



RESIDENTIAL INSPECTION REPORT

4518 Sunlit Pass Loop
Humble TX 77396

Lenda Narcisse
AUGUST 6, 2019



Inspector

Chad Davis

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PROPERTY INSPECTION REPORT

Prepared For: Lenda Narcisse

(Name of Client)

Concerning: 4518 Sunlit Pass Loop, Humble TX 77396

(Address or Other Identification of Inspected Property)

By: Chad Davis - TREC #21808, TPCL #762579, MAT #1250 08/06/2019 2:00 pm

(Name and License Number of Inspector)

(Date)

Greg Bryan TREC#3608

(Name, License Number of Sponsoring Inspector)

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

Type of Building: Detached, Single Family

Access provided by:: Supra

In Attendance: Buyer Agent

Occupancy: Vacant

Weather Conditions: Cloudy

Temperature (approximate): 94 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion: Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



1: Slab: Shear Cracks

[🔧 Maintenance Item/Note](#)

Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

Recommendation: Contact a handyman or DIY project

B. Grading and Drainage

Comments:

1: Gutters & Downspouts: Missing Splash Blocks

[🔧 Maintenance Item/Note](#)

Multiple Locations

A splash block placed beneath the downspout elbow helps to disperse water away from the foundation and to prevent soil erosion. Remedy as needed.

Recommendation: Recommended DIY Project

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2: Rear exterior fountain was not functioning properly at the time of the inspection.

🔴 Recommendation

Recommendation: Contact a qualified professional.



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface, Binoculars

Roof Access was limited: Too Steep, Too high -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

1: Flashing: Unpainted Materials

🔴 Recommendation

Rear exterior

Roof materials were not painted (flashings, roof jacks). This can help extend the life of the flashing material, but also helps maintain a consistent look with other roofing materials. Remedy as needed.

Recommendation: Contact a qualified roofing professional.

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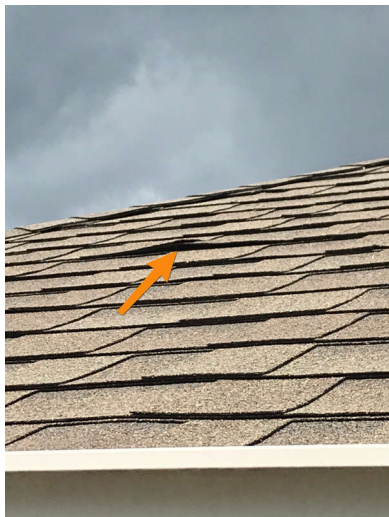


2: Nail pop was observed.

👉 Recommendation

Rear slope

Recommendation: Contact a qualified professional.



D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 12 Inches

Comments:

Attic Access Method: Pull down ladder(s)



Type of Attic/Roof Ventillation: Ridge vent, Soffit vent

Type of Insulation Material: Blown Fiberglass



Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

Radiant Barrier is present:

Note: A radiant barrier was installed on the roof decking. This may conceal possible evidence of water penetration and limit evaluation of the decking material.

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E. Walls (Interior and Exterior)

Comments:

1: Exterior: Seal Wall Fixtures

[🔧 Maintenance Item/Note](#)

All Exterior Wall Penetrations, Light Fixture(s), Trim boards - Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project



2: Exterior Masonry: Minor Brick Cracks

[🔧 Maintenance Item/Note](#)

Multiple Locations

Cosmetic hairline cracks were observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement. Monitoring is recommended.

Recommendation: Recommended DIY Project



3: Exterior Masonry: Seal Expansion Joints

🚩 Recommendation

Left exterior

Sealant in the expansion joints is missing or has deteriorated. Remedy as needed.

Recommendation: Contact a qualified masonry professional.



4: Exterior: Trim missing, loose, or damaged

🚩 Recommendation

Rear exterior

Sections of exterior trim were either missing, loose, or damaged. Remedy as needed.

Recommendation: Contact a qualified professional.



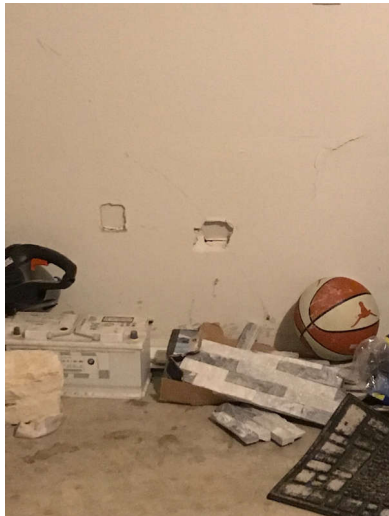
5: Interior: Damaged Drywall (or other wall covering)

🚫 Recommendation

Garage

Damaged Drywall (or other wall covering) was observed. Remedy as needed to prevent pest intrusion and energy loss.

Recommendation: Contact a qualified professional.



6: Interior: Evidence of Previous Moisture Contact

🚫 Recommendation

Near the bottom corner of multiple windows

Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the injection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



7: Loose siding was observed at rear exterior

🔴 Recommendation

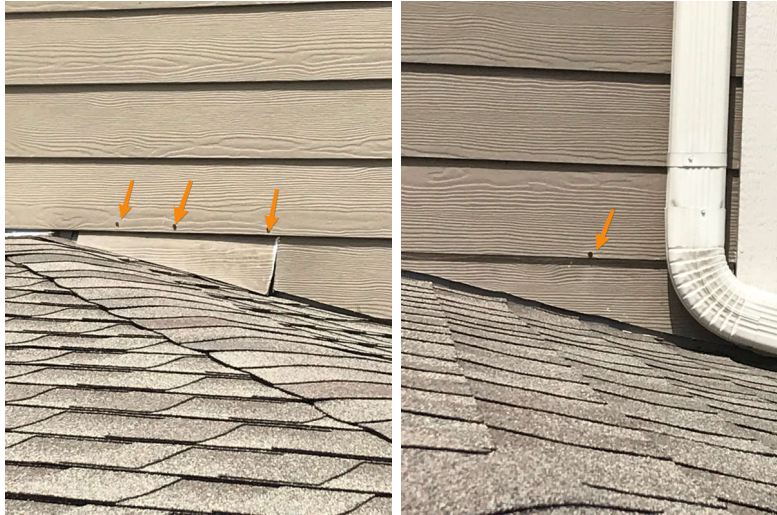
Recommendation: Contact a qualified professional.



8: Exposed and rusted fasteners were observed at rear wall

🔴 Recommendation

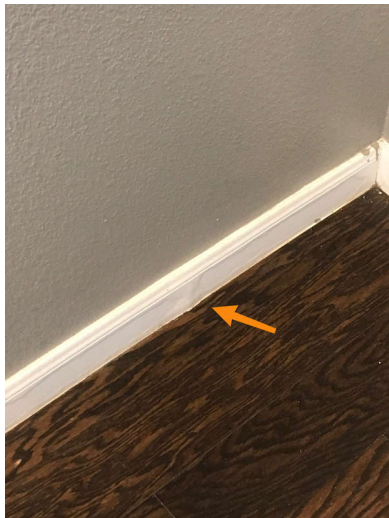
Recommendation: Contact a qualified professional.



9: Swollen trim board near the front door can be a sign of previous moisture contact.

🔴 Recommendation

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

1: Ceiling: "Popped" Nails

🔧 Maintenance Item/Note

Master bedroom

"Popped" (loose) drywall nails are observed on the ceiling. This condition is typically considered cosmetic. Re-seat and seal as needed.

Recommendation: Contact a handyman or DIY project

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G. Doors (Interior and Exterior)

Comments:

1: Door Hardware: Missing Doorstops

 Maintenance Item/Note

One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to the drywall.

Recommendation: Recommended DIY Project

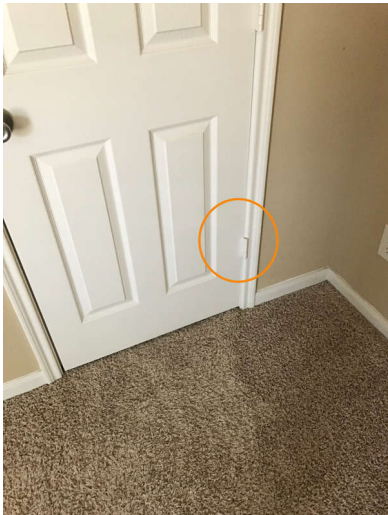
2: Door Hardware: Hinges Loose

 Recommendation

Rear left guest bedroom closet

Loose hinges were observed. Loose hinges can cause door to stick or eventually fall out of place. Remedy as needed.

Recommendation: Recommended DIY Project



3: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

 Recommendation

Entry door between the garage and living space should have a functioning self-closing mechanism.

Recommendation: Contact a qualified professional.

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4: Garage Vehicle Door: Damaged

🔴 Recommendation

Evaluate and remedy as needed

Recommendation: Contact a qualified garage door contractor.



H. Windows

Comments:

1: Missing/Damaged Screen(s)

🔴 Recommendation

Kitchen

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

2: Window ballasts/springs are broken

🔴 Recommendation

Middle window family room

Window ballasts (or guidesprings depending on the window style) were detached or damaged. These mechanisms serve to hold the window sash up, and if they are damaged the window may not stay open. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



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3: Cracked/Broken Glass Panes

🔴 Recommendation

Front left guest bedroom

Cracked or broken glass panes were present. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



4: Does not close completely to lock

🔴 Recommendation

Main entry

One or more windows do not close completely enough to lock/latch. Evaluation and remediation by a window professional as necessary.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

Comments:

1: Loose balusters were observed.

🔴 Recommendation

Recommendation: Contact a qualified professional.

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- J. Fireplaces and Chimneys**
Comments:

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

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
Comments:

Main disconnect/service box type and location: Breakers -exterior wall

Service entrance cable location: Aluminum

Service size: 125 Amps



- B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper

Comments:

1: Ceiling Fan Defects

🔴 Recommendation

Inoperative -
Further evaluation is recommended.

Recommendation: Contact a qualified professional.



Family room



Upper family room

2: Receptacles: Weatherproof Cover Missing/Damaged

🔴 Recommendation

Rear exterior

A weatherproof cover was not installed or damaged on an exterior receptacle. Remedy as needed

Recommendation: Contact a qualified professional.



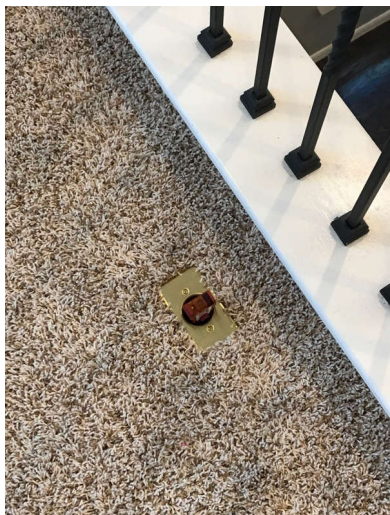
3: Receptacles: No Power

🔴 Recommendation

Second floor floor outlet

Receptacle had no power. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



4: Light: Inoperable

🚫 Recommendation

Multiple Locations

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

5: Light: Insulation on can lights

🚫 Recommendation

Insulation was too close or touching can lights. Insulation should be removed from can lights in attic. A 3-inch clearance is generally required for safety. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



6: Light: Switch Has No Apparent Function

🚫 Recommendation

Multiple at rear

A switch had no apparent function. Evaluate and remedy as needed, or ask seller for further clarification.

Recommendation: Contact a qualified electrical contractor.



7: Light switch does not function properly at front door

🚫 Recommendation

Recommendation: Contact a qualified professional.



8: Current building standards require a GFCI protected outlet be located within 36 inches of all sinks.

🚫 Recommendation

Rear exterior

Recommendation: Contact a qualified professional.

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

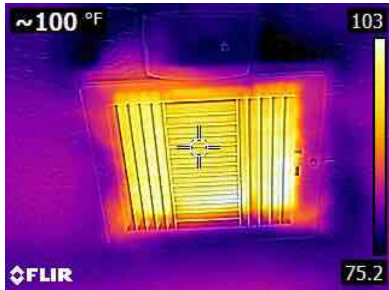
Type of System: Forced Air

Energy Source: Gas

Comments:

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



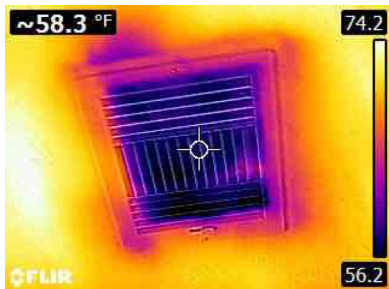
B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Cooling System was Functioning:

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



Temperature difference (delta) - Main unit : 17°

Temperature difference (delta) - Second Floor: Not present

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General photo of thermostat:



No access to internal coils:

There was no removable panel cover to provide viewing access to the internal evaporator coils.

C. Duct System, Chases, and Vents

Comments:

1: Filter: Requires Replacement

➡ Recommendation

The furnace filter may have been beyond its expected lifespan. Replacement is recommended.

Recommendation: Recommended DIY Project



2: Ducts: Ducts resting on each other.

➡ Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.



3: Multiple dirty registers were observed

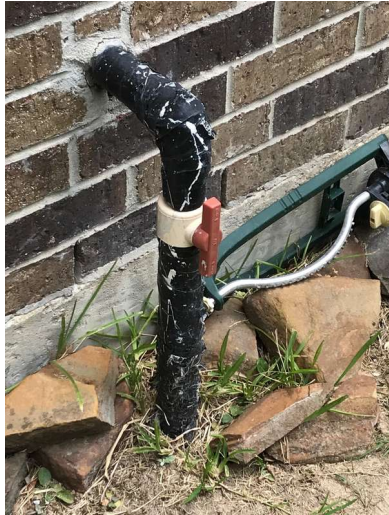
🔴 Recommendation

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**
 - Location of water meter:* Front yard near street
 - Location of main water supply valve:* Exterior Wall - Right Side



Static water pressure reading: 70 psi



Comments:

1: Fixture: Drain Stops Missing or Ineffective

🚫 Recommendation

Upper hall bathroom sink

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

2: Shower: Door Missing/Damaged Seal

🚫 Recommendation

The seal (also known as a gasket or floor sweep) at the shower door was missing or damaged. Remedy as needed.

Recommendation: Contact a qualified professional.



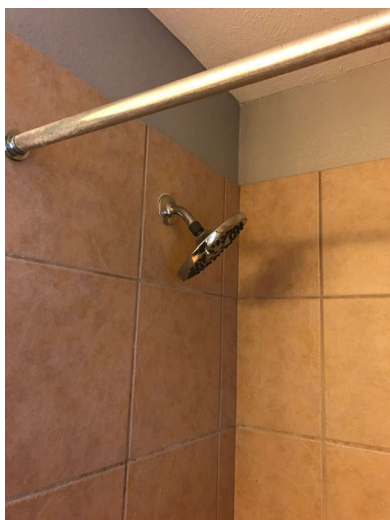
3: Shower: Loose pipe at showerhead

🚫 Recommendation

Upper hall bathroom

The pipe supplying water to the showerhead was loose at the wall . Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



4: Shower: Showerhead leaks/sprays

🚫 Recommendation

Master bathroom

Water leaked/sprayed around the showerhead during operation. Remedy as needed.

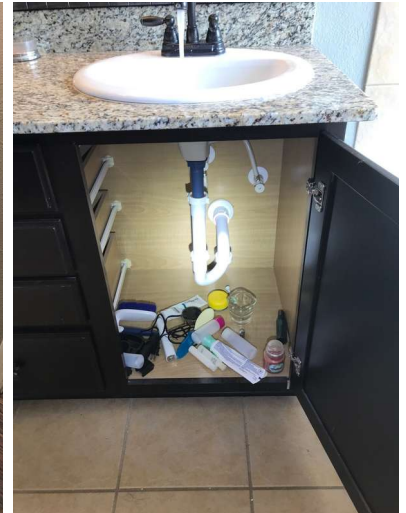
Recommendation: Contact a qualified plumbing contractor.

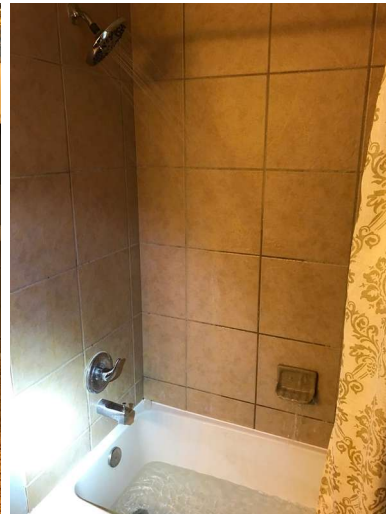
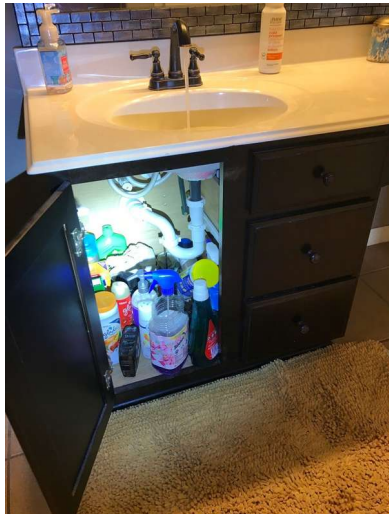
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B. Drains, Wastes, & Vents

Comments:





1: Note: Evidence of Previous Leak

 Maintenance Item/Note

Note: Evidence of a previous leak was noted under the sink. No leaking occurred at time of inspection and the area remained dry.

Recommendation: Recommend monitoring.



C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

Location: Garage

1: Annual Maintenance Flush Needed

 Recommendation

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.

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2: Tank: Popping sound from tank

🔴 Recommendation

An audible popping noise was noted during water heating operation. This can indicate either excessive sediment build-up or a deteriorated sacrificial anode rod inside the tank. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.

3: Tank: Overflow drain blocked by tank

🔴 Recommendation

The overflow drain was obstructed by the tank. This could prevent the pan from draining properly if the unit were to leak in the future. Remedy as needed.

Recommendation: Contact a qualified professional.



4: Venting system: Missing/loose ceiling collar

🔴 Recommendation

The collar was missing/loose where the flue passes through the ceiling. Remedy as needed.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment
Comments:

V. APPLIANCES

A. Dishwashers

Comments:



B. Food Waste Disposers

Comments:



C. Range Hood and Exhaust Systems

Comments:

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Exhaust Hood Type: Vented

1: Flex Vent Pipe Improper

🚫 Recommendation

Section(s) of the kitchen exhaust vent pipe were corrugated. Smooth-walled material is recommended to prevent grease build-up inside the vent pipe.

Recommendation: Contact a qualified professional.



2: Exhaust Fan Inoperable

🚫 Recommendation

Exhaust fan was inoperable. Repair by a qualified contractor is recommended.

Recommendation: Contact a qualified professional.

D. Ranges, Cooktops, and Ovens

Comments:

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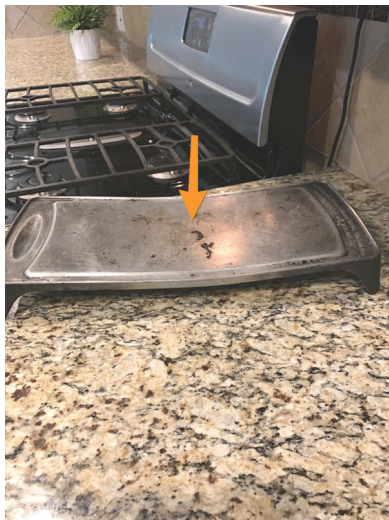
Range/Oven Energy Source: Gas

Rear exterior roof was not included in under the scope of this inspection:

1: Bent griddle was observed.

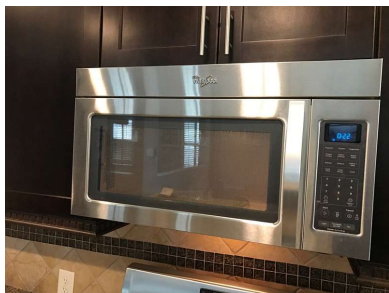
🔴 Recommendation

Recommendation: Contact a qualified professional.



E. Microwave Ovens

Comments:



1: Rattling noise was observed while turntable was in operation.

🔴 Recommendation

Recommendation: Contact a qualified professional.

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2: The microwave is not heating properly at the time of the inspection.

🚫 Recommendation

Recommendation: Contact a qualified professional.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Noisy Vent Fan

🚫 Recommendation

Upper hall bathroom

Vent fan was noisy during operation. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

2: Dirty Vent Cover

🚫 Recommendation

Cleaning of the exhaust vent cover is needed to ensure unrestricted air flow.

Recommendation: Contact a qualified professional.



3: Loose Vent Cover

🚫 Recommendation

Upper hall bathroom

The exhaust vent cover was loose at the ceiling. Remedy as needed.

Recommendation: Contact a qualified professional.

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G. Garage Door Operators

Comments:



H. Dryer Exhaust Systems

Comments: