

Cornerstone Inspection Service

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118 Highland Terrace Drive
League City, Texas 77573

PROPERTY INSPECTION REPORT

Prepared For: Kristin Wells
(Name of Client)

Concerning: 118 Highland Terrace Drive, League City, TX 77573
(Address or Other Identification of Inspected Property)

By: Kenneth K Kerby, Lic #21565 01/13/2021
(Name and License Number of Inspector) (Date)

(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. 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, bathroom, 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 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 requires 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

It is understood and agreed that the Inspector is not an insurer, that the payment for the inspection is based solely on the value of the service provided by the Inspector in performing the limited visual inspection and producing written Inspection Report as described herein; that it is impracticable and extremely difficult to fix the damages, if any, which may result from a failure to perform the services undertaken, and in case of such failure to perform, the resulting loss. Inspector's liability hereunder shall be limited and fixed in an amount equal to three times the inspection fee paid. Such sum shall constitute liquidated damages, and not a penalty. The liability for liquidated damages shall be Client's sole and exclusive remedy.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

* There is various cracking in the concrete of the driveway, rear patios, etc. of the home - this cracking is fairly common but need to monitor as this could be a sign of ground movement.



* There is evidence of previous foundation repair and leveling - recommend receiving all paperwork for these previous repairs and/or having further evaluation of the foundation repairs by a qualified foundation expert.



B. Grading and Drainage

Comments:

* There are various areas around the foundation of the home that have evidence of pooling of water such as behind the garage for the home - need to grade all surrounding soil of the home to direct water away from the foundation and assure no pooling of water at the foundation to protect the foundation from further damage.

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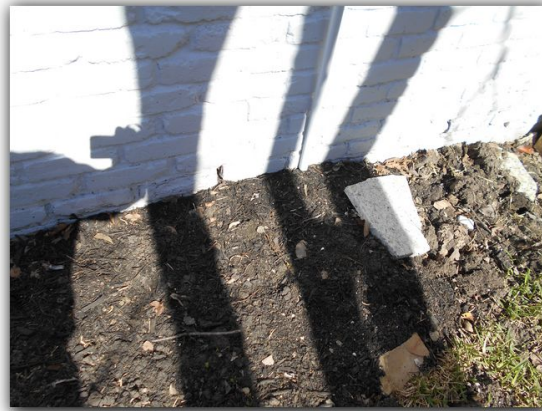
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* The landscaping at the left side and the rear of the home is too high and over the brick line of the home - need to lower this landscaping to be under the brick line of the home as this is an invitation for insects to enter the exterior walls of the home.



C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles:
Viewed From: Edge of roof on ladder
Comments:

* There are tree branches over and in contact with the upper roof surface of the home – need to trim all branches away from the roof and assure no branches are in contact with the roof surface to prevent further damage to the roof surface of the home.

D. Roof Structures and Attics

Viewed From: Attic Platform
Approximate Average Depth of Insulation: 5 inch batts
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* The upper attic of the home does not have a proper access and was not able to be fully inspected at the time of the inspection- recommend placement of proper access for the attic by a qualified technician.

* There is evidence of rodents in the attic of the home - recommend having further evaluation and possible removal of rodents by a qualified pests control technician.



* The pull down stairs for the attic access of the home are not insulated - need to place insulation board on the stairs and weather strip.

E. Walls (Interior and Exterior)

Comments:

* There is an opening in the soffit at the garage of the home - recommend further evaluation and sealing of the soffit for the home by a qualified technician to assure no further damage will occur and assure no unwanted pests will enter the attic of the home.



* The tile walls for the hall bathroom tub in the home are not sealed at the interior corners – need to seal the interior corners of the tile to protect the walls behind the tile from water damage.

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F. Ceilings and Floors

Comments:

* The flooring in the upstairs of the home has some sloping – this sloping is fairly common from settlement but need to monitor as this may be a sign of movement in the framing.

G. Doors (Interior and Exterior)

Comments:

* The top panel of the garage door for the home is damaged and the door will not open and close correctly - recommend further evaluation of the door and repair/replacement by a qualified technician.



* There are doors in the home that do not latch when closed such as the door for the hallway closet, etc. - need to adjust these doors to close and latch correctly.

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H. Windows

Comments:

* There are various windows throughout the home that have damaged or missing window screens - need to repair/replace the window screens to keep out unwanted pests when windows are open.

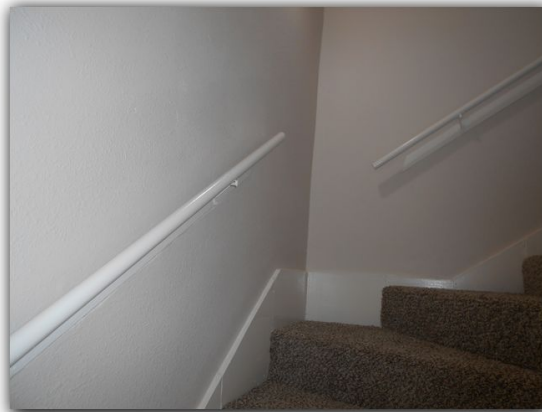
* The window located in the front living room of the home has a broken window pane - need to replace the broken pane for the window.



I. Stairways (Interior and Exterior)

Comments:

* The stairway of the home did not have a continuous handrail - need to place a continuous handrail at the stairway of the home for safety.



J. Fireplaces and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

* The main electrical panel located on the rear of the home does not have the breakers labeled – need to label the panel to assist in emergencies and when electrical repairs are needed.

* The smaller electrical panel located in the garage of the home is a federal pacific panel - federal pacific panels have been determined to be a fire hazard, recommend having further evaluation of the panel by a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

* The exterior carriage lights around the home are loose from the wall - need to secure and seal these lights to the exterior wall of the home to protect the lights and for safety.

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* There were some lights not working at the time of the inspection in the home such as the light at the top of the stairs, in the closets, etc. – need to further evaluate these lights as this could be just burned out bulbs.

* Smoke detectors are missing in various places in the home, these should be placed and regularly tested in all sleeping rooms, and outside of all sleeping rooms.

* There are various electrical receptacles throughout the home that appear not to be grounded and the GFCI receptacles in the home will not trip or protect - recommend further evaluation and repair of the electrical receptacles throughout the home by a qualified technician for safety.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: 2-Central

Energy Sources: Electric and Gas

Comments:

B. Cooling Equipment

Type of Systems: 2-Central

Comments:

Note:

** The cooling system for the home was not able to be fully tested due to the outside temperature being below 65 degrees at the time of the inspection.

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C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Right side of the driveway for the home

Location of main water supply valve: At the meter

Static water pressure reading: 54 Lbs

Comments:

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Sources: Gas and Electric

Capacity: 2-40 Gallon Tanks

Comments:

* The water heater located in the garage of the home does not have the temperature and pressure valve draining to the outside of the home - need to drain the valve to the outside of the home within 6 inches of the ground for safety.



* There appears to be not adequate combustible air vents for the gas water heater located in the closet of the home - recommend further evaluation and placement of air vent for the water heater by a qualified technician.

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Note:

** The measured hot water temperature at the kitchen sink was 111.7 degrees.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

* The food waste disposer at the kitchen sink of the home is missing the protective clamp for the power cord - need to place the clamp for the power cord to prevent damage to the disposer and the cord.

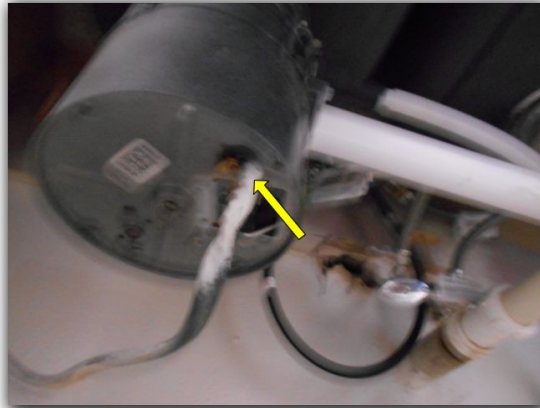
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C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

* The exhaust fan vents located in the master bathroom and the lower hall bathroom of the home do not appear to be working - recommend further evaluation and repair of the exhaust fan vents by a qualified technician.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: [Pool Construction Types](#)

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

F. Other

Comments:

Please find below a portion of the items found during the inspection, for a more complete list of the items found along with photos please review the entire report.

- * There is evidence of previous foundation repair and leveling - recommend receiving all paperwork for these previous repairs and/or having further evaluation of the foundation repairs by a qualified foundation expert.
- * There is an opening in the soffit at the garage of the home - recommend further evaluation and sealing of the soffit for the home by a qualified technician to assure no further damage will occur and assure no unwanted pests will enter the attic of the home.
- * The top panel of the garage door for the home is damaged and the door will not open and close correctly - recommend further evaluation of the door and repair/replacement by a qualified technician.
- * The smaller electrical panel located in the garage of the home is a federal pacific panel - federal pacific panels have been determined to be a fire hazard, recommend having further evaluation of the panel by a qualified electrical contractor.
- * There is evidence of rodents in the attic of the home - recommend having further evaluation and possible removal of rodents by a qualified pests control technician.
- * There appears to be not adequate combustible air vents for the gas water heater located in the closet of the home - recommend further evaluation and placement of air vent for the water heater by a qualified technician.
- * The window located in the front living room of the home has a broken window pane - need to replace the broken pane for the window.
- * The exhaust fan vents located in the master bathroom and the lower hall bathroom of the home do not appear to be working - recommend further evaluation and repair of the exhaust fan vents by a qualified technician.
- * There are various electrical receptacles throughout the home that appear not to be grounded and the GFCI receptacles in the home will not trip or protect - recommend further evaluation and repair of the electrical receptacles throughout the home by a qualified technician for safety.