

B & J Real Estate Inspection

Property Inspection Report



5602 Bending Crest CT, Sugarland, TX 77479
Inspection prepared for: Kalpesh Mehta
Real Estate Agent: -

Date of Inspection: 9/9/2019 Time: 10:00 AM
Age of Home: 2019 Size: 3158
Weather: Clear 95°
Order ID: 302.

The house is facing EAST

Inspector: Jaycee Castro
License #5025
3103 Redcliff Dr., Sugar Land, TX 77479
Phone: (281) 450-6198
Email: jayce229@bandjinspections.com
www.bandjinspections.com



PROPERTY INSPECTION REPORT

Prepared For: Kalpesh Mehta
(Name of Client)

Concerning: 5602 Bending Crest CT, Sugarland TX, 77479
(Address or Other Identification of Inspected Property)

By: Jaycee Castro, License #5025 9/9/2019
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

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 licensees 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Type of Foundation(s):

- Slab Foundation
- The opinion of the inspector as to the performance of the foundation is based on a visual observation/inspection of the foundation in relation to walls/doors/windows, ground/grading near foundation, and the structural aspects within the attic area. (An opinion on performance is mandatory.)

Comments: The concrete slab foundation appears to be serving the intended purpose. The foundation appears to be in stable condition at this time. (Information only: To maintain a good foundation, avoid the accumulation of standing water near the foundation, and avoid planting trees that grow large near the house. It is also recommended to maintain the moisture content of the ground around the house during dry seasons.)

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-------------------------

Comments:

- Missing/trampled sod observed near the AC condensing units SE of the house.



Missing/trampled sod observed near the AC condensing units SE of the house.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles noted.
- Composition shingles noted.
- Architectural 30 year rated shingles.
- The roof was visually inspected at ground level and noted that the composition roof shingles appear to be in good condition. Under normal conditions, the roof appears to have more years of serviceable life. (Information: It is recommended that homeowners inspect their roof/flashing after a hurricane or hailstorm.)

Viewed From:

- Ground

Comments:

D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Attic insulation is 12-14 inches deep

Comments:

- Radiant barrier roof sheeting is present.
- The roof supports appear to be adequate.
- The drop-down attic access door above the second-floor hallway area does not appear to adequately/fully shut. Adjust/repair as needed in order to completely shut as intended.
- The drop-down attic access above the second-floor hallway area is notably somewhat difficult to close. Replacement should be considered.



The drop-down attic access door above the second-floor hallway area does not appear to adequately/fully shut. Adjust/repair as needed in order to completely shut as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

X			X	E. Walls (Interior and Exterior)
---	--	--	---	----------------------------------

Wall Materials:

- Exterior walls are made of brick, stone and hardiplank siding.

Comments:

- Retouch/seal/repair all areas around the house that are marked with blue tape as needed.
- Retouch paint marked walls within the garage area marked with blue tape.
- Repair the damage to the wall near the garage door opener pushbutton control North of the garage area.
- Caulk/seal the corner abutted brick joint that is void at SE corner of the covered patio at back of the house.



Repair the damage to the wall near the garage door opener pushbutton control North of the garage area.



Retouch paint marked walls within the garage area marked with blue tape.



Caulk/seal the corner abutted brick joint that is void at SE corner of the covered patio at back of the house.

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

I	NI	NP	D
---	----	----	---

F. Ceilings and Floors

Ceiling and Floor Materials:
 • Ceiling is made of drywall
 Comments:

G. Doors (Interior and Exterior)

Comments:
 • Slight crack observed to the utility room door near the latch.



Slight crack observed to the utility room door near the latch.

H. Windows

Window Types:
 • Windows are made of vinyl
 • Double pane windows are present
 Comments:
 • Caulk/seal underneath the windowsill apron/wall joints that are void at breakfast area, and throughout the house where needed as marked with blue tape.
 • Caulk/seal below the windowsill/apron joint that is void NE of the breakfast area, and East of dining room.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Caulk/seal underneath the windowsill apron/wall joints that are void at breakfast area, and throughout the house where needed as marked with blue tape.



Caulk/seal below the windowsill/apron joint that is void NE of the breakfast area, and East of dining room.

Caulk below windowsill/apron joint that is void North of dining room

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

I. Stairways (Interior and Exterior)

Comments:
• Functional

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

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------------------

- Locations:
- Fireplace is located in the family room
- Types:
- Fireplace is prefabricated
 - The fireplace is gas-log
- Comments:
- Functional

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
--------------------------	--------------------------	-------------------------------------	--------------------------	--

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------

- Materials:
- Comments:
- Install missing rubber bumpers to all cabinet doors and drawers at kitchen and bathroom areas.



Install missing rubber bumpers to all cabinet doors and drawers at kitchen and bathroom areas.

II. ELECTRICAL SYSTEMS

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

I	NI	NP	D
---	----	----	---

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the garage

Materials and Amp Rating:

- Copper wiring
- The main circuit breakers are 150 amps

Comments:

- Remove the temporary electrical service pole at backyard area as intended.



Remove the temporary electrical service pole at backyard area as intended.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

- Install missing electrical fixture to the junction box at ceiling above the covered patio at bat of the house.
- Install missing cover plate to the outdoor receptacle at covered patio at back of the house for proper safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Install missing electrical fixture to the junction box at ceiling above the covered patio at bat of the house.



Install missing cover plate to the outdoor receptacle at covered patio at back of the house for proper safety.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

- Type of Systems:
- Gas fired forced hot air.
 - Horizontal
- Energy Sources:
- The furnace is gas powered
- Comments:
- Functional



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



B. Cooling Equipment

Type of Systems:

Comments:

- 4 ton AC system (1st floor)
- 2 ton AC system (2nd floor)
- The first and second floor AC system differential temperature readings are both 20°, and both appear to function as intended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

- North side

Comments:

- Static water pressure reading is 56 psi.
- PEX water pipes present
- Repair the leak from the showerhead/pipe connection at master bathroom.
- Appears to be missing caulking around the master bathroom lavatory sinks/quartz countertop joints.
- Scratch marks observed to the bathtub basins at both second-floor hallway bathrooms. Recoat the tubs as needed.



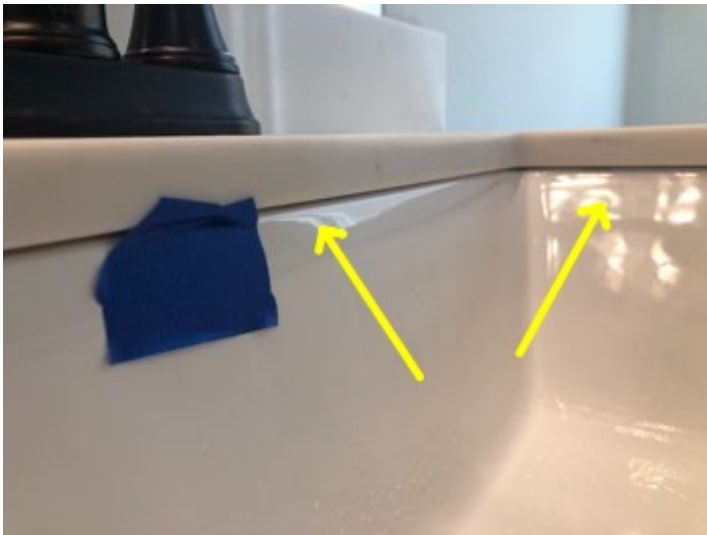
Static water pressure reading is 56 psi.



Repair the leak from the showerhead/pipe connection at master bathroom.

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

I	NI	NP	D
---	----	----	---



Appears to be missing caulking around the master bathroom lavatory sinks/quartz countertop joints. Scratch marks observed to the bathtub basins at both second-floor hallway bathrooms. Recoat the tubs as needed.

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

- Energy Source:
 • Water heaters are gas powered
 Capacity:
 • Two 40 gallons
 Comments:
 • Functional



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

I	NI	NP	D
---	----	----	---



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
--------------------------	--------------------------	-------------------------------------	--------------------------	------------------------------------

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
--------------------------	--------------------------	-------------------------------------	--------------------------	----------

Materials:
Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Comments:
• Operated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-------------------------

Comments:
• Operated - appeared functional at time of inspection.
• The unit makes irregular noise. This may be a foreign object stuck in the disposal.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



The unit makes irregular noise. This may be a foreign object stuck in the disposal.

C. Range Hood and Exhaust Systems

- Comments:
- Self filtering with vent to the exterior
 - Ducted
 - Functional

D. Ranges, Cooktops, and Ovens

- Comments:
- Oven(s): Electric
 - Oven(s): Gas
 - The cooktop burners operated properly when tested.
 - Oven(s) operated when tested.

E. Microwave Ovens

- Comments:
- Functional

F. Mechanical Exhaust Vents and Bathroom Heaters

- Comments:
- The bath fans were operated and no issues were found.

G. Garage Door Operators

- Door Type:
Comments:
- Functional
 - Provide remote controls to the garage door opener.

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

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
--------------------------	--------------------------	-------------------------------------	--------------------------	----------

Observations:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
--------------------------	-------------------------------------	--------------------------	--------------------------	---

Comments:

- The sprinkler system is not a part of this inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
--------------------------	--------------------------	-------------------------------------	--------------------------	--

Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
--------------------------	--------------------------	-------------------------------------	--------------------------	-----------------

Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
--------------------------	--------------------------	-------------------------------------	--------------------------	---

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
--------------------------	--------------------------	-------------------------------------	--------------------------	---

Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
--------------------------	--------------------------	-------------------------------------	--------------------------	----------

Comments:

Report Summary