY project

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3: Ceiling: Evidence of Previous Moisture Contact

🔴 Recommendation

Front right bedroom and closet

Ceiling structure showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

Comments:

1: Door: Sticks/Difficult to Operate

🔴 Recommendation

Front door

Door sticks and is tough to open. Remedy as needed.

Recommendation: Contact a handyman or DIY project

H. Windows

Comments:

1: Evidence of a Failed Seal

🔴 Recommendation

Breakfast Area

Observed condensation between the window panes, which indicates a potentially failed seal. Evaluation and remediation by a window professional as necessary.

Recommendation: Contact a qualified window repair/installation contractor.



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I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

1: Damper: No clip

🚫 Recommendation

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation: Contact a qualified professional.

2: Flue: Insulation against flue

🚫 Recommendation

The metal chimney flue should have a minimum two inch clearance from combustible material. Remedy as needed.

Recommendation: Contact a qualified professional.

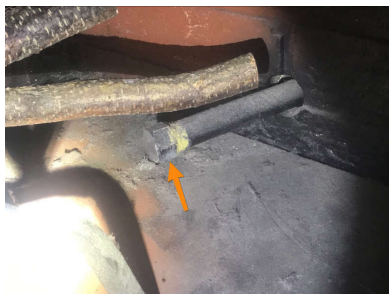


3: Gas line is plugged

🚫 Recommendation

Inoperative.

Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:

Main disconnect/service box type and location: Breakers -exterior wall

Service entrance cable location: Underground (cable material type not visible)

Service size: 125 Amps

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1: Arc-Fault Safety Protection Missing

🔴 Recommendation

Arc-fault safety protection was not installed for all of the living and bedroom areas.

Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Smoke Detector Defective

🔴 Recommendation

Past life expectancy in hall -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

Note: *The inspector does not disassemble devices to check for expiration dates.*

Recommendation: Contact a qualified professional.

2: Carbon Monoxide Detector Defective

🔴 Recommendation

Not present in required location -

A carbon monoxide detector was not present or not functioning as intended. As gas appliance(s) were installed in the living portion of the home, installation of carbon monoxide detectors is recommended for safety. Remedy as needed.

Note: *The inspector does not disassemble devices to check for expiration dates.*

Recommendation: Contact a qualified professional.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Furnace

Energy Source: Natural Gas

Comments:

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

Note: *Routine service due to age:*

Note: Due to age of the furnace, routine maintenance is recommended.

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1: Venting: Sheet metal screws in pipe

🚫 Recommendation

Sheet metal screws were installed through the furnace vent pipe. Remedy as needed.

Recommendation: Contact a qualified professional.



B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Cooling System was Functioning:

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

Temperature difference (delta) - First Floor: 15°

Temperature difference (delta) - Second Floor: Not present

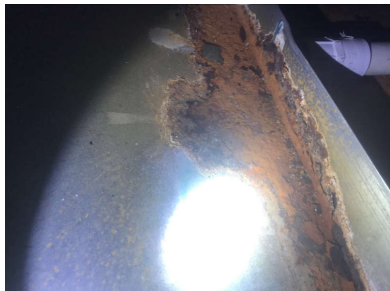
1: Condensate system: Rusted Emergency pan

🚫 Recommendation

HVAC Equipment

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Right Side



Static water pressure reading: 50-55 psi

Comments:

1: Fixture: Drain Stops Missing or Ineffective

🔴 Recommendation

Master Bathroom Right sink

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

2: Shower: Door Missing/Damaged Seal

🔴 Recommendation

Master Bathroom

The seal (also known as a gasket or floor sweep) at the shower door was missing or damaged. Remedy as needed.

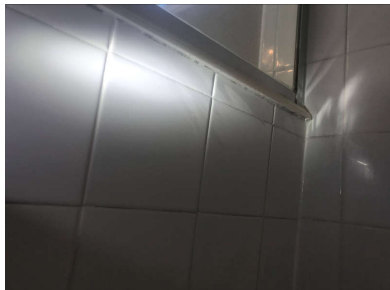
Recommendation: Contact a qualified professional.

3: Shower: Missing/Deteriorated Caulking or Grout

🔴 Recommendation

Master Bathroom

Recommendation: Contact a qualified professional.



B. Drains, Wastes, & Vents

Comments:

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

Location: Attic

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1: TPR Valve Note: Replacement may be needed

 Maintenance Item/Note

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.



2: Venting system: Missing vent pipe strap

 Recommendation

The water heater combustion vent pipe was not properly supported/secured with strapping. (Strap broke) Remedy as needed.

Recommendation: Contact a qualified professional.



- D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

- A. Dishwashers**
Comments:

- B. Food Waste Disposers**
Comments:

- C. Range Hood and Exhaust Systems**
Comments:
 Exhaust Hood Type: Re-circulate

1: Vent pipe open to attic

 Recommendation

The exhaust fan in the kitchen recirculates. However, there is a vent pipe and vent cap as viewed in the attic. The vent pipe is open on one end. Evaluate and remove or remedy as needed.

Recommendation: Contact a qualified professional.

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Vent pipe attached at vent cap but detached at base

D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Gas

E. Microwave Ovens

Comments:

1: Loose from cabinets

🚫 **Recommendation**

Microwave was not secured properly to the kitchen cabinets. Microwave loose, microwave door loose. Properly securing microwave is recommended.

Recommendation: Contact a qualified professional.

F. Mechanical Exhaust Vents and Bathroom Heaters

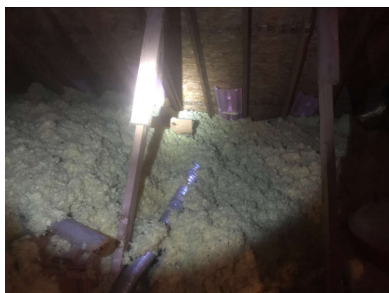
Comments:

1: Vents Into Soffit

🚫 **Recommendation**

The exhaust fan(s) vented to the eave soffits in the attic. Newer building standards recommend exhaust fans discharge through the roof.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

1: Cleaning Vent Recommended

🚫 **Recommendation**

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line. Travels up through the attic and out the roof.

Recommendation: Contact a qualified professional.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Irrigation System Equipment Photos:



Comments:

Control Location: Garage

Rain sensor: Not present/Not located

Shut Off Location: At backflow prevention device

Vacuum Breaker/Backflow Preventer: Installed

Zone Location: Front yard, Backyard, Left yard, Right yard



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1: Adjust heads aimed at structure

🔴 Recommendation

Zone 5 at master shower wall

Sprinkler heads were spraying the structure. Sprinkler heads should be adjusted to spray away from the structure(s). Remedy as needed.

Recommendation: Contact a qualified professional.



2: Rusted valve handles

🔴 Recommendation

One or more valve handles were rusted. Remedy as needed.

Recommendation: Contact a qualified professional.



3: Head bent/slanted zone 1

🔴 Recommendation

Recommendation: Contact a qualified professional.



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4: No water activity zone 2

🚫 Recommendation

Recommendation: Contact a qualified professional.

5: Head shooting upward z-7 left side

🚫 Recommendation

Recommendation: Contact a qualified professional.

