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RESIDENTIAL HOME INSPECTIONS

749 Sierra Dr
Port Neches TX 77651



Inspector

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TREC #:23283/ LHI: 11190

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PROPERTY INSPECTION REPORT

Prepared For: Mrs. Renella DeLoney
(Name of Clients)

Concerning: 749 Sierra Dr, Port Neches TX 77651
(Address or Other Identification of Inspected Property)

By: Gregory Clark, Jr - TREC #:23283/ LHI: 11190 06/28/2021 8:30 am
(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. 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

In Attendance: No representative was present during the home inspection

Occupancy: Furnished, Occupied

Temperature (approximate): 79 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy, Humid, Heavy Rain

Direction of home:

Home faces Northeast.

Home Elevation:



Front of home



Left side of home



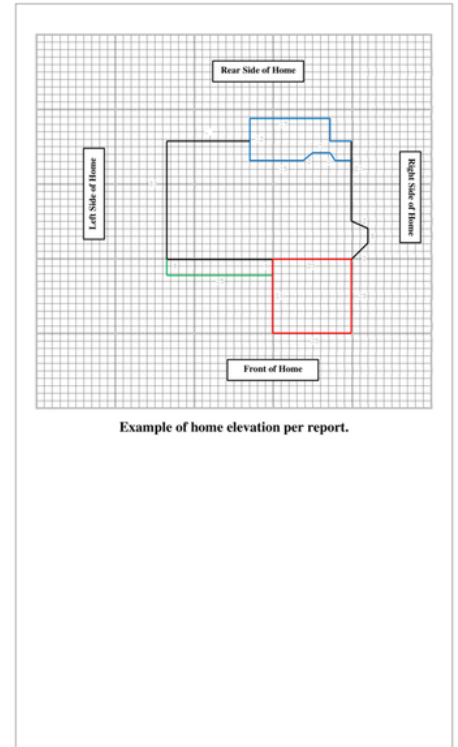
Front of home



Rear side of home



Right side of home



Fully furnished :

Homes that are occupied or staged typically present limitations to the inspection process. Furniture, belongings, appliances and floor or wall coverings can potentially cover up problems that may otherwise be detected in an empty home. A visual inspection was conducted, however the inspection was limited due to unseen areas caused by furniture.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

Inspection Method: Attic Access, Infrared, Visual

A. Foundations

Type of Foundation(s): Concrete, Slab on Grade

Comments:

At the time of the inspection the foundation appeared to be providing adequate support for the dwelling based on a limited visual observation. I did not observe any evidence of significant deflections in the foundation. There were no notable functional problems resulting from foundation movement.

B. Grading and Drainage

1: Ponding water

🔴 **Recommendation**

Ponding was observed in one or more areas. Recommend re-grading or installing a drainage system so water will not reach the foundation. Moisture at the foundation can cause foundation movement in clay soils.

Recommendation: Contact a qualified professional.



Right side of home

C. Roof Covering Materials

Types of Roof Covering: Asphalt, Hip

Viewed From: Ground, Roof



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Comments:

There were no safety or functional concerns noted to the roofing material/component at the time of this inspection.

D. Roof Structure & Attic

Material: Plywood

Type: Hip

Viewed From: Attic



Approximate depth of insulation: Unknown

Comments:

There were no visual safety or functional concerns noted at the time of this inspection.

Type of Attic Insulation: Blown in Mineral Wool

All Areas Not Accessible:

All areas of the attic were not accessible for inspection due to low headroom, and lack of attic walkways. Insulation is not disturbed or removed during the inspection.

E. Walls (Interior and Exterior)

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Material: Brick

1: Interior Cracks - Minor

🔴 Recommendation

Cracking was observed on interior wall structure. This appears to be sheetrock cracking. Most drywall cracks occur on the seams, where two pieces of drywall meet. Usually the seams are invisible due to the use of drywall mud and tape. The mud fills in the seam, and the tape covers it up. Cracks form due to stress placed on the seams. These cracks tend to occur around high-stress areas like windows, door frames, and corners. Recommend having a qualified professional evaluate and repair.

Recommendation: Recommended DIY Project



Master Bedroom closet

2: Loose brick

🔴 Recommendation

Loose brick observed on the exterior siding of the home. It is recommended to have brick reset by a mason.

See article: <https://www.familyhandyman.com/masonry/how-to-reset-a-loose-brick/>

Recommendation: Contact a qualified professional.



Front/Right of home

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3: Ant pile

🔴 Recommendation

Damage from ants vary. Mostly, they're a nuisance and they usually do cause some damage. Termites can also build tubes through any piles and enter a structure. It is recommended to have ants treated by a professional exterminator.

Recommendation: Contact a qualified professional.



Garage

F. Ceilings and Floors

1: Evidence of Water Intrusion

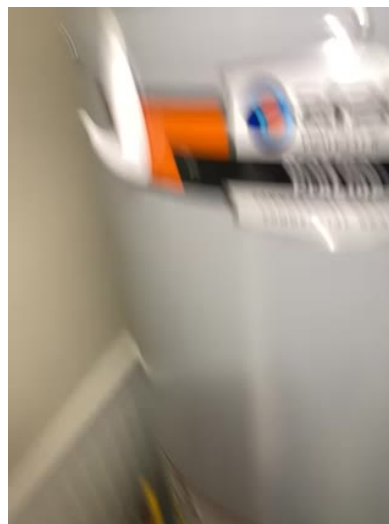
⚠️ Safety Hazard

Ceiling structure showed signs of possible water intrusion, which could lead to more damage if not remedied. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation: Contact a qualified structural engineer.



Laundry Room



G. Doors (Interior and Exterior)

Comments:

At the time of the inspection there were no noted concerns regarding the exterior doors.

1: Threshold Damage

🔴 Recommendation

The threshold to the bathroom door was loose when stepped on. Recommend repairing threshold.

Recommendation: Contact a qualified professional.

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Hallway Bathroom

H. Windows

1: Cracked or Broken pane

🔴 Recommendation

One or more windows in the home had a cracked or broken pane. Recommended to be properly repaired or replaced.

Recommendation: Contact a qualified professional.



Garage

2: Window locks broken

🔴 Recommendation

Window locks appeared to be broken. Recommend to be repaired/replaced by licensed professional.

Recommendation: Contact a qualified professional.

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Bedroom #1

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Comments:

There were no visual safety or functional concerns noted at the time of the inspection. The damper was operated and functioned properly at the time of the inspection.



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- K. Porches, Balconies, Decks, and Carports**

Comments:

There were no safety or functional concerns noted at the time of this inspection.

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Service Panel Location:



Electrical Panel Capacity: Not Visible

1: Panel Missing Labels

🔴 **Recommendation**

A Circuit Directory identifying individual electrical circuits were missing/illegible at this panel. An unsafe condition can easily exist if the homeowner turns off a breaker, believing to have killed the power on the circuit, only to find that s/he tripped the wrong breaker. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off.

Recommendation: Contact a qualified electrical contractor.

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2: Missing Circuit Breakers

🔴 Recommendation

Circuit breakers missing in the electrical panel. It is recommended that the space for the circuit breaker be covered with a blank to close off the opening.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Non-Metallic Sheathed Cable, Copper

Outlets Tested:

All exposed outlets were tested and functioned properly.

1: Smoke Detectors Missing

⚠️ Safety Hazard

During the time of the home inspection, there was an insufficient amount of smoke detectors observed in the home. This is a safety issue.

Recommendation: Contact a qualified professional.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Brand: Rheem



Energy Source: Gas

Type of System: Gas-Fired Heat, Forced Air

Comments:

The unit was manufactured in 2009.

The unit was 4 tons.



Outside temperature above 70 degrees. :

Heating equipment not operated due to outside temperature being above 70 degrees.

B. Cooling Equipment

Brand: Ruud



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Type of System: Electric, Central Air Conditioner

Unit Tonnage:
The unit was 3.5 tons.

Thermostat:
Thermostat located in the hallway.



1: Near end of service life

➔ Recommendation

Based on the serial number of the condenser/outdoor unit, it appeared the unit was manufactured in 2008. The unit was functioning properly at the time of the home inspection. A typical life expectancy is about 13 years. It is recommended to have the HVAC technician further evaluate.

<https://acmanhouston.com/what-is-the-life-expectancy-of-my-hvac>

Recommendation: Contact a qualified HVAC professional.

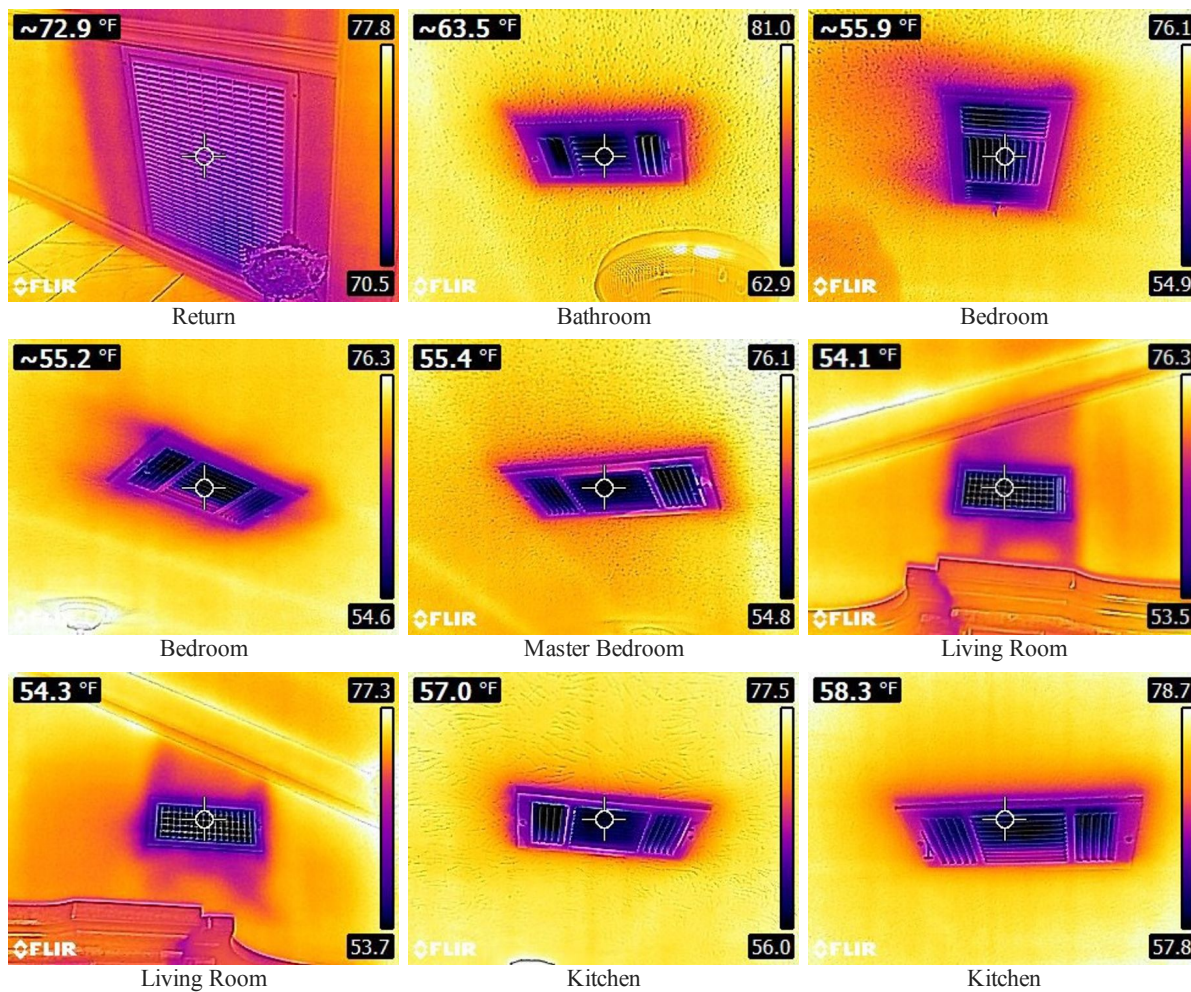
C. Duct System, Chases, and Vents

Comments:

Temperature was checked at each supply register and return register in the home. The temperatures were within the normal range allowed.

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1: Duct Damaged

➔ Recommendation

Air supply ducts were damaged and should be repaired or replaced by a qualified HVAC contractor.

Recommendation: Contact a qualified HVAC professional.



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I NI NP D

IV. PLUMBING SYSTEMS

Location of Main Water Supply Valve : Main Level -

The main shutoff valve allows a full flow of water through the pipe when it's open. Turning off this valve (by turning it clockwise) cuts off the water supply to the entire house

Location of Water Meter: Exterior



Static Water Pressure Reading: 45

A. Plumbing Supply, Distribution Systems, and Fixtures

Water Supply: Public

Material - Water Service Piping: PVC -

The pipe from the water main or other source of potable water supply, or from the meter when the meter is at the public right of way, to the water distribution system of the building served.

The water service pipe moves the water from the source to the dwelling. It is typically underground.

Comments:

Hose bibs located on the exterior of the home were missing anti-siphon devices.

Plumbing Water Distribution Inside Home: Copper -

A pipe within the structure or on the premises that conveys water from the water service pipe, or from the meter when the meter when the meter is at the structure, to the point of utilization.

B. Drains, Wastes, & Vents

Drain Size: 1 1/2"

Material: PVC -

The pipes that drain the sinks, tubs and toilets are the wastewater piping.

Comments:

There were no safety or functional concerns noted at the time of this inspection.

C. Water Heating Equipment

Manufacturer: State

Power Source: Gas

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I NI NP D



Capacity: 50 Gallons

Location: Washer/Dryer Area

Comment:

There were no safety or functional concerns at the time of the inspection. The water heater was manufactured in 2018.

D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.



B. Food Waste Disposers

Comments:

No problems noted. The food waste disposal was operated and functioned properly.

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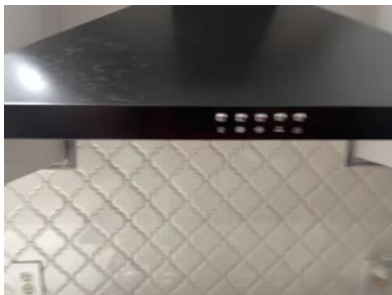


C. Range Hood and Exhaust Systems
Exhaust Hood Type: Vented



Comments:

In this inspector's opinion, the range exhaust fan performed as intended at the time of inspection.



D. Ranges, Cooktops, and Ovens
Range/Oven Energy Source: Gas
Range/Oven Brand: GE

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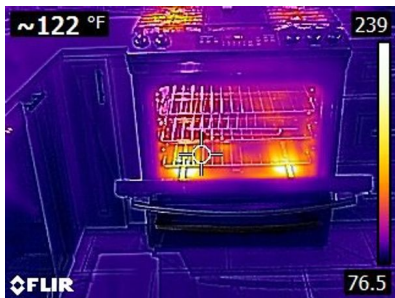
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Cooktop- No Problems:
The cooktop was operated and functioned normally.



Oven- No Problems:
The oven was operated in a normal mode and functioned properly.



E. Microwave Ovens

Comments:

In this inspector's opinion, the microwave performed as intended at the time of inspection.



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F. Mechanical Exhaust Vents and Bathroom Heaters

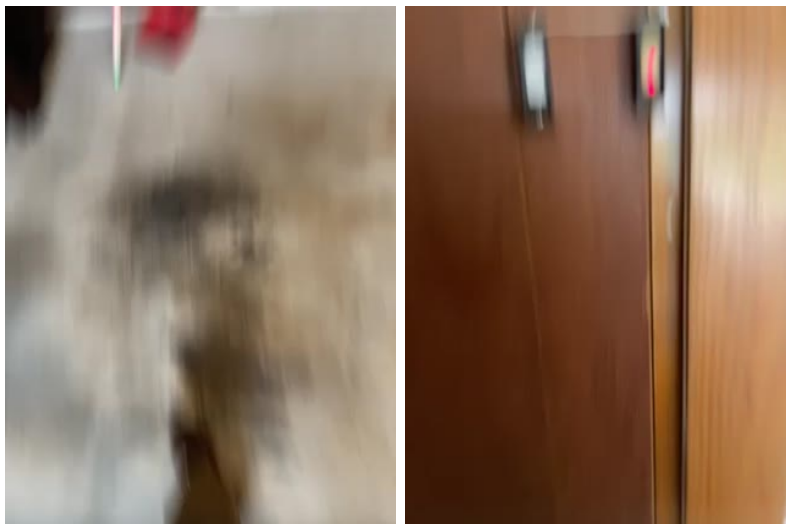
Comments:

In this inspector's opinion, the mechanical exhaust fans located in the bathrooms performed as intended at the time of inspection. Could not verify if the exhaust fans exit to the exterior.

G. Garage Door Operators

Comments:

The manual lock feature on the garage doors should be disabled when using a garage door opener. The auto reverse safety feature was tested and performed properly at the time of the inspection.



H. Dryer Exhaust Systems

Comments:

In this inspectors opinion, the dryer exhaust vent appeared to be functioning properly.



Maintenance Tip:

Click link to learn how to clean your dryer vent:

[How to clean your dryer vent](#)

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

C. Outbuildings

Comments:

There were no safety or functional concerns observed at the time of the inspection.

