

Property Inspection Report

Concerning:
526 Magnolia Bend St,
League City, TX 77573

Prepared for:
Betsy Everts



By:
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License No.: 20464
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Spring, TX 77373

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PROPERTY INSPECTION REPORT

Prepared For: Betsy Everts, [REDACTED]
(Name of Client)

Concerning: 526 Magnolia Bend St, League City, TX 77573
(Address or Other Identification of Inspected Property)

By: Cory Alan Haddox, P.E.,
Professional Real Estate Inspector License # 20464 17 May 2019
(Name and License Number of Inspector) (Date)

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. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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; and
- 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 licensees 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

Time of Inspection:

Time at the start of the inspection: 2:00 p.m.

Time at the end of the inspection: 3:50 p.m.

Weather Conditions During Inspection

At the time of the inspection the weather was partly cloudy.

Weather experienced in the days leading up to the inspection was clear.

The estimated temperature at the time of the inspection was 80-85°F.

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

I NI NP D

I. STRUCTURAL SYSTEMS

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection.

If a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals.

Please read the purpose, limitations and inspector / client responsibilities at the beginning of this report.

A. Foundations

Type of Foundation(s): Concrete, post-tensioned

Comments:

1. A corner crack was noted at the front left corner of the foundation. See Photo 1.



Photo 1

It is the opinion of the inspector that the foundation was found to be performing as expected for the age of the house.

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B. Grading & Drainage

Comments:

1. The yard and landscaping were found to be sloped to drain towards the foundation in a few places. See Photos 2 and 3.
2. The gutter downspout at the back left of the house was noted to be filled with debris. See Photo 4.
3. The gutter downspout on the right side of the house was observed to be missing the bottom piece and therefore was positioned to discharge water adjacent to the foundation. See Photo 5. It is recommended that water be discharged three to six feet away from the house.
4. Some of the gutters were found to not be secured to the trim board properly. See Photo 6.
5. The landscaping at the front of the house was observed to have been recently pulled back from the foundation in some places, but was still noted to be built up above the brick line in others. See Photos 7 through 10.
6. Both the possibility of wet soil due to poor drainage and the presence of built up soil next to the foundation and walls could lead to the presence of wood destroying insects. As well, the active presence of these insects was reported by the wood destroying insect inspector. Therefore, it is recommended to have the house further evaluated for wood destroying insect treatment.

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Photo 2



Photo 3



Photo 4



Photo 5

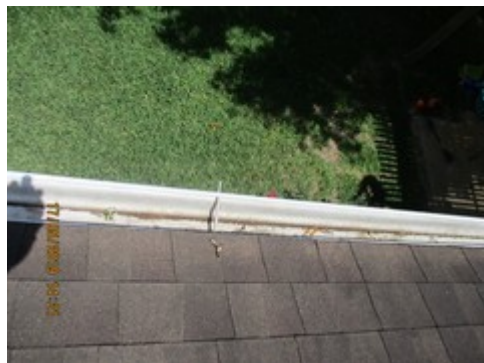


Photo 6



Photo 7

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I NI NP D



Photo 8



Photo 9



Photo 10

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt

Viewed From: Roof surface

Comments:

1. An uncovered and deteriorated piece of the roof decking was noted on the right side of the house. See Photo 11.
2. Tree limbs were found to be touching the roof surface at the front right corner of the house. See Photo 12
3. The flashing at the top edges of the roof was noted to be unpainted. See Photos 13 through 18. It is expected that flashing would be painted in order to avoid ultra-violet degradation.
4. As well, some exposed and rusted nails and unsealed seams were observed in several places on the flashing. See Photos 13 and 17 through 20.
5. Some damaged shingles were found. See Photo 21.
6. The small section of roof at the front of the house was noted to be without the sidewall flashing. See Photo 22.



Photo 11



Photo 12

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Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

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I NI NP D



Photo 19



Photo 20



Photo 21



Photo 22

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D. Roof Structures and Attics

Viewed From: Attic Interior

Approximate Average Depth of Insulation: 2-4 inches, see Photo 23

Approximate Average Thickness of Vertical Insulation: 4 inches, see Photo 24

Comments:

1. A piece of the attic framing was noted to be damaged. See Photo 25.
2. The attic ladder was found to have some missing hardware. See Photo 26.



Photo 23



Photo 24



Photo 25



Photo 26

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E. Walls (Interior & Exterior)

Comments:

1. Several brick and mortar separations were noted on the exterior walls. See Photos 27 through 35.
2. The caulk in the exterior brick wall expansion joints was found to be deteriorated and separated. See Photos 36 and 37.
3. The caulk on the trim and siding was observed to be deteriorated and separated in several places. See Photos 38 through 50.
4. Openings were noted above the beams at the front of the garage. See Photos 51 and 52.
5. The trim and siding were found to be damaged in a several places. See Photos 53 through 65.
6. The tile was observed to be cracked near the shower head in the master bathroom shower. See Photo 66.



Photo 27



Photo 28



Photo 29



Photo 30

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Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

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Photo 37



Photo 38



Photo 39



Photo 40

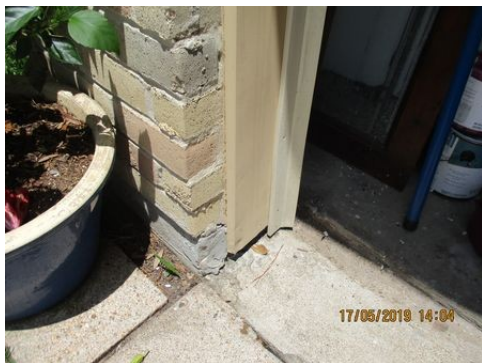


Photo 41

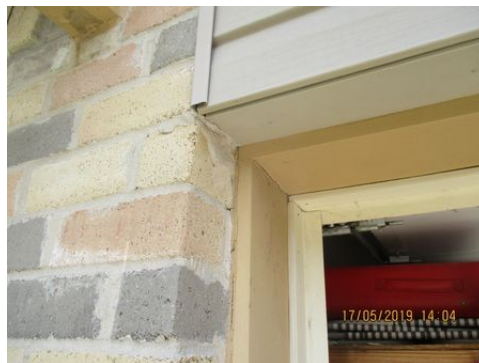


Photo 42

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Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

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I	NI	NP	D
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Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

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

I	NI	NP	D
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Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60

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

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Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66

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F. Ceilings & Floors

Comments:

1. Some cracks were noted in the garage floor concrete.
2. Repairs were observed to the garage ceiling drywall.
3. As well, a ceiling drywall repair was observed in the kitchen.

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G. Doors (Interior & Exterior)

Comments:

1. The front and back doors were found to have a piece of unpainted wood underneath. See Photo 67.
2. A garage entry door is expected to be 1-3/8 inches thick and to be self-closing. This garage entry door was noted to be less than the expected thickness and to not be self-closing. See Photo 68.
3. As well, the door handle for this door was observed to be loose. See Photo 69.
4. The closet by the front door was found to rub the frame.
5. The back right bedroom closet door was noted to not latch.
6. The master bedroom shower door was observed to have a loose handle.
7. The laundry doors were found to be misaligned and rub together when they were shut. See Photo 70.



Photo 67

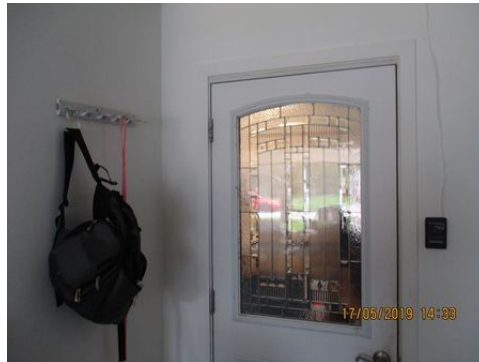


Photo 68



Photo 69



Photo 70

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

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H. Windows

Comments:

1. Some of the windows were noted to have deteriorated window seals. See Photos 71 through 74.
2. The caulk around some of the windows was observed to be deteriorated. See Photos 75 and 76.
3. Some of the windows were found to be without window screens.
4. The window screens at the back left window were noted to have bent frames. See Photos 77 and 78.
5. Windows that are less than 18 inches off of the floor are expected to be made of safety glass. Some of the windows in the house were noted to be less than 18 inches off of the floor but to not be made of safety glass or labeled as such.



Photo 71



Photo 72



Photo 73



Photo 74

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I NI NP D



Photo 75



Photo 76



Photo 77



Photo 78

I. Stairways (Interior & Exterior)

Comments:

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J. Fireplace/Chimney

Comments:

1. The chimney flashing was noted to be rusted. See Photos 79 and 80.
2. The chimney screen was found to be damaged. See Photo 81.
3. Brick and mortar separations were observed above the fireplace. See Photos 82 and 83.
4. The fireplace front cover was noted to not be secured in place properly.
5. It is recommended to have the fireplace cleaned and serviced before use.



Photo 79



Photo 80

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

I NI NP D



Photo 81



Photo 82



Photo 83



Photo 84

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

I NI NP D

K. Porches, Balconies, Decks, and Carports

Comments:

1. The front and back patios were noted to have cracks in the concrete. See Photos 85 through 88.
2. The back patio cover was found to move when pushed. It is recommended to have the cover further evaluated for the possible addition of bracing.



Photo 85



Photo 86



Photo 87

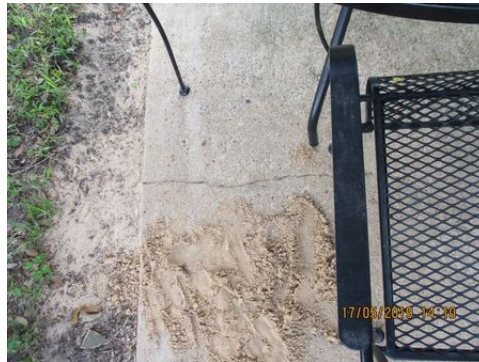


Photo 88

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I NI NP D

II. ELECTRICAL SYSTEMS

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An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection.

If a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals.

Please read the purpose, limitations and inspector / client responsibilities at the beginning of this report.

A. Service Entrance and Panels

Comments:

1. The 150 amp panel was observed to be Brand Bryant and was found to be located at the back left of the house. See Photo 89.
2. The panel was noted to not be labeled completely. See Photo 90.
3. Some replacement breakers of a different brand than the panel were observed in the panel. This could be a safety hazard.
4. Due to the age, it is recommended to have the panel further evaluated for replacement.



Photo 89



Photo 90

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

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Non metallic sheathed cable (Romex)

Comments:

1. The exterior light fixture at the front right of the garage was found to not be secured to the eave properly. See Photo 91.
2. As well, pests were noted to have a nest built in one of the fixtures. See Photo 92.
3. The exterior light fixture at the front left of the garage was observed to have a cover that had fallen off. See Photos 93 and 94.
4. Ground Fault Circuit Interrupter (GFCI) receptacles were noted to be missing or not labeled in several locations. GFCI receptacles should be in all wet and exterior locations. See Photos 95 through 98.
5. As well, the receptacle at the front of the house was found to not be secured to the wall properly. See Photo 96.
6. The wiring at the back patio cover was observed to be run outside of a conduit. See Photos 99 through 101.
7. A rusted conduit was noted at the back right corner of the house. See Photo 102.
8. It is expected that an exterior receptacle would be located near an exterior door. No exterior receptacle was found near the front door.
9. A light fixture at the back of the garage was observed to not be secured to the ceiling properly. See Photo 103.
10. A wire termination outside of a junction box was noted in the attic. See Photo 104.
11. An uncovered receptacles was found in the master bedroom. See Photo 105.

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Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

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

I NI NP D



Photo 97



Photo 98



Photo 99



Photo 100

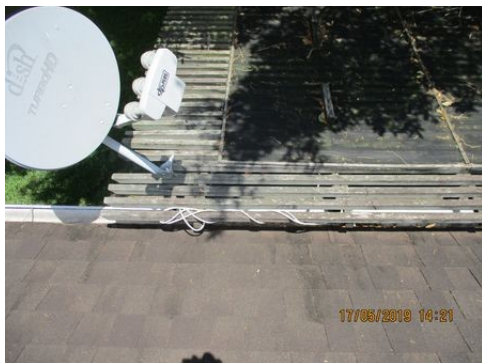


Photo 101



Photo 102

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

I NI NP D



Photo 103



Photo 104



Photo 105

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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Please read the purpose, limitations and inspector / client responsibilities at the beginning of this report.

A. Heating Equipment

Type of System: Forced air furnace

Energy Source: Electric

Comments:

B. Cooling Equipment

Type of System: Split system

Comments:

1. The exterior AC unit was observed by the serial number to have been manufactured in 2017. See Photo 106.
2. It is recommended that both the heating and cooling systems be serviced before use and annually thereafter.



Photo 106

Report Identification: _____ 526 Magnolia Bend St _____

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C. Duct System, Chases, and Vents

Comments:

1. Cool air was noted to be flowing into the attic from one of the ducts. It is recommended to have the ducts further evaluated for leaks into the attic.

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I NI NP D

IV. PLUMBING SYSTEM

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard to the right, see Photo 107

Location of main water supply valve: At the meter

Static water pressure reading: 60 p.s.i. (Acceptable Range 40 – 80 p.s.i.)

Comments:

1. The exterior hose spigots were noted to be without back flow prevention devices.
2. The exterior hose spigot pipe on the right side of the house was found to not be secured to the wall properly. See Photo 108.
3. Signs of water supply plumbing repairs were observed in the attic.
4. The shower valve for the guest bathroom shower was noted to not be functioning properly at the time of the inspection.
5. A few of the supply valves were found to be corroded. See Photos 109 and 110.
6. The sink sprayer hose was observed to not return on its own. See Photo 111.



Photo 107

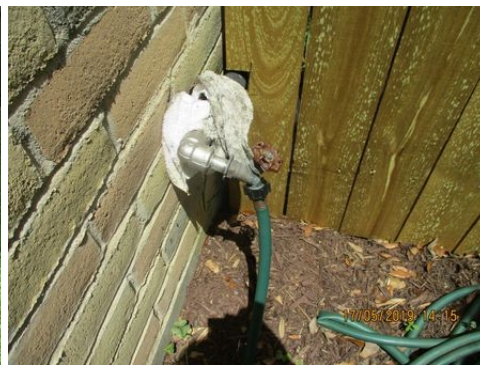


Photo 108

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

I NI NP D



Photo 109



Photo 110



Photo 111

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I NI NP D

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Source: Electric

Capacity: 55 gallons

Comments:

1. The water heater was found by the serial number to have been manufactured in 2012. See Photo 112.

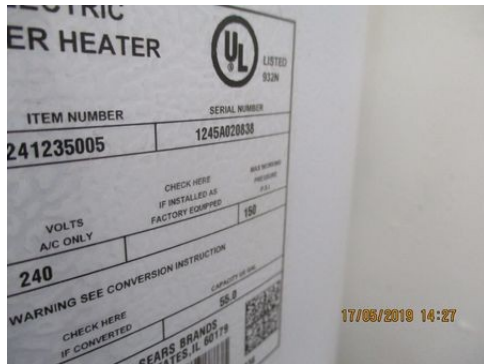


Photo 112

D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

V. APPLIANCES

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A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

1. The oven anti-tip device was found to not be installed. This could be a safety hazard.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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G. Garage Doors and Operators

Comments:

1. Garage doors with automatic openers are expected to have locks that have been disabled. This garage door was noted to have a lock that had not been disabled. See Photo 113.



Photo 113

H. Dryer Exhaust Systems

Comments:

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

I NI NP D

I. Other

Comments:

1. An unused water softener system was noted on the right side of the house. See Photo 114. It is recommended to discuss the reason for this system with the current home owner.



Photo 114

Report Identification: 526 Magnolia Bend St

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

I NI NP D

VI. OPTIONAL SYSTEMS

This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection.

If a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals.

Please read the purpose, limitations and inspector / client responsibilities at the beginning of this report.

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

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

I	NI	NP	D
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C. Outbuildings

Comments: Detached Shed, see Photo 115

1. The trim and siding were found to be damaged and separated. See Photos 116 through 118.
2. The door was noted to be damaged. See Photo 119.
3. The hole for the light fixture above the door was observed to not be sealed properly. See Photo 120.
4. Ground Fault Circuit Interrupter (GFCI) receptacles were noted to be missing or not labeled in the shed. GFCI receptacles should be in all wet and exterior locations.
5. The receptacle on the outside of the shed was found to be missing the cover. See Photo 121.



Photo 115



Photo 116



Photo 117



Photo 118

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

I NI NP D



Photo 119



Photo 120



Photo 121

D. Private Water Wells

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments: