



JMark Inspections, Inc.

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This Professional Inspection Report Has Been Prepared Exclusively For:

John McGinnis

1067 Lakemont Bend Lane Magnolia TX 77362

Inspector: Josh Arnaud TREC#10585/Mark Jackson TREC#10586



PROPERTY INSPECTION REPORT FORM

John Mcginnis (832) 882-2822 jmcginnis@basiceg.com <i>Name of Client</i>	Jan 31, 2025 <i>Date of Inspection</i>
1067 Lakemont Bend Lane, Magnolia, TX 77362 <i>Address of Inspected Property</i>	
Josh Arnaud/Mark Jackson <i>Name of Inspector</i>	10585/10586 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

For directional purposes through the report, the front of the home faces west. Due to the owner's belongings, not all areas were accessible/visible at the time of inspection.

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of

the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Property inspected was: Occupied
Real Estate Office: Realty ONE Group Iconic

Parties present at inspection: Buyer / Seller
Selling Agent: Matt Clegg

Weather Condition at Time of Inspection

Weather Condition during inspection: Clear

Outside temperature at Arrival: 64°
Cost of inspection services: \$500.00
Complaint Form 203-6-17_3.pdf

Outside temperature at Departure: 68°
paid at: Inspection
Consumer Notice

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify JMark Inspections, Inc. in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to JMark Inspections, Inc. for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Josh Arnaud TREC#10585/Mark Jackson TREC#10586

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab

Comments:

(If all crawl space areas are not inspected, provide an explanation.)

Crawl Space inspected from:

Performance Opinion:

- At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
- Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Additional Notes: East side of the foundation was not visible for inspection, due to added concrete patio.

B. Grading and Drainage

Comments: Grading & Drainage is written as deficient due to;



Additional Notes:

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material/Metal

Viewed From: From ground/binoculars

Comments: Roof covering materials are written as deficient due to;

1. The void at the flashing joint above the garage door opening needs to be sealed to prevent possible water penetration.



Item#1

Note: This inspection does not warrant against future roof leaks.

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

I	NI	NP	D
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Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

D. Roof Structure and Attics

Viewed From: Walked deck or safe area
Comments:

Additional Notes:

E. Walls (Interior and Exterior)

Comments: Walls are written as deficient due to;

1. There is a void in the caulk around the exterior coach light at the north side of the front door entrance. This is an area of possible water penetration.
2. The HVAC shutoffs on the north exterior wall need to be fully sealed on the tops and sides to prevent possible water penetration.
3. The generator box on the north exterior wall needs to be sealed on the top and sides to prevent possible water penetration.
4. There is a void in the mortar on the south exterior wall, just above the breakfast room windows. Should seal void to prevent possible water penetration and/or pest intrusion.



Item#1



Item#2



Item#3(sample area)



Item#3(sample area)



Item#4

Additional Notes:

F. Ceilings and Floors

Comments:

Additional Notes:

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

I	NI	NP	D
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 G. Doors (Interior and Exterior)
Comments:

Additional Notes:

 H. Windows

Comments: Windows are written as deficient due to;

1. The southeast garage window's left latch does not engage as intended.
2. The windows with the wood shutters installed, will not allow the "fold in" option, due to the trim blocking. The "fold in" option allow for cleaning glass from the interior of the home.



Item#1

Additional Notes:

 I. Stairways (Interior and Exterior)
Comments:

 J. Fireplace and Chimneys

Comments: Fireplace and chimney are written as deficient due to;

1. Unable to light the fireplace at time of inspection. The homeowner also tried to light and was having trouble as well.

Type of fireplace Metal Insert Fuel Source: Gas

Additional Notes:

 K. Porches, Balconies, Decks, and Carports

Comments:

Note: Structural load capabilities were not inspected

Additional Notes:

 L. Other

Comments:

Additional Notes:

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel location: North Interior Garage Wall

Grounding Electrode present: Yes

Note: All systems in the house could not be verified for bonding.

- Due to defects observed, recommend service and complete system check by licensed electrician
- Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Additional Notes:

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Branch circuits, connected devices, and fixtures are written as deficient due to;

1. *The breakfast room outlets are not properly GFCI protected (although labeled as GFCI Protected). They did not trip when tested.*

Receptacle Type: 2 prong 3 prong aluminum wiring observed

Additional Notes: Recommend licensed electrician to further evaluate.

C. Other

Comments:

Additional Notes:

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I	NI	NP	D
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III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment (2 Units)

Energy Sources: Gas

Comments:

- Heat pumps were not inspected since outside temperature is above 70°F
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.
Normal Δ range 30° - 50°

Unit 1:

- High/low differential (Temperature differential should fall between 30°F & 50°F for proper heating)

Additional Notes:

Due to defects observed, recommend service by qualified H.V.A.C Service Company
 Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

B. Cooling Equipment (2 Units)

Comments: Cooling equipment is written as deficient due to;

1. There is insulation in the safety pans of the both units in the attic areas. The insulation should be removed to prevent the drain line from being clogged, if water were to be introduced.



Item#1(unit accessed by attic stairs)

Item#1(unit accessed by walk thru door in guest bedroom closet)

- Heat pumps are operated in one mode only
- Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

Normal Δ range 15° - 22°

Unit 1:

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Additional Notes:

Due to defects observed, recommend service by qualified H.V.A.C Service Company
 Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

C. Duct Systems, Chases and Vents

Comments: Duct systems, chases and vents are written as deficient due to;

1. There are a couple of ducts touching in the attic area accessed by the attic stairs. The ducts should be separated...ie..batt insulation. The separation will help prevent possible moisture build up on the touching ducts.

I=Inspected

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I	NI	NP	D
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Item#1(sample area)



Item#1(sample area)

Additional Notes:

D. Other

Comments:

Additional Notes:

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I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: North Interior Garage Wall

Static water pressure reading: 70 psi

Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Additional Notes:

B. Drain, Wastes and Vents

Comments: Drain, wastes and vents are written as deficient due to;

- 1. There is a plumbing vent stack at the roof covering that is not fully painted. The stacks should be fully painted for proper UV protection.



Item#1

Additional Notes:

C. Water Heating Equipment (2 Units)

Energy Source: Gas

Capacity:40 Gallons

Comments:

(Refer to OP-I form)

Unit 1:

Location: Attic area accessed through bedroom closet walk-thru door.

Safety Pan and Drain Installed: Yes

Additional Notes:

D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition: GFCI Reset Location:

Underside of tub readily accessible:

Additional Notes:

E. Gas Distribution System and Gas Appliances

Location of gas meter: Side yard

Comments:

Additional Notes:

F. Other

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I	NI	NP	D
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Comments:

Additional Notes:

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V. APPLIANCES

A. Dishwashers

Comments:

Additional Notes:

B. Food Waste Disposers

Comments:

Additional Notes:

C. Range Hood and Exhaust Systems

Comments:

Additional Notes:

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range/Cooktop: Gas

Type of Oven: Electric

Gas Shut Off Valve: Available

Branch Line: Flex

Thermostat set at 350°F Achieved: Oven 1 358°F

Oven 2 354°F

High/low differential

Additional Notes:

E. Microwave Ovens

Comments:

Additional Notes:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Mechanical exhaust vents are written as deficient due to;

1. The exhaust vent of the north exterior wall is missing its flapper cover. The flapper helps with pest intrusion.



Item#1

Additional Notes:

G. Garage Door Operators

Comments:

Auto reverse block test acceptable: Yes

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Electric eye reverse test acceptable: Yes

Additional Notes:

H. Dryer Exhaust Systems

Comments:

Additional Notes:

I. Other

Comments:

Additional Notes:

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I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems (6 Zones)

Comments: Landscape Irrigation system is written as deficient due to;

- 1. Zone 3 – Head near the south retaining wall, in the front yard, does not come up high enough in the grass. This does not all for proper coverage as intended.



Item#1



Item#1

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

C. Outbuildings

Comments:

- Improper sensor height (more than six inches above garage floor)

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

Comments:

E. Private Sewage Disposal Systems

Comments:

F. Other Built-in Appliances

Comments:

G. Other:

Comments: