

- Report Date: 12/3/2024
- Property: 25314 Laurel Green Street, Spring TX 77373
- Type: Single Family Residential
- APN: 1161070010016

25314 Laurel Green Street, Spring TX 77373 Single Family Residential (iii) Year Built 2001 (23 years) Sold Bedrooms Status - Size 1,470 sq ft **Bathrooms** Lot Size 0.14 acres Garage Basement No **ய**ி 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 moderately 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 4 potential wind events for this property from April 28, 2020 to July 8, 2024. See the damaging events timeline for more details.
 - It appears this property may have been in 4 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 composition shingle?
- It looks as if the roof at an estimated age of 23 years old is past the end of its standard life of 18 years, with a replacement needed sooner rather than later. It looks as if this roof is made from composition shingle. The estimated cost to replace this roof is between \$9,187.00 and \$12,495.00.
 - What if anything has been done to preserve the roof?
 - · Have there been any issues with missing composition shingle?
 - 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.
- 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?
- This property is located in a FEMA 100-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 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?
- © Given the age of the property (23 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 (23 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?
- $_{\ensuremath{oldsymbol{arphi}}}$ 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 \$15,239.41 with a likely payback period of 8.63 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 moderately 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 4 potential wind events for this property from April 28, 2020 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.
- It looks as if the roof at an estimated age of 23 years old is past the end of its standard life of 18 years, with a replacement needed sooner rather than later. It looks as if this roof is made from composition shingle. The estimated cost to replace this roof is between \$9,187.00 and \$12,495.00.
 - Inspect the roof for signs of composition shingle 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 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.
- This property is located in a FEMA 100-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 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.
- Given the age of the property (23 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 (23 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.

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 moderately 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.

It looks as if the roof at an estimated age of 23 years old is past the end of its standard life of 18 years, with a replacement needed sooner rather than later. It looks as if this roof is made from composition shingle. The estimated cost to replace this roof is between \$9,187.00 and \$12,495.00.

The roof is older and should be insured for Replacement Cost instead of Actual Cash Value (ACV).

This property is located in a FEMA 100-year flood zone.

If you have a mortgage, this property will require additional flood insurance. Consult with your insurance agent for coverage options.

This property is 23 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.

C This property has an estimated replacement cost of \$296,000.00

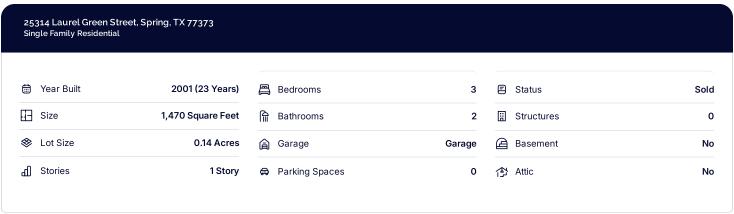
Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered

Property OverviewDetailed 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	Dishwasher, Disposal, Microwave, Washer, Gas Range/cooktop, Range, Convection Oven, Oven	Waterfront	Not Availab
Fireplace	oven, oven	Water Access	Not Availab
Fireplace Type		Distance to Coast	26.76 Mile
гперисе туре		Playground	Not Availab
		Sport Features	Not Availab
Exterior		Systems	
Garage & Parking	Garage - 0 Parking Space(s)	Heating	Electric, Centr
Perimeter Fence	Yes	Cooling	Central, Ceiling Far
Deck	-	Water	Public Water Servic
Pool	No	Sewer	Public Sew
		Solar	Not Availab
		Ventilation	
Roof		Construction	
Roof Features	Composite	Primary Exterior Material	Concrete Bloo
Roof Footprint	-	Basement	N
Shape	-	Architectural Style	Coloni
Material	Composition Shingle	Construction Quality	Average / Standar
Pitch	-	Construction Type	Framing, Woo
Height	-	Physical Shape	Rectangula

Skylight	-		
Parcel Information		District	
APN	1161070010016	Municipality	-
Latitude	30.081503	Suburban	Small Unincorporated Settlements that Are Are Locally Recognized and Identified by
Longitude	-95.386002		Name
Property Elevation	93.67 Feet	County	Harris
		School District	Spring Independent School District
		USDA Plant Hardiness Zone	9

Most Recent Listing Details Property listing information from November 24, 2023

\$254,900

\$260,228

\$216,794

\$43,434

Listing Price (Nov 24, 2023)

Assessed Value

Structure Value

Land Value

\$219,183 - \$267,890

\$243,537

Market Value

Status	Sold
Last Date Sold	January 22, 2024
Sale Price	-
List Price	\$254,900
Days on Market	59
Price/Sq. Ft.	-
HOA Dues	\$0

Description

Beautiful 3 bedroom 2 bath home that's sits on a corner lot and cul-de-sac. Inside you'll find gorgeous engineered flooring in the common areas with a spacious opened living area. The kitchen features stunning cabinetry with granite countertops and beautiful backsplash along with stainless steel appliances. Great size master bedroom which features high ceiling's and it's private ensuite and walk in closet.

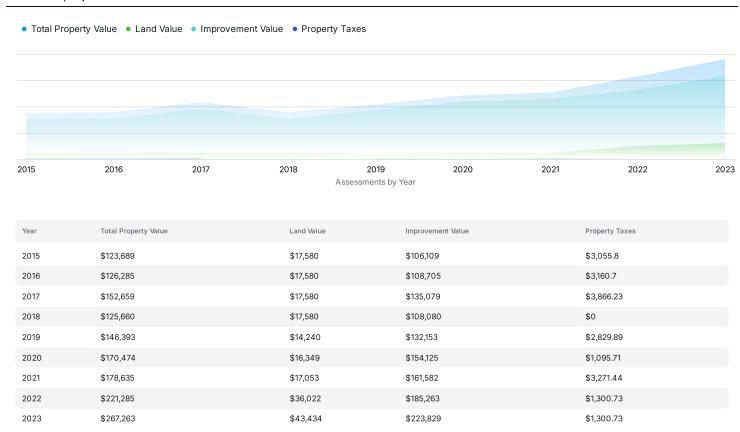
Ownership Transaction History & Ownership Details

Transaction History

Date	Туре	Description
Dec 21, 2001	⊖ Deed	Buyer Type Husband And Wife
Jun 1, 2005	€ Deed	Buyer Type Husband And Wife
May 27, 2011	⊖ Deed	Buyer Type Individual
Feb 28, 2017	E Deed	Buyer Type Husband And Wife
Oct 18, 2023	€ Deed	Buyer Type Limited Liability Company
Nov 24, 2023	龍 Listing	List Price \$254,900
Jan 22, 2024	€ Deed	Buyer Type Unmarried
Jan 22, 2024	灣 Sold	Sales Price

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: 2001 23 Years

Probable Roof Age

Avg. Roof Lifespan (TX): 18 years

-5 Years

Est. Remaining Roof Life

Composition Shingl \$12,495

Primary Roof Material

\$5,880 - \$12,495

Est. Roof Replacement Cost



Current Roof Condition by Building

Additional Building 0 Unknown Risk **Roof Condition Rating Roof Potential Issues Roof Features** Tree Overhang - Stories 1 Story Missing Shingles - Roof Area Ponding - Roof Material Composition Shingle Debris - Roof Shape Staining - Roof Pitch Algae Staining - Solar Not Available Vent Staining - Chimney(s) Tarp - Roof Vent(s) Satellite(s) Skylight(s)

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

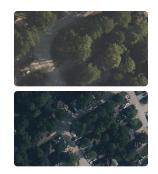
Timeline of Potentially Damaging Events

10

Date	Event Name	Description
July 8, 2024	⊰ 2024 Wind	Cause Wind Speed Wind 65 Miles Per Hour
May 16, 2024	→ 2024 Wind	Cause Wind Speed Wind 65 Miles Per Hour
May 2, 2024		Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 25% 1.25 Inches
April 9, 2024	→ 2024 Wind	Cause Wind Speed Wind 65 Miles Per Hour
April 15, 2021	<i>♀</i> 2021 Hail	Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 10% 1.25 Inches
April 28, 2020	② 2020 Wind	Cause Wind Speed Wind 65 Miles Per Hour
May 3, 2019		Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 15% 1 Inches
August 25, 2017	<page-header> 2017 Hurricane Harvey</page-header>	Cause Damage Severity Hurricane Moderately Affected
April 17, 2016		Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 10% 1 Inches
September 29, 2011		Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 10% 1 Inches









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

None Reported

None Reported

Plumbing

None Reported

Mechanical Systems

None Reported

Building Improvement

Over 23 Years Ago

September 5, 2001

Outdoor & Landscaping

None Reported

Permit Requirements & History History of major renovations, repairs and remodels

Date v	Туре	Company	Description						
October 1, 2017	Permit	N/A	Flood Recovery - Hurricane Harvey Permit Issued (Other) Permits for harris county						
			Permit # 1709090289-Dis-00	Permit ID	Issued Oct 1, 201	Expired	Status Issued	Valuation None	
September 5, 2001	Permit	N/A	Legacy - Development Application Permit Issued (Building Improvement) Residential new one family standalone structure						
			Permit # Peri	mit ID Issue Sep	d Exp 5, 2001 -	ired Stat Issu			



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



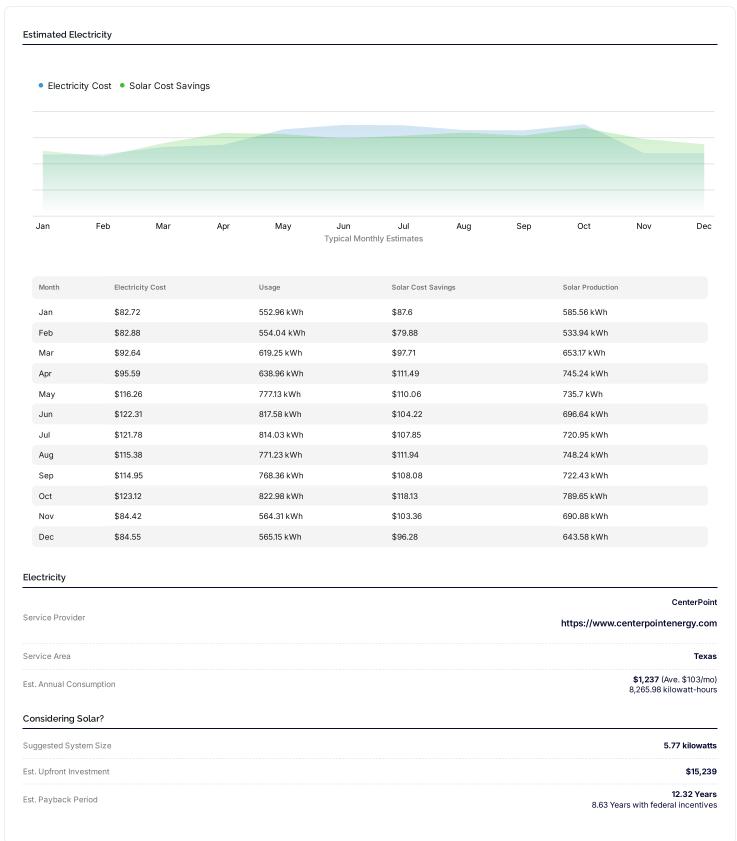
No prior inspections reported for this property

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

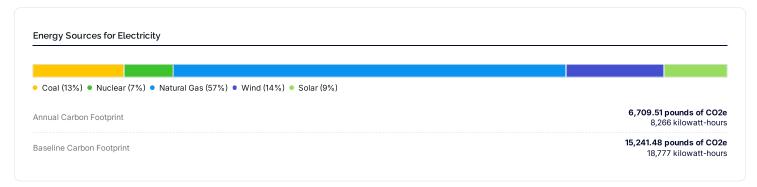
What to expect when owning this property







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 ③

Distance to Nearest 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)



In FEMA 500yr Digital Flood Zone ③



1 1000 20116

Sea Level Rise Impact

Elevation Difference to 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)

Base Flood Elevation

FEMA Flood Zone

Very High Likelihood of Flooding (26% Chance over a Typical 30-Year Mortgage)

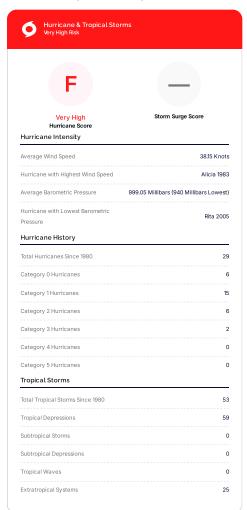
Flood Zone Subtype

0 Feet

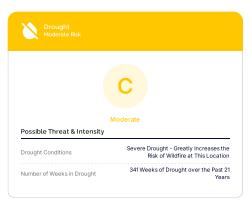


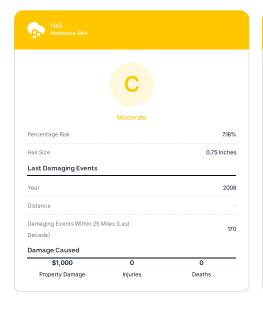
Extreme Weather & Disasters

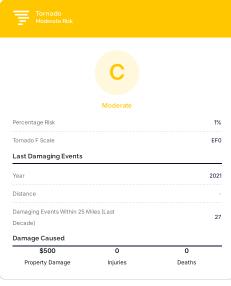
An in-depth look at the potential risk of natural disasters and weather damage at this property

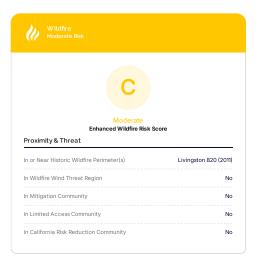


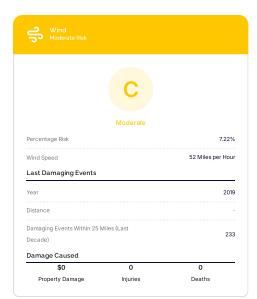


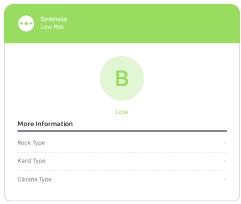


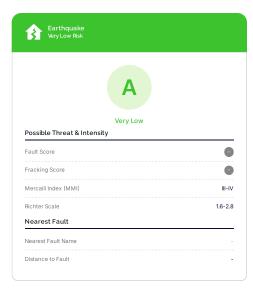


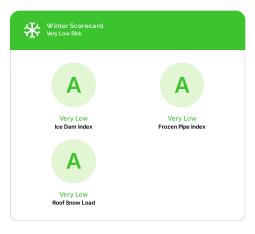


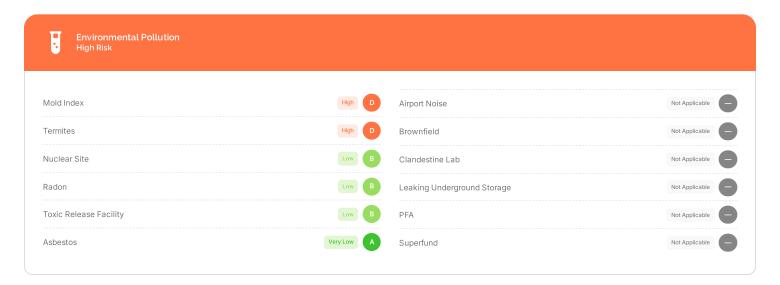












Closest Known Contaminant Sites

Site Name	South Texas 1,
Туре	Power Plan
Drive Distance	97.17 Mile
Reactors	
Toxic Release Facilities	
Site Name	Hm South Texas Concrete Lic - Spring Rm
Туре	Nonmetallic Mineral Produ
Chemicals	Mercu
Known Carcinogen	N
Leaking Underground Storage Facilities	
Location	
Location	
Location Distance # of Tanks in .25 miles	
Location Distance # of Tanks in .25 miles # of Tanks in .5 miles	
Location Distance # of Tanks in .25 miles	
Location Distance # of Tanks in .25 miles # of Tanks in .5 miles	
Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile Superfund Sites	
Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile	
Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile Superfund Sites Site Name	
Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile Superfund Sites Site Name Location	

Registry #	-
Former Clandestine Drug Labs	
Location	29010 West Pecos River Court, Spring, Tx 77386
Drive Distance	3.58 Miles
Date	November 8, 2010

Insurability & Claims

A breakdown of estimates and coverage needed to protect this property

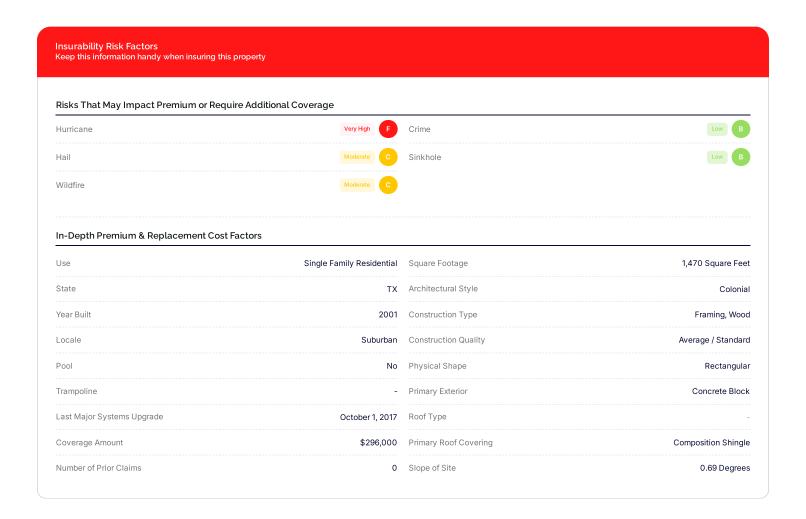


\$2,089 - \$5,704

\$2,089 Est. Annual Insurance Premium

\$296,000 **Total Replacement Cost** \$201

Replacement Cost Per Sq Ft



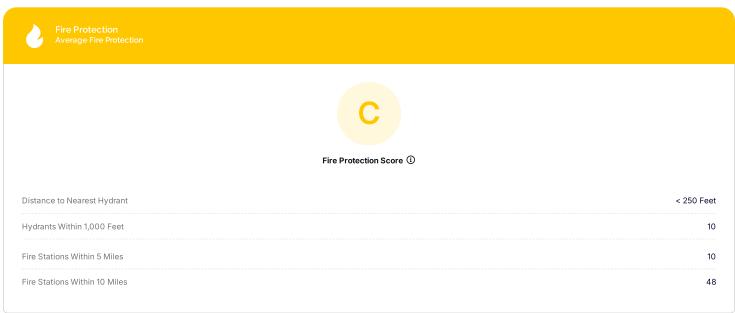
Insurance & Warranty Claims o

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.

NeighborhoodLocation, location. Here's how this neighborhood stacks up







Proximity to Emergency Response

Police Stations	
Closest Police Station	North Harris County College Police
Drive Distance	5.2 Miles
Police Stations Within 5 Miles	0
Hospitals	
Closest Hospital	Chi St Lukes Health - Springwoods Village, 2255 E Mossy Oaks Road
Drive Distance	3.82 Miles
Туре	General Acute Care
Helipad	No

Hospitals Within 10 Miles 27

Fire Stations

Туре

Closest Fire Station	Spring Fire Department Station 74
Drive Distance	3.27 Miles (7 Min)
Туре	Blended
Response Area	Harris County Fire Protection Zone
Second Closest Fire Station	Spring Fire Department Station 71
Drive Distance	3.38 Miles (8 Min)
Туре	Blended
Urgent Care	
Closest Urgent Care Facility	Westfield Urgent Care, 2010 Farm to Market 1960 Road East
Drive Distance	3.91 Miles

Urgent Medical Care Centers and Clinics (Except Hospitals), Freestanding

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

Detailed HistoryFilter, sort or search all property records

Date 🗸 Туре Company Description September 28, 2024 N/A **Roof Condition Imagery Reported** Roof Condition July 8, 2024 N/A **Potentially Damaging Wind Event** Damage Assessment Wind Speed Wind 65 Miles Per Hour May 16, 2024 N/A **Potentially Damaging Wind Event** Damage Assessment Wind Speed Cause 65 Miles Per Hour Wind May 2, 2024 Damage Assessment N/A 2024 Hail Caused Property Damage (Hail) Cause Roof Totaled Probability Hail Size Damage Severity 25% 1.25 Inches Hail Affected April 9, 2024 N/A **Potentially Damaging Wind Event** Damage Assessment Cause Wind Speed Wind 65 Miles Per Hour January 22, 2024 Capital Title Property Transaction Reported (Deed) Transaction Buyer Type Unmarried January 22, 2024 N/A Property Transaction Reported (Sold) Transaction Sale Price Price Per Sq. Ft N/A December 16, 2023 N/A **Roof Condition Imagery Reported Roof Condition**

Date v Type Company Description



November 24, 2023

Transaction

N/A

Property Transaction Reported (Listing)

Listing Price \$254,900

October 18, 2023

Transaction

Capital Title

Property Transaction Reported (Deed)

Buyer Type Limited Liability Company

August 4, 2023

Roof Condition

N/A

Roof Condition Imagery Reported



February 17, 2022

Roof Condition

N/A

Roof Condition Imagery Reported



April 15, 2021

Damage Assessment

N/A

2021 Hail Caused Property Damage (Hail)

Cause Hail Damage Severity
Affected

Roof Totaled Probability 10%

Hail Size 1.25 Inches

February 23, 2021

Roof Condition

N/A

Roof Condition Imagery Reported



Date v	Туре	Company	Description
April 28, 2020	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed
			Wind 65 Miles Per Hour
January 4, 2020	Roof Condition	N/A	Roof Condition Imagery Reported
May 3, 2019	Damage Assessment	N/A	2019 Hail Caused Property Damage (Hail)
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 15% 1 Inches
October 1, 2017	Permit	N/A	Flood Recovery - Hurricane Harvey Permit Issued (Other) Permits for harris county
			Permit # Permit ID Issued Expired Status Valuation 1709090289-Dis-001 - Oct 1, 2017 - Issued None
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 Moderately Affected
February 28, 2017	Transaction	None Available	Property Transaction Reported (Deed)
			Buyer Type Husband And Wife
January 24, 2017	Roof Condition	N/A	Roof Condition Imagery Reported

Date 🗸	Туре	Company	Description	
April 17, 2016	Damage Assessment	N/A	2016 Hail Caused Property Damage (Hail)	
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 10% 1 Inches	
September 29, 2011	Damage Assessment	N/A	2011 Hail Caused Property Damage (Hail)	
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 10% 1 Inches	
May 27, 2011	Transaction	None Available	Property Transaction Reported (Deed)	
			Buyer Type Individual	
June 1, 2005	Transaction	Chicago Title	Property Transaction Reported (Deed)	
			Buyer Type Husband And Wife	
December 21, 2001	Transaction	Commerce Land Title	Property Transaction Reported (Deed)	
			Buyer Type Husband And Wife	
September 5, 2001	Permit	N/A	Legacy - Development Application Permit Issued (Building Improvement) Residential new one family standalone structure	
			Permit # Permit ID Issued Expired Status Valuation 1-0144065-1 - Sep 5, 2001 - Issued None	

This PropertyLens Report is based only on information supplied to PropertyLens and available as of 12/03/2024 at 0147:14 AM. 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.

Report Date: 12/03/2024 **Report ID:** f1986436-d353-4fbf-a621-ed990e8cffce **Address:** 25314 Laurel Green Street, Spring, TX 77373 **APN:** 1161070010016