PROPERTY INSPECTION REPORT BUYERS EYE HOME INSPECTION

Prepared For: XManx And Benjamin Riank Type text here

(Name of Client)

Concerning: 4413 Hatteras Drive Port Bolivar, Texas 77650

(Address or Other Identification of Inspected Property)

By: Kimble Nobles Lic. No. 6139

August 11, 2021

(Name and License Number of Inspector)

(Date

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.

Report Identification: 4413 Hatteras Drive Port Bolivar, Texas 77650

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.

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.

All references of item location are from the street facing the home.

Report Identification: 4413 Hatteras Drive Port Bolivar, Texas 77650 Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the NI=Not Inspected. inl=Inspected. NP=Not Present. **D=Deficiencies** NI ı NP Inspection Item D I. STRUCTURAL SYSTEMS X **A. Foundations** (If all crawl space areas are not inspected, provide an explanation.) Comments (An opinion on performance is mandatory) Type of foundation: Buried Wood Pilings with a Concrete Grade Cap. A TDI certificate of compliance WPI-8 was issued for the entire building 02/16/2009. After inspection of visible edges of the grade cap for cracks or the lack of, corresponding cracks or tares in the cement based siding, level or un-level floors, square and plumb doorjambs or the lack of, wall conditions, and structural condition. In this inspectors "opinion" the foundation appears to be functioning as intended for the inspection period. As a note the depth of the pilings is unknown. The concrete grade cap has several small cracks in it. These cracks are caused by the racking of the home in the wind. This is a common regular and normal occurrence.

<u>X</u>		B. Grading and Drainage
		Comments:

Appears to be functioning as intended for the inspection period. The yard appears to drain. The grounds are beach side (very little slope) with a shallow drainage ditch at the street.

R	eport Ideni	tificatio	n: 4413 Hatteras Drive	e Port Bolivar, Texas	77650
l= I	Inspected, NI N	iP D	NI=Not Inspected,	NP=Not Preser	nt, D=Deficiencies
<u>X</u>	complia The cor be a ne average It appea	s to be fince WF mposition wer cover composition are this equire p	functioning as intended of PI-8 was issued for the elements on shingle roof was insperience. There is little graphs it is shingle covering covering is aging normal	ected by walking its surfa ivel loss and no spider c last approximately 15 to lly. The method of shing	. A TDI certificate of the roof covering 02/16/2009. This appears to
<u>x</u>	inspec Today' deflect (appro inches	of struction per s standation of the ximately vertical	pect.) Comments: ture appears sound and iod. The roof structure value are requires the purlin be ne roof structure. Rafter of 12 to 14 inches of blow	e the same size as the s collars are present. The In fiberglass insulation h ng is <u>not</u> an energy refle	ng as intended for the es 2X6's as the purlin material supported rafter to prevent
<u>x</u>	good	ars to be	on. There was no sign o	d for the inspection perio	od. The interior drywall is in The exterior materials are tion settlement.

R	eport Ide	ntificat	ion: 4413 Ha	atteras Drive	Port Bolivar, T	exas 77650	
= 	Inspecte NI	-	NI=Not	Inspected, Ins	NP=Not I spection Item	Present,	D=Deficiencies
<u>X</u>	Арре	ears to b	Comments::	and Floors as intended fo	r the inspection	period.	
<u>x</u>			Comments			period. The doc	or deadbolt strike
<u>x</u>	doub bedro once	le pane oom win a year.	glass. The b dows may be The guides	as intended for edroom windo the only mear can be cleaned	ws are operation is of emergency	nal for the inspec egress. Check t a dry lubricant to	ne is equipped with tion period. The the windows at least o keep them

Re	port	ldenti	ficatio	on: 4413 Ha	tteras Drive P	ort Bolivar, Texa	s 77650	
= <u>X</u>	nspe NI	cted, NF	• D		s (Interior and	NP=Not Pre pection Item Exterior)	sent,	D=Deficiencies
	Аţ	opears	s to be			the inspection pe	riod.	
	N	X lot Pre	esent.	I. Fireplace Comments::	e/Chimney			
<u>x</u>	tr m a n	eated nateria nticipa	with a ls (wo ated.	Comments e functioning a water seale bod) are subj The wood de	as intended for as intended for er as needed to ect to age, pest ecking appears t	preserve and prol , and weather. Da to have normal we	eriod. Wooder ong their life. amage of this t eathering. Rep	
	<u>x</u>			L. Other Comments	5 :			

port lo	lentifi	catio	n: 4413 Ha	tteras Drive	Port Bolivar, Tex	xas 77650)	
nspec NI	ted, NP	D	NI=Not	i li	nspection Item	ŕ	D=Deficiencies	
a si: th	discor zing aı ere is	nect re pre a pigt	Comment I service pa located in t esent. Appe tail double	ts: anel is a Squa the garage at ears to be fun lugged to the	re "D" 200-amp pa the meter. Coppe ctioning as intende main breaker. De	r wiring, co ed for the ir ficient. The	rrect breaker and wire rspection period howeve	r
pa roo	rlors, I oms or ot all o ecepta	ibrarion area X of the cle ne	B. Brancl repair the lack of required G ext to the si	h Circuits - C ground fault circuit p FCI protectio de garage do	connected Device rotection and arc-fault protect in is in place and fu	s rooms, clo gust of 200 s and Fixto tion where require unctioning a GFCI. De	osets, hallways, or simila 08 until present. ures (Report as in need of ed.): Comments: as intended. Deficient. T ficient. Simply install a	ır
	The asistence of the by	The election a discorrisizing and there is by a bree source of the common of the commo	The electrica a disconnect sizing are prethere is a pig by a breaker. ARC-fault (AF parlors, librari rooms or area Not all of the receptacle ne	ARC-fault (AFCI) devices parlors, libraries, dens, b rooms or areas are required Greepard of the	ARC-fault (AFCI) devices for electrical parlors, libraries, dens, bedrooms, sur rooms or areas are required by the NE	ARC-fault (AFCI) devices for electrical receptacles in far parlors, libraries, dens, bedrooms, sunrooms, recreations rooms or areas are required by the NEC beginning in Autonoms of the required GFCI protection is in place and for receptacle next to the side garage door is not protected.	ARC-fault (AFCI) devices for electrical receptacles in family rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms or areas are required by the NEC beginning in August of 200. X B. Branch Circuits - Connected Devices and Fixting receptacle next to the side garage door is not protected GFCI. Devices for linspection litem.	II.ELECTRICAL SYSTEMS II.ELECTRICAL SYSTEMS A. Service Entrance and Panels Comments: The electrical service panel is a Square "D" 200-amp panel with disconnect in the panel and a disconnect located in the garage at the meter. Copper wiring, correct breaker and wire sizing are present. Appears to be functioning as intended for the inspection period however there is a pigtail double lugged to the main breaker. Deficient. The pig tail is not protected by a breaker. AFCI breakers are installed. See note below. ARC-fault (AFCI) devices for electrical receptacles in family rooms, dining rooms, living room parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas are required by the NEC beginning in August of 2008 until present.

Ground fault circuit protection is now required on all exterior receptacles, receptacles in garages, receptacles serving kitchen counter tops, and receptacles in bathrooms or that are within 6 feet of open water sources.

l=lı I	nspec NI	NP	_			pection Item	Present,		Deficiencies	
<u>x</u>	ре	elect	ric cer	A. Heating Type and Energitral heating eating unit re	ecorded 29-de	nts: ears to be funct gree differentia	tioning as ir al. <u>Heating</u>	ntended for and cooling	the inspection gequipment are	
<u>x</u>	in <u>e</u> e	spect quipm	ion pe	Type and Er 5-ton centra riod. The co unpredicta	g Equipment: Dergy Source: Commer I cooling system Dooling unit recounts Sible and should	m. Appears fu orded a 18.3-de	egree differ	ential. <u>Coo</u>	ling and heating	Q
<u>x</u>				_		•	•	This home is	s equipped with	ר

Report Identification: 4413 Hatteras Drive Port Bolivar, Texas 77650

	Report Identific	cation: 441	3 Hatteras Drive P	ort Bollvar, Texas	77650	
ļ	=Inspected, NI NP	NI= D		NP=Not Presen pection Item ING SYSTEM	t, D=Deficiencies	
<u>X</u>	□ □ <u>x</u>		r Supply System ar	nd Fixtures		
	normal. Al devices. C CPVC and	II fixtures op Deficient. S PEX pipe.	ning as intended for to perated correctly. The imply install a backflo The location of the v	e exterior faucets are ow device. The home	Water pressure appears not equipped with back flow is equipped with plastic he location of the main wateday of inspection.	
<u>X</u>	• •	Com be function	•	he inspection period. e to the sewer system	No assessment can be mad	le
<u>X</u>	An electric unit record can cause elderly are temperatur limiting val	community control cont	vater heater. Function egree temperature at the second of	air those conditions by TREC rules.) Energy Source coning as intended for a the kitchen sink. Wa th from scalds. Child ded. See the instruction water before bathing of errature and adjust wa	the inspection period. The later temperatures over 125° dren, the disabled and the on manual before setting the or showering. Temperature later heater thermostat	

Rep	ort Identific	cation: 4413 H	atteras Drive Po	ort Bolivar, Texas 776	50
I=Ir I	nspected, NI NP □ <u>X</u> Not Pres	D D. Hydro Commer	-Therapy Equipn	NP=Not Present, pection Item nent	D=Deficiencies
<u>x</u>	Appears		rasher ots: ng as intended for	PLIANCES the inspection period. The inspection period. The inspection period install a back in the inspection install a back.	The exterior faucets are not flow device.
<u>x</u>	Appears	Commen		the inspection period.	
<u>x</u>		to be functioning	ng as intended for	r the inspection period. ⁻ vent to a roof jack.	The vent hood is located in
<u>x</u>	Appears operated	to be functioning within limits.	ng as intended for The unit is not equ	ops the inspection period. ⁻ uipped with an anti-tip de when the door is down.	

Rep	Report Identification: 4413 Hatteras Drive Port Bolivar, Texas 77650								
I=Ir I <u>X</u>	nspec NI	ted, NP □	D	NI=Not Inspected, NP=Not Present, D=Deficiencies Inspection Item E. Microwave Cooking Equipment					
	Αį	opears	s to be	Comments: e functioning as intended for the inspection period.					
	N	X ot Pre	sent.	F. Trash Compactor Comments:					
<u>x</u>	-	-		G. Bathroom Exhaust Fans and/or Heaters Comments: functioning as intended for the inspection period. Vented from the microwave ternally.					
<u>x</u>	-	-		I. Garage Door Operators Comments: e functioning as intended for the inspection period. The motion and crush correctly set.					
		X ot Pres		J. Door Bell and Chimes Comments:					

Rep	Report Identification: 4413 Hatteras Drive Port Bolivar, Texas 77650									
I=Inspected, I NI NP		D	NI=Not Inspected, NP=Not Present, D=Deficiencie Inspection Item	D=Deficiencies						
<u>X</u>				K. Dryer Vents						
	Αp	pears	to be	functioning as intended for the inspection period. Vented to the side vent.						
				VI. OPTIONAL SYSTEMS						
		<u>x</u>		A. Lawn and Garden Sprinkler System Comments:						
	Ν	lot Pre	esent.							
	□ No	<u>X</u> ot Pres	sent.	B. Swimming Pools, Spas, Hot Tub, and Equipment Comments:						
		X ot Pres		C. Outbuildings Comments:						

Re	Report Identification: 4413 Hatteras Drive Port Bolivar, Texas 77650									
l=Ir I	nspec NI	ted, NI		• • • • • • • • • • • • • • • • • • • •	D=Deficiencies					
		<u>X</u>		D. Outdoor Cooking Equipment Comments:						
	N	ot Pr	esent.							
	No.	X ot Pre	esent.	E. Gas Supply System Comments:						
	N	X ot Pr	esent.	F. Private Water Wells (A coliform analysis is recommended Comments:).					
		<u>x</u>		G. Private Septic Systems						
	N	ot Pre	esent.	The subdivision has its own collection and pump system.						

Re	port Identification: 4413 Hatteras Drive Port Bolivar, Texas	77650
I=Ir I	NI=Not Inspected, NP=Not Pres NI NP D Inspection Item X	ent, D=Deficiencies
	Not Present.	
<u>x</u>	□ □ L. Other Built-in Appliances	
_	Comments: The washing machine, electric dryer, and refrigerator operat	ed within limits. Appears to be
	functioning as intended for the inspection period.	
	☐ <u>X</u> ☐ H. Security Systems	
	Not Present.	
<u>X</u>	☐ ☐ I. Fire Protection Equipment	
	Functioning as intended for the inspection period. Smoke d note below.	etection appears adequate. See
	The following should be a guide for the placement of smoke detection in the home. (Homes with little or no protection). Today's standard for new construction: Smoke alarms a and adjoining hallways and living space, being connected to up, and all activating when one activates. It is also suggest detector be installed in homes equipped with gas applied	re now required in all bed rooms behouse wiring, with battery back-sted that a carbon monoxide

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Any additional information that has been provided with this inspection report and intended to be part of the inspection report should be kept for future reference.

The inspection report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The Inspector is not responsible to exceed these Standards in any way. You may obtain a copy of the Standards of Practice from the Texas Real Estate Commission @ 800-250-8732.

Buyers Eye Home Inspection recommends that professionally trained contractors complete all repairs listed in the inspection report prior to closing. It is possible that in the process of repair, Items may be discovered that where not visible or apparent to the inspector.

If you have any problems or concerns with the Inspection Report. Please contact Buyers Eye Home Inspections @ 281-639-4318 as soon as possible.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) P.O. BOX 12188, AUSTIN, TX 78711-2188

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.

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05-06-13



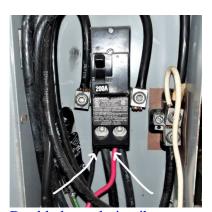
This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)



Missing screens.



No backflow device.



Double lugged pigtails.



No anti-siphon device.

TREC Form No. OP-I



Receptacle in garage no GFCI.



No anti-tip device.



Roof structure.





A/C ductwork.





Insulation.



Roof typicals.

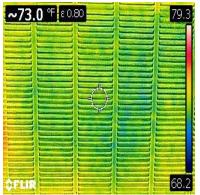




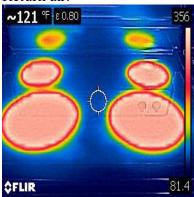
Roof typicals.







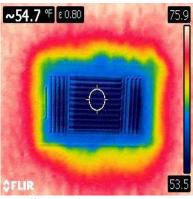
Return air.



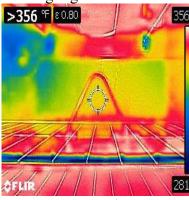
Range top.



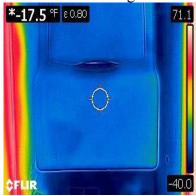
Refrigerator.



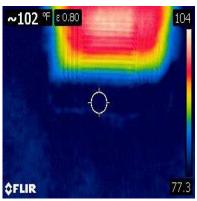
Cooling register.



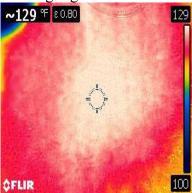
Oven set to 350 degrees.



Freezer.



Heating register.



Hot water.



South.



East.



North.



West.