

Report Date: 12/2/2024

Property: 20410 Jarratt Square, Humble TX 77338

Type: Single Family Residential

APN: 1056330000014

## 20410 Jarratt Square, Humble TX 77338

### Single Family Residential



🗎 Year Bı	ilt 1973 (51 years)	Bedrooms	4	Status	Active
	1,889 sq ft	<b> Bathrooms</b>	2	Structures	1
♦ Lot Size	e 0.2 acres		Detached Garage	Basement	No
d Stories	1 Story	Parking Spaces	-	含 Attic	No

## **PropertyLens Insights**

We've put this property under the PropertyLens, here's what we found!



### BuyerLens

Before buying this property, consider asking the seller or listing agent these questions

#### Key Findings & Questions To Ask

- We found a potential hurricane event for this property on August 25, 2017. The damage from this event may have severely affected the property. See the damaging events timeline for more details.
  - It appears this property may have been in a hurricane. Please confirm with the seller.
  - · Was there any damage from the hurricane? Was it from wind, flood, storm surge, or a combination of events? Has the damage been fully repaired?
  - If there was water damage, what was the extent? Has the property been tested for mold?
  - Does the property have storm shutters?
  - Has any mitigation work been done to prevent future hurricane damage?
- We found 3 potential wind events for this property from April 9, 2024 to July 8, 2024. See the damaging events timeline for more details.
  - It appears this property may have been in 3 high wind events.
  - Was there any damage from a wind event? Has the damage been fully repaired?
  - Are there any signs of cracked glass, damaged siding, or missing roof shingles?
- This property has a high risk of experiencing termite infestation issues. Consider having a termite inspection performed.
  - Has this house had a termite inspection? Has this house had termite issues in the past?
  - Is there any visible termite damage?
- The roof of this property appears to be in good condition. The roof is made of shingles and at an estimated 7 years old it has 11 years left of its' 18 year lifespan. The estimated cost to replace this roof is between \$11,806.00 and \$16,056.00. Verify to ensure confidence.
  - What if anything has been done to preserve the roof?
  - · Have there been any issues with missing shingles?
  - Has there been any issue with water leaks through the roof?
  - Does the roof have gutter guards and proper drains that run away from the foundation?
  - Have the gutters and downspouts been repaired or replaced?
  - Be sure to include a roof inspection for this property.
  - Does the roof have a warranty? Is that warranty transferable?
  - We found this roof to be in good shape. Make sure to ask the seller how old the roof is and when it was last inspected to confirm these findings.
- This property has a high risk of experiencing a direct lightning strike.
  - · Has this property been struck by lightning?
  - Does the house have a whole house surge protector on the electrical panel?
  - Does the house have a lightning rod system?
- This property has a high risk of experiencing mold issues.
  - Have there been any issues with mold?
  - Have there been any claims for mold damage?
  - Is there any unusual staining on any walls or ceilings?
  - Has a mold test recently been performed on this property?

- This property is in close proximity to an airport.
  - Spend a few minutes outside to see if noise from the nearby airport is an issue. Do the windows of the property effectively muffle the noise to your liking?
- This property is located in a FEMA 500-year flood zone.
  - Has the property experienced a flood? When did it happen? How extensive was the property damage?
  - Are there any flood protection measures in place, such as levees, flood barriers, or drainage systems?
  - If the property has a basement, does it have a functioning sump pump? When were the sump pump backup batteries last replaced?
  - Has any work been done to the property to limit the risk from future flood events?
- This property is 51 years old and the condition of the sewer line is unreported. The average lifespan of a sewer line depending on materials used is 40 to 60 years.
  - · When was the last time the sewer pipes were inspected for damage or root intrusion? Has the sewer line been replaced or lined?
- Given the age of the property (51 years old), check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years.
  - · When was the water heater last replaced?
  - When was the last time the water heater was inspected?
- Given the age of the property (51 years old), check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years.
  - · When was the furnace last replaced?
  - · When was the last time the furnace was inspected?
- This property was built before 1978 and may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).
  - Has any work been done to remediate hazardous materials or replace/upgrade older systems? If lead paint and asbestos are still present, have these materials been effectively encapsulated?
- This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.
  - What is the condition of the fireplace(s)? If the home has one or more chimneys, when were they last cleaned and inspected?
- We did not detect solar panels on the roof of this property.
  - If you're interested in taking advantage of solar power for this property, the estimated costs excluding federal, state, and local incentives is \$22,240.85 with a likely payback period of 8.61 years. Consult with a solar contractor for a more accurate quote.

When scheduling a home inspection, share these hints for your home inspector to uncover hidden issues upfront

#### What to Check...

- We found a potential hurricane event for this property on August 25, 2017. The damage from this event may have severely affected the property. See the damaging events timeline for more details.
  - Check for water damage, especially in the basement or crawlspace.
  - · Check for water damage to electrical and HVAC systems.
  - Check for wind damage to the roof and other exterior surfaces.
  - Check to make sure the roof is securely attached to the frame.
  - Note the presence of any flood or wind mitigation work.
  - · Check if repair work is up to local building codes.
  - · Consider performing a mold test.
- We found 3 potential wind events for this property from April 9, 2024 to July 8, 2024. See the damaging events timeline for more details.
  - · Check for torn or missing shingles, siding, or gutters.
  - · Check exterior appliances and outbuildings for damage.
- This property has a high risk of experiencing termite infestation issues. Consider having a termite inspection performed.
  - Check crawl spaces, basements, hardwood floors, and attics for signs of termites. Look for mud tubes, wood damage, discarded wings, exit holes, and termite droppings.
  - Check inside and outside perimeter of house, including foundation, for signs of termites.
  - · Check entry points including foundation cracks, expansion joints, and hollow block wall for termite presence.
  - · Identify standing water or moisture issues that may attract termites, such as along the foundation, on the roof or in the crawl space.
  - Identify wood/shrubbery touching the foundation.
- The roof of this property appears to be in good condition. The roof is made of shingles and at an estimated 7 years old it has 11 years left of its' 18 year lifespan. The estimated cost to replace this roof is between \$11,806.00 and \$16,056.00. Verify to ensure confidence.
  - · Inspect the roof for signs of shingles damage.
  - · Look for signs of gutter damage.
  - · Check roof downspouts for signs of damage.
  - Note whether downspouts drain water away from the foundation.
- This property has a high risk of experiencing a direct lightning strike.
  - Note the presence of a whole house surge protector on the electrical panel.
  - Note the presence of a lightning rod system on the roof.
  - · Check the electrical panel for signs of surge damage.
- This property has a high risk of experiencing mold issues.
  - · Consider performing a mold test.
  - Check for mold damage, especially in usually moist areas and crawlspaces/basement.
  - Note the presence of fresh paint in usually moist areas and basement if applicable.
  - Note the presence of failing or missing caulk around bathroom and kitchen fixtures.
- This property is in close proximity to an airport.
  - Note the presence of multi-pane windows.
- This property is located in a FEMA 500-year flood zone.
  - Check for flood damage, especially in the basement or crawlspace.
  - · Check for signs of sewage backup.
  - Note the presence of any basement pumps or exterior French drains.
  - Note the presence of any flood remediation work.
- This property is 51 years old and the condition of the sewer line is unreported. The average lifespan of a sewer line depending on materials used is 40 to 60 years.
  - Scope sewer line and note the presence of any root intrusion or damage.
- Given the age of the property (51 years old), check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years.
  - Check for signs of leaking around the water heater. Note the installation date and most recent service date.
- Given the age of the property (51 years old), check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years.
  - Verify the furnace is in working order. Note the installation date and most recent service date.
- This property was built before 1978 and may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).
  - Check for flaking and chipped paint, especially on exterior siding and trim.
  - · Note the presence and condition of any asbestos tile, pipes and pipe insulation, ceiling materials, etc.
  - Note the presence and condition of any outdated pipe materials (clavicast iron orangeburg etc.) and repairs

- Note the presence and condition of any knob and tube wiring.
- Check the electrical panel to make sure it is up to code.
- Note any uninsulated living spaces.

## This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.

- Check for cresote buildup.
- Check for proper ventilation.
- Check that the flue and damper are in working order.

#### What to Know Ahead of Time...

- We found a potential hurricane event for this property on August 25, 2017. The damage from this event may have severely affected the property. See the damaging events timeline for more details.
  - Properties in prior hurricane areas may have trouble getting insurance check with your insurance agent before purchasing the property.
- This property is located in a FEMA 500-year flood zone.
  - If you have a mortgage, this property will probably require additional flood insurance. Consult with your insurance agent for coverage options.
- This property is 51 years old.
  - Properties over 10 years old generally cost 20-35% more to insure than a new build. You may pay higher premiums for this property.
- This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.
  - The presence of a fireplace or wood-burning stoves may result in increased premiums.
- This property has an estimated replacement cost of \$448,000.00
  - Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered!

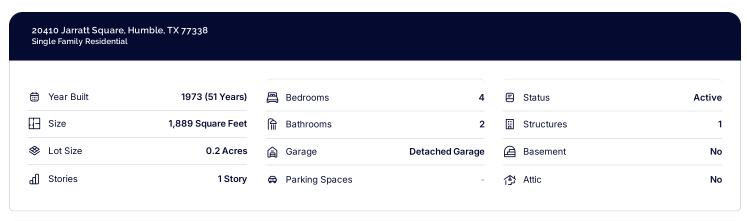
This PropertyLens Report is based only on information supplied to PropertyLens and available as of 12/02/2024 at 05;46:43 PM. Other information about this property, including problems, may not have been reported to PropertyLens. Use this report as one important tool, along with a property inspection and walk-through, to make a better decision about your next purchase.

# **Property Overview**Detailed facts, features and information for this property



## **Features & Construction**

From roof to foundation, here's detailed property features and building information



Interior		Location & Special Features	
Levels	1 Story	View	
Appliances	Gas Oven, Oven, Gas Range/cooktop, Cooktop Separate	Waterfront	Not Availabl
Fireplace	1	Water Access	Not Availabl
Fireplace Type	Wood-Burning	Distance to Coast	18.95 Mile
		Playground	N
		Sport Features	N
Exterior		Systems	
Garage & Parking	Detached Garage - Null Parking Space(s)	Heating	Electric, Centr
Perimeter Fence	Yes	Cooling	Central, Ceiling Far
Deck	-	Water	Public Water Service
Pool	No	Sewer	Public Sew
		Solar	N
		Ventilation	
Roof		Construction	
Roof Features	Composite	Primary Exterior Material	Veneer, Common Brid
Roof Footprint	2,119.54 Square Feet	Basement	N
Shape	Gable	Architectural Style	Coloni
Material	Shingle	Construction Quality	Average / Standa
Pitch	-	Construction Type	Masonry, Bric
Height	-	Physical Shape	Rectangula
Chimney	2	Slope of Site	0.87 Degree

Parcel Information		District	
1056330000014	Municipality	Humble City	
30.014569	Suburban	Any Population, Housing, or Territory Outside Urbanized Areas, Urbanized Clusters, or	
-95.271841		Cdps	
64.9 Feet	County	Harris	
	School District	Humble Independent School District	
	USDA Plant Hardiness Zone	9	
	30.014569 -95.271841	1056330000014 Municipality  30.014569 Suburban  -95.271841 County  64.9 Feet School District	

## Most Recent Listing Details Property listing information from September 7, 2023

\$260,000

\$270,341

\$229,019

\$41,322

Listing Price (Sep 07, 2023)

Assessed Value

Structure Value

Land Value

\$202,921 - \$248,014

## \$225,468

Market Value

Status	Active
Last Date Sold	June 25, 2018
Sale Price	
List Price	\$260,000
Days on Market	453
Price/Sq. Ft.	
HOA Dues	\$0

### Description

WOW!! Have you seen prices this LOW? This GORGEOUS and spacious 4-bedroom one-story home with BRAND NEW kitchen counter and BRAND NEW kitchen sink, is sitting on an oversized corner lot in a very quiet cul-de-sac. It's only 10-minutes from the airport (IAH) and minutes from southwest (59) freeway making it easy for your commute. It's close to numerous stores and a host of restaurants. The patio and backyard space is a dream for your entertainment. Please come make a point to come see it for yourself, it's a dream come true.

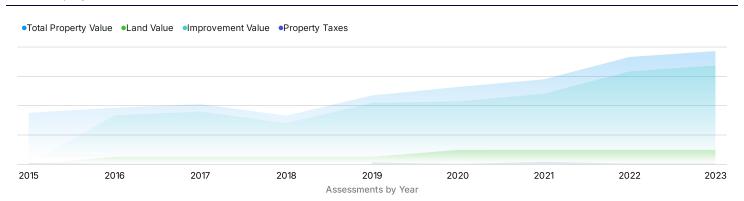
## Ownership Transaction History & Ownership Details

### Transaction History

Date	Туре	Description
Jun 25, 2018	€ Deed	Buyer Type Husband And Wife
Jun 25, 2018	<mark>污</mark> Sold	Sales Price
Jul 9, 2023	信 Listing	List Price \$260,000
Sep 7, 2023	声 Listing	List Price \$260,000

## Property Value & Tax History Historical view of property taxes and assessed property and land values

Historical Property Assessments















## **Roof Condition**

Current and historical look at what shape the roof is in



Replaced: 2017

Avg. Roof Lifespan (TX): 18 years

7 Years

Probable Roof Age

11 Years
Est. Remaining Roof Life

Shingle

Primary Roof Material

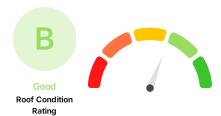
\$7,556 - \$16,057

\$16,057

Est. Roof Replacement Cost



**Current Roof Condition by Building** 



#### 3.09 out of 5

Roof Condition Score
Roof is in good condition - Minimal signs of defects. Defects are cosmetic and do not affect the function and safety of the roof.

## Medium

## Medium Risk

#### Roof Exposure Risk ③

Medium risk of damage to roof. The following factors contributed to this score: moderate risk of tornado, moderate risk of hail, moderate risk of lightning, high risk of hurricane, low risk of ice dam, low risk of roof snow load, 8 total damage events, no medium impact damage events, no high impact damage events, roof in good condition, roof not near end of lifespan

Roof Potential Issues		Roof Features	
Tree Overhang	1%	Stories	1 Story
Missing Shingles	-	Roof Area	2,119.54 Sq. Ft
Ponding	0%	Roof Material	Shingle
Debris	0%	Roof Shape	Gable
Staining	31.05%	Roof Pitch	-
Algae Staining	31.05%	Solar	No
Vent Staining	0%	Chimney(s)	2
Tarp	-	Roof Vent(s)	0
		Satellite(s)	0
		Skylight(s)	0

# Damaging Events Property damage due to weather and other disaster

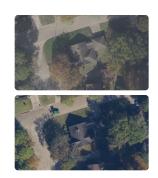


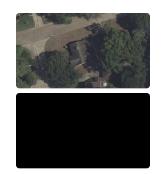
History of Damaging Events
Historical damage at this property due to fire, severe weather and other catastrophic events

Timeline of Potentially Damaging Events

April 2, 2012		Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 25% 1.25 Inches
October 26, 2013		Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 20% 1 Inches
August 25, 2017	🍀 2017 Hurricane Harvey	Cause Damage Severity Hurricane Severely Affected
May 26, 2018		Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 25% 1.25 Inches
May 3, 2019	<i>♀</i> 2019 Hail	Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 25% 1.25 Inches
April 9, 2024	② 2024 Wind	Cause Wind Speed Wind 65 Miles Per Hour
May 16, 2024	→ 2024 Wind	Cause Wind Speed Wind 65 Miles Per Hour
July 8, 2024	→ 2024 Wind	Cause Wind Speed Wind 65 Miles Per Hour
Date	Event Name	Description









# Property Updates & Repairs Many major modifications can be detected by permit history.

Last Known Modifications

Overview of known property modifications by category including permits, self-reported homeowner updates and service provider records.

Roof Electrical

**None Reported None Reported** 

Plumbing Mechanical Systems

**None Reported None Reported** 

**Building Improvement** Outdoor & Landscaping

**None Reported None Reported**  0

No permits reported for this property

Owners often make unpermitted changes which may lead to unexpected repairs and costs. Be sure to confirm all modifications with the seller before purchase.



No homeowner service records reported for this property

Property maintenance varies by owner and not all services are reported to us. Be sure to confirm

all recent maintenance with the seller before purchase.

# Property Inspections History of health, safety and major defect inspections found at this property



No prior inspections reported for this property

A home inspection is a critical part of home buying process. If you've yet to do so, request a copy of the latest inspection.

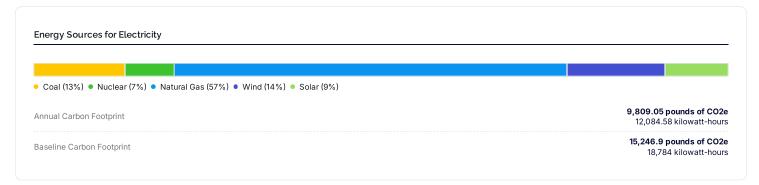
# Upkeep & Property Ownership What to expect when owning this property







Carbon Footprint
Climate impact of this property based on the building characteristics, climate characteristics and the fuel mix of the area's electricity generation



## **Risk Assessment**

A deep dive on possible property hazards, severe weather and other contaminants.

Risks At A Glance
How susceptible this property is to environmental and climate-related damage











In FEMA 100yr Digital Flood Zone ①
1% Annual Chance Flood Hazard

In FEMA 500yr Digital Flood Zone ①
0.2% Annual Chance Flood Hazard

Very High Enhanced Flood Risk (i)

Very High Catastrophic Flood Risk (i)

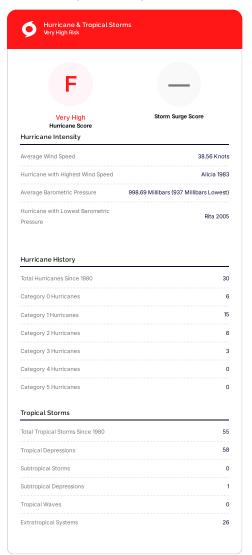


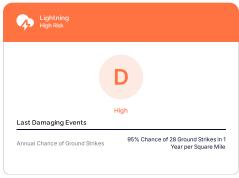
395 Feet
393 Fee
2.56 Feet
High Likelihood of Flooding (6% Chance over a Typical 30-Year Mortgage
0.2 Pct Annual Chance Flood Hazard



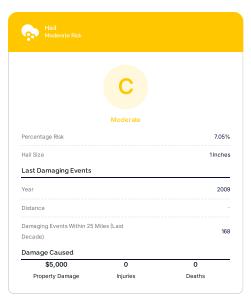
## **Extreme Weather & Disasters**

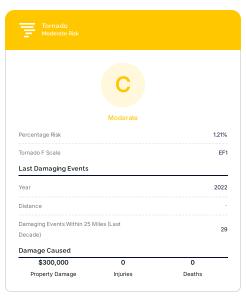
An in-depth look at the potential risk of natural disasters and weather damage at this property

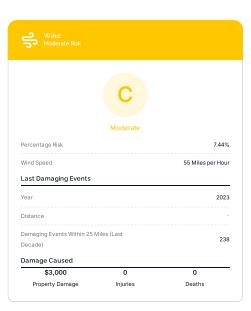


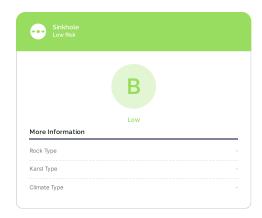


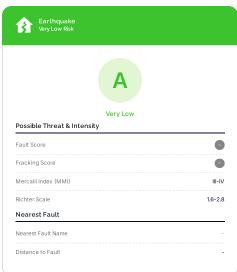






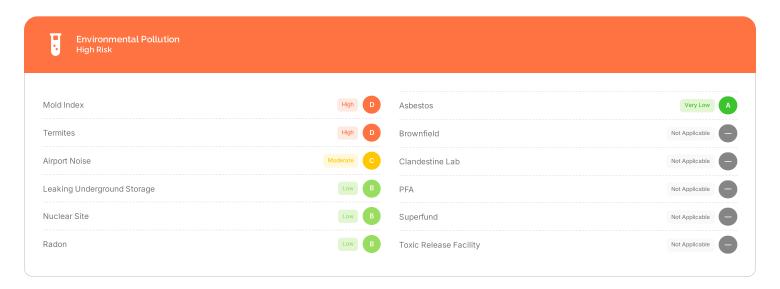












### Closest Known Contaminant Sites

Site Name	South Texas 1/.
Туре	Power Plan
Drive Distance	96.15 Mile
Reactors	
Toxic Release Facilities	
Site Name	
Туре	
Chemicals	
Known Carcinogen  Leaking Underground Storage Facilities  Location	110 1st St W, Humble, Tx, 773:
Leaking Underground Storage Facilities  Location	
Leaking Underground Storage Facilities	110 1st St W, Humble, Tx, 7733 4,859 Fe
Leaking Underground Storage Facilities  Location  Distance	
Leaking Underground Storage Facilities  Location  Distance  # of Tanks in .25 miles	
Leaking Underground Storage Facilities  Location  Distance  # of Tanks in .25 miles  # of Tanks in .5 miles  # of Tanks in 1 mile	4,859 Fe
Leaking Underground Storage Facilities  Location  Distance  # of Tanks in .25 miles  # of Tanks in .5 miles  # of Tanks in 1 mile  Superfund Sites	4,859 Fe
Leaking Underground Storage Facilities  Location  Distance  # of Tanks in .25 miles  # of Tanks in .5 miles  # of Tanks in 1 mile  Superfund Sites  Site Name	4,859 Fe
Leaking Underground Storage Facilities  Location  Distance  # of Tanks in .25 miles  # of Tanks in .5 miles	4,859 Fe

Registry #	-
Former Clandestine Drug Labs	
Location	26912 Riverview Dr, Porter, Tx 77365
Drive Distance	3.02 Miles
Date	July 27 2005

## **Insurability & Claims**

A breakdown of estimates and coverage needed to protect this property



Est. Annual Insurance Premium

Ensure you have proper coverage to replace the existing structure in the event of damage

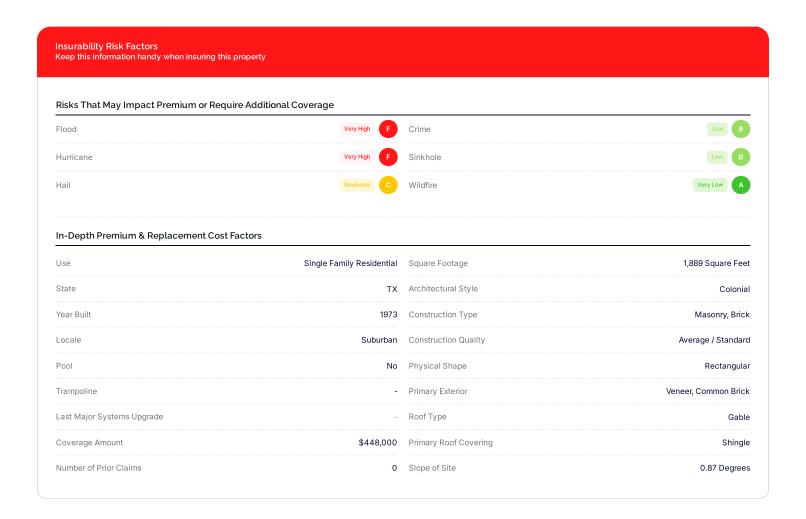
\$2,760 - \$11,632

\$2,760

\$448,000

\$237

Total Replacement Cost Replacement Cost Per Sq Ft

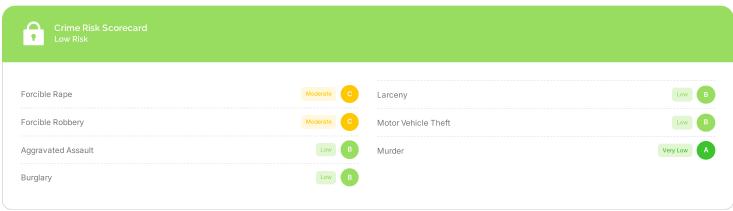


Insurance & Warranty Claims o

No claims reported for this property
Prior insurance and home warranty claims may indicate risk or damage at this property. Not all
claims are reported to PropertyLens.

**Neighborhood**Location, location. Here's how this neighborhood stacks up







Proximity to Emergency Response	
Police Stations	
Closest Police Station	Humble Police Department
Drive Distance	1.05 Miles
Police Stations Within 5 Miles	5
Hospitals	
Closest Hospital	Se Texas Er and Hospital, 19211 Mckay Blvd
Drive Distance	1.13 Miles
Туре	Special
Helipad	No
Hospitals Within 5 Miles	9

Hospitals Within 10 Miles Fire Stations	9
Closest Fire Station	Humble Fire Department Station 1
Drive Distance	1.81 Miles (6 Min)
Туре	Blended
Response Area	Humble Fire Protection Zone
Second Closest Fire Station	Humble Fire Department Station 2
Drive Distance	2.84 Miles (7 Min)
Туре	Blended
Urgent Care	
Closest Urgent Care Facility	Deerbrook Family Clinic, 9737 Farm to Market 1960 Bypass Road West
Drive Distance	0.62 Miles
Туре	Urgent Medical Care Centers and Clinics (Except Hospitals), Freestanding

# Property Timeline Look back in time with a chronological history of this property

## **Detailed History**Filter, sort or search all property records

Date v	Туре	Company	Description
September 28, 2024	Roof Condition	N/A	Roof Condition Imagery Reported
July 8, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event  Cause Wind Speed Wind 65 Miles Per Hour
May 16, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event  Cause Wind Speed Wind 65 Miles Per Hour
April 9, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event  Cause Wind Speed Wind 65 Miles Per Hour
December 11, 2023	Roof Condition	N/A	Roof Condition Imagery Reported
September 7, 2023	Transaction	N/A	Property Transaction Reported (Listing)  Listing Price \$260,000
August 4, 2023	Roof Condition	N/A	Roof Condition Imagery Reported

Date v Type Company Description



July 9, 2023

Transaction

N/A

Property Transaction Reported (Listing)

Listing Price \$260,000

February 28, 2022

Roof Condition

N/A

**Roof Condition Imagery Reported** 



March 7, 2021

**Roof Condition** 

N/A

Roof Condition Imagery Reported



January 4, 2020

Roof Condition

N/A

**Roof Condition Imagery Reported** 



December 23, 2019

Roof Condition

N/A

Roof Condition Imagery Reported



May 3, 2019

Damage Assessment

N/A

2019 Hail Caused Property Damage (Hail)

Cause **Hail** 

Damage Severity

Affected

Roof Totaled Probability 25%

y Hail Size 1.25 Inches

Date v	Туре	Company	Description
June 25, 2018	Transaction	Great American Title	Property Transaction Reported (Deed)
			Buyer Type Husband And Wife
June 25, 2018	Transaction	N/A	Property Transaction Reported (Sold)
			Sale Price Price Per Sq. Ft - N/A
May 26, 2018	Damage Assessment	N/A	2018 Hail Caused Property Damage (Hail)
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 25% 1.25 Inches
September 11, 2017	Roof Condition	N/A	Roof Damage Imagery Reported
August 25, 2017	Damage Assessment	N/A	2017 Hurricane Harvey Caused Property Damage (Hurricane)
			Cause Damage Severity Hurricane Severely Affected
January 24, 2017	Roof Condition	N/A	Roof Condition Imagery Reported
October 26, 2013	Damage Assessment	N/A	2013 Hail Caused Property Damage (Hail)
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 20% 1 Inches
April 2, 2012	Damage Assessment	N/A	2012 Hail Caused Property Damage (Hail)
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 25% 1.25 Inches