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## PROPERTY INSPECTION REPORT



Prepared For: Taylor and Kelly Magorien

Concerning: 15807 Sunlit Falls Dr., Humble, TX 77396

# PROPERTY INSPECTION REPORT FORM

<b>Taylor and Kelly Magorien</b> <i>Name of Client(s)</i>	<b>March 29, 2022</b> <i>Date of Inspection</i>
<b>15807 Sunlit Falls Dr., Humble, TX 77396</b> <i>Address of Inspected Property</i>	
<b>Brian Grimm</b> <i>Name of Inspector</i>	<b>5646</b> <i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## **REPORT LIMITATIONS**

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

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

This inspection IS NOT:

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

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

**Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**NOTE:** This dwelling was in the final stages of construction at the time of the inspection. Accordingly, it is recommended that any items identified as “not inspected”, “not present” or “inoperable” be inspected prior to use by the home buyer to insure proper installation and operation.

**NOTE:** References to “right or “left” in this report refer to areas of the dwelling to your left or right while facing the front entry door from outside the house.

**NOTE:** The photographs contained in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. (The photographs provided are merely for 'visual reference' of random items in the report.)

Inspection Time In: 9:50 AM    Time Out: 2:30 PM    Property was:  Occupied  Vacant  
Parties present at Inspection:  Buyer’s Agent     Construction Workers, Painters & Tile repairman  
Weather conditions during inspection:  Sunny  Overcast     Raining    Maximum outside temp. during inspection = 78F deg.

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

I	NI	NP	D
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**I. STRUCTURAL SYSTEMS**

**A. Foundations**

*Type of Foundation(s):* Slab-on grade, Post Tension concrete type construction

*Comments:*

**NOTE:** Slab-on-grade foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to cause minor cosmetic damage (usually drywall cracking, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors and / or windows. Any owner of a building utilizing a slab on grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

- Observed areas of the foundation perimeter at the front porch were not visible due to elevated concrete and brick pavers. Therefore, the condition of the perimeter of the foundation at these areas could not be determined.
- Observed no damage to the dwelling superstructure that, in my opinion, was indicative of excessive foundation movement.
- Observed random slab level measurements taken at the time of the inspection showed variations equal to or less than 0.5 inch from a reference point on the carpeted floor near the front of the family room. The amount of settlement noted is not uncommon to see in a structure of this type and age in this region.
- It is my opinion that the foundation is performing in a normal, expected manner for a slab-on-ground foundation in this area of town. This is a cursory and visual observation of the condition and circumstances present at the time of this inspection.

**Recommendation:** visit the following websites: [www.houstonslabfoundations.com](http://www.houstonslabfoundations.com) This website will provide you with general information about slab-on-ground foundations in the Greater Houston Area that is not readily available elsewhere. This website is published specifically to help buyers and others understand issues raised by foundation inspections.

**B. Grading & Drainage**

*Comments:*

- Observed the absence of gutters and downspouts to control roof drainage at all sides of the house and garage. Under current building standards, in areas where expansive or collapsible soils are known to exist (P.I. > 20), all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least five feet from the foundation walls or to an approved drainage system. The currently installed roof drainage system does not meet or exceed this standard if in deed the soil conditions (expansive and / or collapsible) warrant such a roof drainage system. I recommend further investigation with the builder to determine if soil samples and analysis performed on this site or in the area nearby demonstrate the presence of expansive or collapsible soils and warrant improvement of the current roof drainage system.



- Observed soil trenching and / or erosion at the base of the foundation at the right, left and rear sides of the house / garage apparently from roof run-off water. Accordingly, I recommend adding continuous gutters to collect and control roof run-off water for disposal away from the base of the foundation. Disposal of water away from post-tension foundations (via grading or other measures) is one of the requirements for this type of foundation per guidelines developed by the Post Tension Institute for the life of the structure. [ref: Post Tension Institute, Chapter 12 - Property Owner Maintenance]



- Observed down spouts serving the gutter system at the front of the house are terminating too close to the foundation causing soil. I recommend installing a splash block under the down spout or a down spout extension that will deposit water at least five feet away from the foundation. Some affected areas have been identified with blue tape and an "X".



**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Asphalt and fiberglass shingles

*Viewed From:* The ground level with binoculars and accessible attic spaces

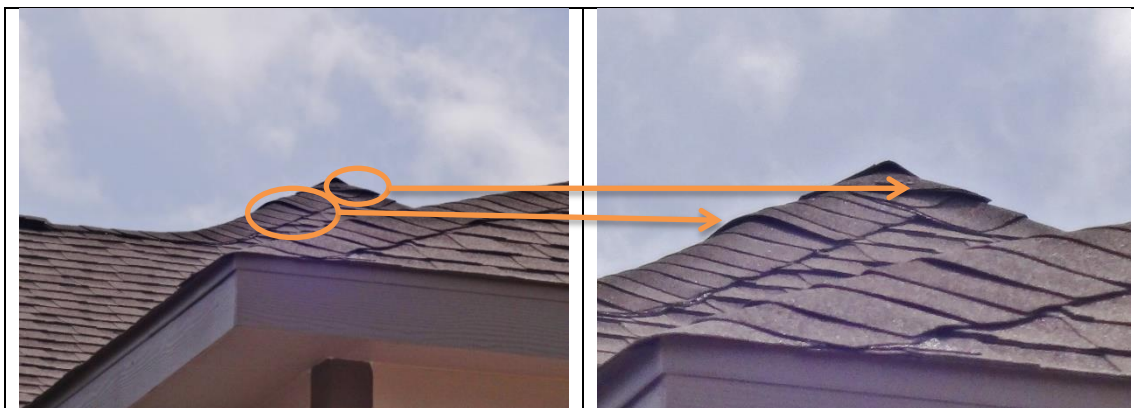
*Comments:*

**NOTE:** Due to the steep pitch of the roof structure and distance from the ground, I did not walk on the roof.

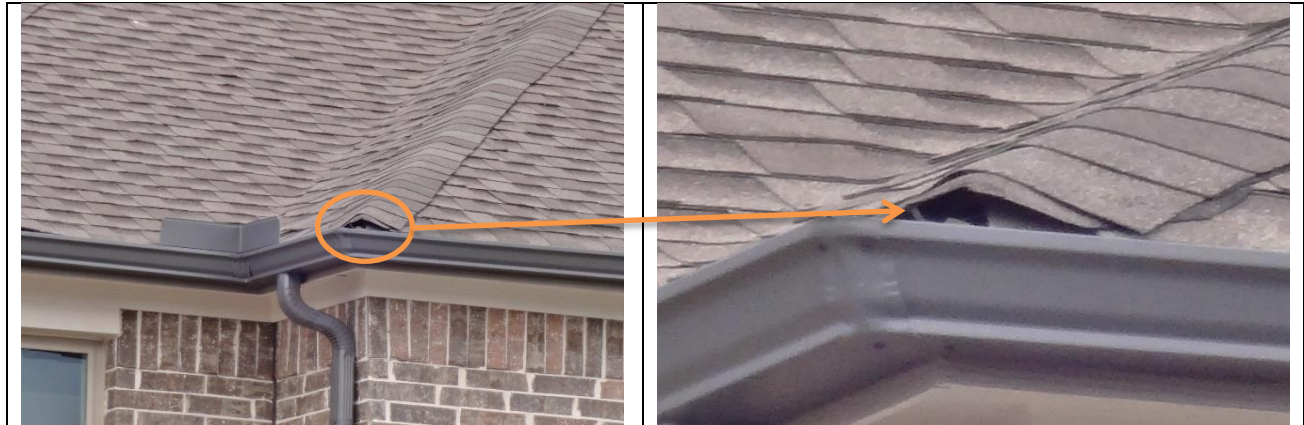
- Observed raised metal flashing at base of the roof jack serving the water heater flue at the left side roof cover above the 2<sup>nd</sup> floor. In need of improvement to prevent further / future wind uplift and moisture penetration.



- Observed raised singles at the hips at the rear of the center ridge above the 2<sup>nd</sup> floor. In need of improvement to prevent further / future wind uplift and moisture penetration.



- Observed a void at the base of the hip roof above the left front corner at the upstairs game room. In need of further investigation and improvement to prevent further / future moisture penetration.



- Observed no sign of active water penetration in the wood roof decking or the roof support structure (as seen from accessible attic spaces above the garage). I was unable to view the underside of the roof decking in the attic spaces above the house because the rafters and roof decking have been concealed with plastic foam insulation.
- At the time of the inspection the roof system appeared to be performing its intended function.

**D. Roof Structures & Attics**

*Viewed From:* Accessible attic spaces

*Approximate Average Depth of Insulation:* 10" to 12 " blown-in fiberglass insulation at the flat ceiling areas above living areas throughout the house.

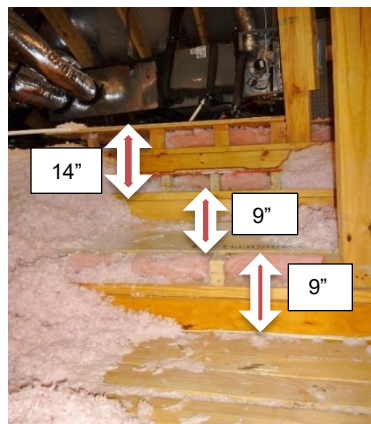
*Comments:*

Roof Structure

- Observed no condition at observable attic areas (above the garage) that, in my opinion, indicated the need for improvement.

Attics

- Observed the absence of proper stairs leading to the downstairs HVAC unit in the attic above the 2<sup>nd</sup> floor. Under current building standards, the catwalk leading to appliances installed in attic space shall be level with no changes in elevation unless constructed like a normal stair, maximum 7<sup>3</sup>/<sub>4</sub>" high with a tread 11" deep if square nosing is used. The riser heights at the bottom two stairs is 9" vertical rise and the top stair is 14" vertical rise. The discrepancy in riser heights is a recognized safety hazard and is in need of improvement.



- Observed the catwalk near the stairs leading to the downstairs HVAC unit is too narrow, only 19 inches wide. Under current building standards, a continuous, unobstructed catwalk constructed as normal flooring, minimum 24" wide, leading to the HVAC units from the folding stair opening, shall be installed. This deficiency is a recognized safety hazard and, in my opinion, is in need of improvement.



**NOTE:** Attic areas and under roof areas that were not reasonably and safely accessible, via catwalk and other flooring, were not inspected, eg: media room and right side bedrooms.

**E. Walls (Interior & Exterior)**

Comments:

Interior:

- Observed fresh paint throughout the interior of the house.
- Observed no condition at interior wall areas that, in my opinion, indicated the need for improvement.

Exterior:

- Observed fresh paint throughout the exterior of the house.
- Observed the absence of caulking / sealant at the separation joint at the brick veneer at the left side of the house near the wooden gate. In need of improvement to prevent further / future moisture intrusion. Affected area has been identified with blue tape and an arrow.

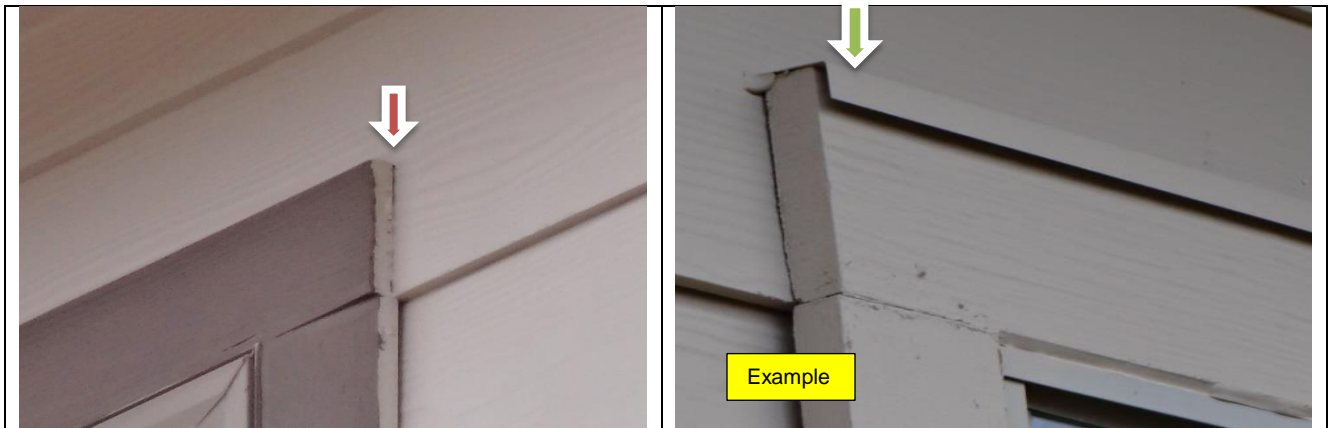


- Observed open cavities in the mortar at the lintel and wall area above the left side windows at the study. In need of improvement to prevent further / future insect, rodent and moisture intrusion.

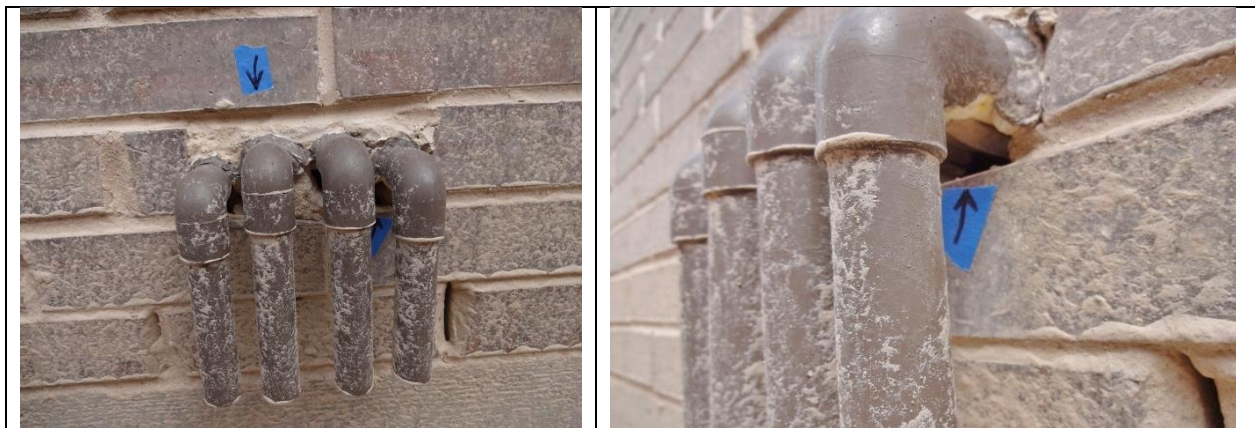




- Observed the absence of approved corrosion-resistant flashing above the projecting trim above the window at the center gable at the front of the house. Under current building standards, approved corrosion-resistant flashing shall extend continuously above all projecting trim. In need of improvement to prevent wood decay and further / future moisture penetration.



- Observed large unsealed voids in the left side brick veneer wall where the water heater T&P valve and auxiliary pan piping passes through the wall – in need of sealing to prevent further / future intrusion by insects, rodents and moisture. Affected area has been identified with a piece of blue tape and an arrow.



- Observed voids at the caulk joint at the brick and wood interface at the right end of the horizontal wood frame above the overhead door opening at the garage. In need of improvement (caulking) to prevent further / future moisture penetration. Affected areas have been identified with blue tape and an arrow.



- Observed the absence of weep holes in the stone veneer wall at the right side of the front porch. Under current building standards, weep holes shall be installed in the lower course of the brick veneer, at 33 inch intervals, to help vent and drain moisture from within the wall cavity. In need of improvement.



**F. Ceilings and Floors**  
*Comments:*

Ceilings

- Observed no condition that, in my opinion, required improvement at any of the ceiling areas in the house.

Floors

- Observed no condition that, in my opinion, required improvement at any of the floor areas in the house.

**G. Doors (Interior and Exterior)**  
*Comments:*

- Observed the six panel door installed at the garage entry to the house may not be appropriately fire rated for this application because the center panel areas are not of the proper thickness. Under current building standards, the door that enters the house from an attached garage is considered a fire separation door and should be 1 3/8 inch minimum thickness of solid wood, solid core or fire rated (20 minute) for that location. The large interior wood panels in the center of this door are only 3/4" thick and thus do not meet the minimum thickness requirement of 1 3/8 inch to qualify as an approved fire separation door. This does not preclude the door from being a listed fire-rated

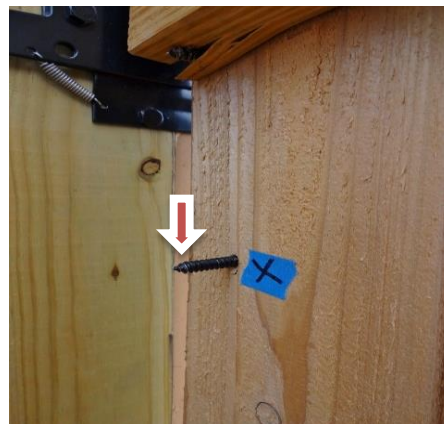
door; it simply was not labeled and did not meet the criteria stipulated in the TREC Standards of Practice. In need of further investigation and improvement.



- Observed the absence of six (6) screws at three (3) hinges at the rear entry door. Affected areas have been identified with blue tape and an arrow. In need of improvement.



- Observed the bullet type catches at the top of the double doors at the media room at the 2<sup>nd</sup> floor do not engage the strike plates and will not latch properly. In need of improvement. Affected doors have been identified with blue tape and an arrow.
- Observed cabinet drawers in the kitchen and upstairs right side bathroom are hard to open and close. In need of improvement. Affected drawers have been identified with blue tape and an "X".
- Observed a sharp metal screw protruding through the wood gate at the left side of the house. In need of improvement for safety reasons. Affected area has been identified with blue tape and an "X".



- Observed the right hand door at the study swings open when not secured. In need of improvement.

**H. Windows**

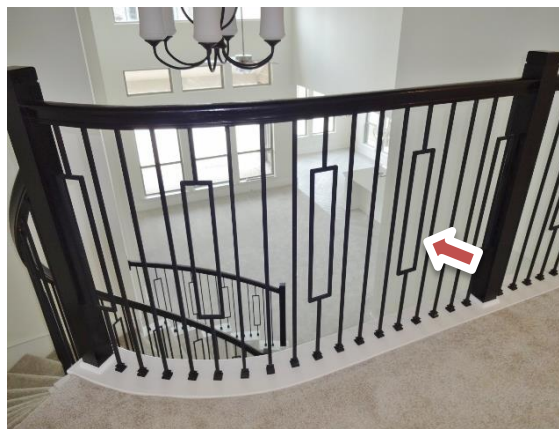
*Comments:*

- Observed no condition that, in my opinion, required improvement.

**I. Stairways (Interior and Exterior)**

*Comments:*

- Observed the decorative wrought iron guard rails at the upstairs walkways are structured in such a way as to provide a ladder effect which may create potential child safety hazards - in need of improvement.



**J. Fireplaces and Chimneys**

*Comments:* Manufactured Unit, Heatilator brand, handheld remote controlled, gas log lighter and ceramic coal set have been installed in the glass covered firebox.

**NOTE:** Observed surface temperature in excess of 274F degrees at the metal louver at the top of the fireplace after operating the burner unit for a period of 20 minutes. This presents a potential burn hazard to anyone coming into contact with the screen / glass at front of the firebox.



**K. Porches, Balconies, Decks, and Carports**

*Comments:*

- Observed no condition that, in my opinion, indicated the need for improvement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:* Service conductor = # 2/0 AWG Aluminum, 150 AMP main disconnect. Main load center with a disconnect is located at the left side exterior wall at the house. Eaton brand equipment.



**NOTE:** Grounding of the electrical system and Bonding of the metal gas piping systems and appliances in this dwelling could not be fully observed / determined by this inspector. Therefore, I recommend you have a qualified electrical contractor inspect the system and verify the existence of proper grounding and bonding.

- Observed arc fault type circuit breakers (AFCI) were present and operational, as indicated by proper operation of the test buttons on each device, at all living area branch circuits throughout the house. Under current electrical standards, all branch circuits supplying 125 volt single phase 15 and 20 ampere outlets installed in dwelling unit living areas shall be protected by arc fault circuit interrupters listed to provide protection of the entire branch circuit. In need of improvement. I recommend you press the test buttons on each of these circuit breakers at least once per year to insure each device trips indicating the internal electronics are functioning properly.
- Observed the absence of a slip joint at the vertical service conductor conduit serving the meter can. Additionally this conduit enters the fitting at the base of the meter can at an obtuse angle. Over time and with intense sunshine at that side of the house, the conduit will likely separate from the fitting and expose the service conductors to adverse weather conditions. Under current electrical standards, a slip joint shall be incorporated into the vertical, above grade, conduit to provide for adequate expansion and contraction of the conduit. In need of improvement.



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring: Copper*  
*Comments:*

**NOTE:** I did not inspect outside light fixtures with light / motion sensors or low voltage type landscape lighting.

- Observed Ground Fault Circuit Interruption devices (GFCI) were installed and operating properly at all of the required location except at the front porch where the GFCI device is tripped and will not reset and at the three (3) wall receptacles in the utility room. Affected receptacles have been identified with blue tape and an "X". In need of further investigation and improvement. Under current electrical standards, ground fault protection shall be provided at all receptacles serving kitchen countertop areas, bathroom, garage, wet bar, utility room and all outdoor receptacles.
- Observed exposed wiring connections and the absence of a proper cover at the wall switch at the upstairs media room. For safety reasons, all wiring connections shall be made within enclosed junction boxes. Affected switch has been identified with blue tape and an "X". Also observed this switched outlet has been placed directly behind the right hand double door at the entry to this room. The placement of this switch requires that a person entering this room close the door in order to turn on the lights. For safety and convenience reasons, I recommend further review and relocation of this switch.



- Observed the absence of a cover at the ceiling light fixture (bulb) at the garage – for safety reasons, this deficiency is in need of improvement.
- Observed the metal cover plate at the 240V receptacle in the utility room does not appear to be properly grounded. I attempted three (3) times to test the grounding at the metal plate and each time the 25 AMP circuit breaker in the main service panel tripped. In need of further investigation and improvement by a qualified electrician. Affected receptacle has been identified with a piece of blue tape and an "X".

- Observed the exhaust fan at the downstairs left front bathroom was inoperable. In need of further investigation and improvement.
- Observed inoperable switched outlet, eg: (1) at the two gang outlet at the 1<sup>st</sup> floor left front bathroom, (1) at the 2 gang outlet at the left front bedroom, (1) at the 2 gang outlet at the study, (1) at the 2 gang outlet at the upstairs game room, and (1) at each of the two gang outlets at the upstairs right front and right rear bedrooms. In need of further investigation and improvement.

**Fire Protection Equipment**

- Under current National Fire Protection Assn. (NFPA) standards, smoke detector / alarm devices shall be installed in each bedroom, in hallways adjacent to bedrooms and on each floor of the house. The locations of the smoke detection equipment installed in this dwelling satisfies those requirements.
- Smoke alarm test buttons were activated (at smoke alarms throughout the house causing each device to provide an audible warning sound. None of the smoke alarms in this dwelling were inspected as to their performance, effectiveness, or dependability with regard to actual smoke detection capability. Accordingly, I recommend further testing and analysis by a qualified fire safety professional such as the Humble Dept.

**Carbon Monoxide Equipment**

- Observed carbon monoxide detectors / alarms have not been installed at the immediate area outside of the bedrooms throughout the house. Under current safety standards, carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwellings in which fuel fired (gas) appliances have been installed. In need of improvement.

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I	NI	NP	D
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**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Type of Systems:* Forced air

*Energy Sources:* Electricity

*Comments:*

**Upstairs furnace** Lennox brand electric energy

- Observed the furnace unit was inoperable at the time of the inspection. The thermostat serving this unit was switched to the 'heat' mode, the temperature was set to 80F degrees and the message "heat" was displayed on the thermostat information screen. However, the burner unit in the furnace failed to ignite. In need of further investigation and repair.
- Observed the furnace cover has been removed and was laying loose adjacent to the unit. In need of improvement to properly shield electrical wiring and moving parts from inadvertent homeowner contact.

**Downstairs Furnace** Lennox brand electric energy

- At the time of the visual inspection the furnace was performing its intended function, however, the heat exchanger within the furnace is not visible & it was not inspected. Annual inspection of the heat exchanger and service by a qualified HVAC technician is recommended.
- Observed +40F degree temperature differential between measurements taken at the return air vent and various supply air registers after operating the system for 20 minutes. Acceptable minimum temperature differential range for this type furnace is +30F to +40F degrees.

- Observed the furnace cover has been removed and was laying loose adjacent to the unit. In need of improvement to properly shield electrical wiring and moving parts from inadvertent homeowner contact.



**B. Cooling Equipment**

*Type of Systems: Split,  
Comments:*

**Upstairs system** Lennox brand, 1 1/2 ton condenser, Lennox brand 2 ton evaporator, max. circuit breaker = 20 AMP, Min. Cir. Amperage = 11.9

- Observed only a -11F degree temperature differential between measurements taken at the return air vent and various supply air registers after operating the system for over one hour. Acceptable temperature differential range for this type A/C system is -15F to -20F degrees
- The A/C system is not performing at maximum efficiency. In need of improvement. I recommend further inspection, service, and repair by a qualified A/C - Heat technician.
- Observed significant air loss occurring at the riser at the condensate piping near the evaporator coil housing. I recommend installing a removable cap on top of the riser to prevent further air loss.

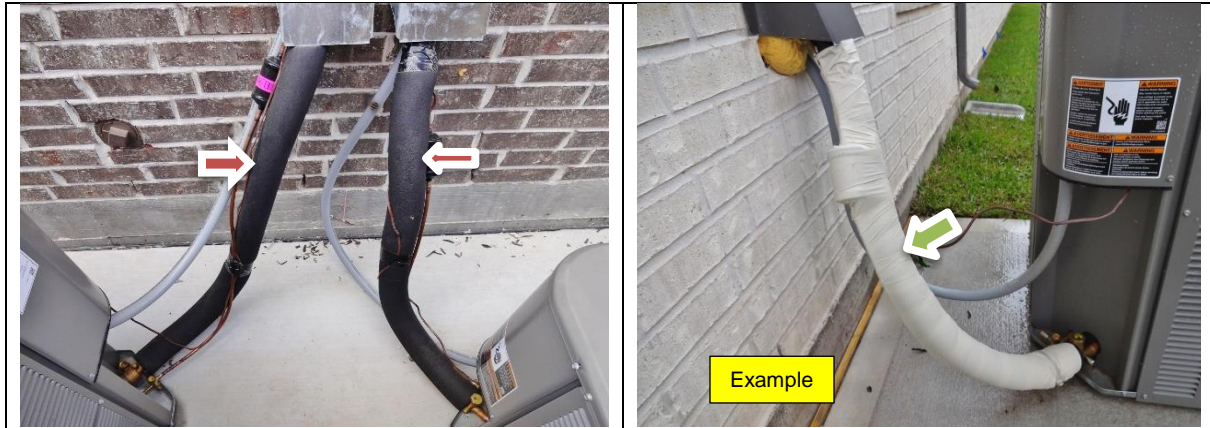


**Downstairs system** Lennox brand, 3 1/2 ton condenser, Lennox brand 3 1/2 ton evaporator, max. circuit breaker = 30 AMP, Min. Cir. Amperage = 19.3

- At the time of the inspection this A /C system was performing its intended function.
- Observed - 15F degree temperature differential between measurements taken at the return air vent and various supply air registers after operating the system for over one hour. Acceptable temperature differential range for this type A/C system is -15F to -20F degrees.
- Observed significant air loss occurring at the riser at the condensate piping near the evaporator coil housing. I recommend installing a removable cap on top of the riser to prevent further air loss.



- Observed the exterior refrigerant line insulation at both condenser units was not protected from UV decay. Under current HVAC standards, piping insulation exposed to weather shall be protected from damage, including damage from sunlight, moisture, equipment maintenance and wind shall include shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted. In need of improvement.



**C. Duct Systems, Chases, and Vents**  
*Comments:*

Vents

- Observed three (3), 16" x 25" return air vents, one at the ceiling at the left front hallway, one at the left rear hallway and one at the upstairs left hallway.
- Observed a 12" x 24" return air vent at the ceiling in the master bedroom.
- Observed 12" x 12" return air vents at the ceilings in the guest bedrooms, study and media room.

Ducts

- Observed a severely damaged duct at the walk-in attic at the 2<sup>nd</sup> floor adjacent to the media room. In need of repair or replacement.



- Observed media filters have been incorporated in the HVAC systems and are located adjacent to the return air side of each unit. The filter elements appeared to be reasonably clean and serviceable at the time of the inspection.



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I	NI	NP	D
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#### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Right front yard near the street  
*Location of main water supply valve:* right side interior wall at the garage  
*Static water pressure reading:* 57 PSI measured at the faucet at right side of house.  
 Acceptable range = 40 to 80 PSI  
*Type of supply piping material:*  
*Comments:* PEX tubing

**NOTE:** The type of water piping system noted in the above section was determined from a visual inspection of accessible areas such as the attic and/or plumbing fixture connections. No determination is being made as to the type of water piping system installed in this dwelling in unexposed or inaccessible areas, (ie: under insulation in attic space, inside walls, etc).

General Plumbing comment

- Observed the absence of proper fastening of undermount sinks to granite / quartz countertops at all of the full bathrooms. The flanges at these sinks appear to simply be glued to the underside of the granite / quartz and lack additional horizontal or vertical support at the flange. I recommend further investigation and improvement to insure that the sink will remain firmly in place under water loading of the bowl(s).



Master bathroom

- Observed the absence of a thermostatic mixing valve at the bathtub. Under current plumbing standards, (in effect since 2006) the hot water supplied to a bathtub, utilizing separate hot and cold water faucets, shall be limited to a maximum temperature of 120F degrees by a water temperature –limiting device that conforms to ASSE 1070. In need of further investigation and improvement to prevent possible scalding.



- Observed the absence of a spray head at the shower. In need of improvement.

**B. Drains, Wastes, and Vents**

*Type of drain piping material:*

*Comments:* PVC, Sewer clean-out was not located at the exterior yard areas. Ask the builder to identify the location during your walk thru.

- Observed all bathtub drain piping in this dwelling was inaccessible and was not inspected. Under current plumbing standards, tub drain piping utilizing threaded and / or slip joint connections shall be accessible. I could not determine if threaded connections have been utilized at the tub drain piping in this dwelling. Therefore, in my opinion, a readily usable drain access (see example below) shall be provided for each tub in this dwelling to allow for periodic observation and detection of leaks at the drain. Providing tub drain access can help in the early detection of water leaking from tub drains before it can cause significant structural / foundation damage and / or attract wood destroying insects. In need of improvement.



**C. Water Heating Equipment**

*Energy Sources:* Natural Gas

*Capacity:* 40 + 40 gallons.

*Comments:* (2) Rheem brand units located in the walk-in attic space adjacent to the media room. Both units were manufactured in July, 2021.



- Observed these appliances appeared to be performing normally (providing hot water) at the time of the inspection.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

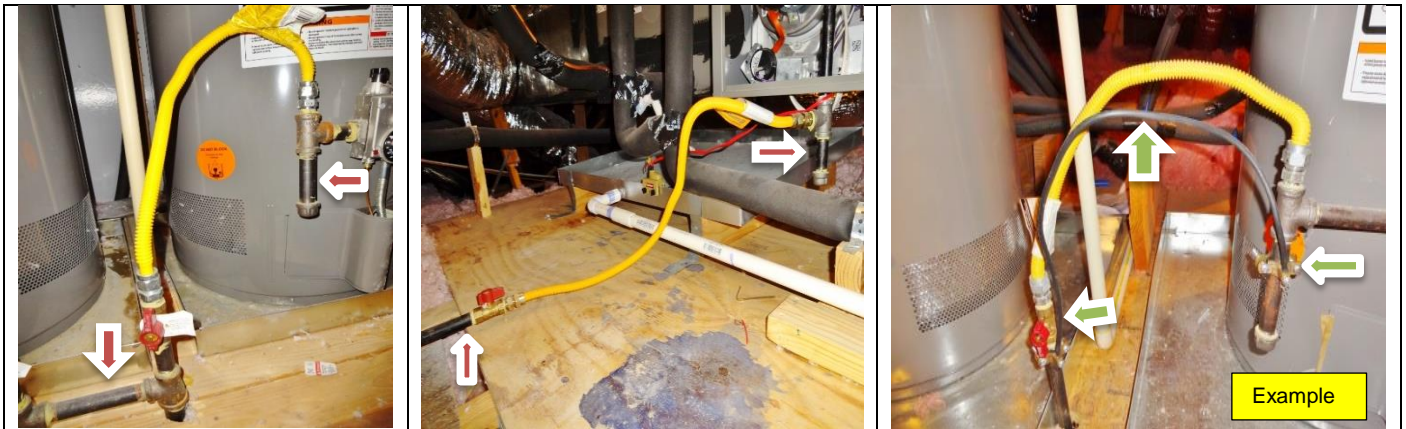
*Location of gas meter:* Left side exterior wall at the house.

*Type of gas distribution piping material:* black iron pipe and CSST connectors

*Comments:*

- No gas line general inspection was conducted. Service connections and shutoff valves were checked for leaks, with a TIF 8800 combustible gas detector, only at the appliances using gas. Unexposed gas lines were not inspected.
- Observed the absence of electrical bonding at the ends of the flexible branch line gas connectors at the water heaters, furnaces and cooktop all of which appear to be the Corrugated Stainless Steel Tubing (CSST) type. Under

current Fuel Gas standards established by the National Fire Protection Association (NFPA) [see Nat. Fuel Gas Code NFPA 54, 2015 Edition, ANSI Z 233.1, 7.13.2] bonding is required because gas leakage from small holes in CSST is believed to be caused by lightning strikes near buildings in which the CSST is installed. Bonding the flexible branch line gas connector to the solid gas piping system with an appropriately sized conductor would reduce the number of such failures. See example below.



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

I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**  
*Comments: Whirlpool brand*

- Observed the unit appeared to be performing normally at the time of the inspection

**B. Food Waste Disposers**  
*Comments: ISE brand, Badger 1 model, 1/3 HP*

- Observed the unit was inoperable at the time of the inspection. It appears the motor and / or grinding mechanism may be frozen or otherwise jammed with construction debris. In need of further investigation and improvement.

**C. Range Hood and Exhaust Systems**  
*Comments: Faber brand, vented model*

- Observed the unit appeared to be performing normally at the time of the inspection

**D. Ranges, Cooktops, and Ovens**

*Comments:*

Oven Whirlpool brand, electric energy

- Self-cleaning function / performance was not inspected.
- Maximum and minimum heat cycle temperatures averaged 343F degrees (with the oven set at 350 F degrees: acceptable range is plus or minus 25 degrees)
- Observed the unit appeared to be performing normally at the time of the inspection

Cooktop Whirlpool brand, gas energy

- Observed all of the burners appeared to be performing normally at the time of the inspection.

**E. Microwave Ovens**

*Comments:* Whirlpool brand

- Observed the unit produced microwave energy strong enough to cook food all the way around the turntable and appeared to be, mechanically, performing its intended purpose at the time of the inspection

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- Observed all units, except the unit at the downstairs left front bathroom, were operational, vented through the roof or an outside wall and appeared to be performing normally at the time of the inspection.
- Observed the exhaust ventilator at the downstairs left front bathroom was inoperable at the time of the inspection. In need of further investigation and improvement.

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

- Observed the absence of a permanent label advising the equivalent length of the exhaust duct. Under current building standards, where the exhaust duct is concealed within the building construction, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet of the exhaust duct connection. In need of improvement.



**PLEASE READ CAREFULLY**

**TERMS AND CONDITIONS**

Please read these terms and conditions (hereinafter "Terms") carefully, as they govern the performance of inspection services provided to you, the client (hereinafter "Client"), by Thorough-Fair Inspections, PLLC. Thorough-Fair Inspections, PLLC may also be referred to in these Terms as "Inspector". BY SIGNING THIS AGREEMENT, YOU ARE EXPRESSLY AGREEING AND ACKNOWLEDGING THAT YOU HAVE READ AND UNDERSTAND THESE TERMS AND CONDITIONS AND AGREE TO BE BOUND THEREBY.

**ATTENTION:** *Historic flooding occurred in greater Houston and surrounding areas in August and September of 2017.* This inspector is not aware that this property has ever flooded or has had windstorm damage. However, there may not be any visible evidence of moisture damage at the time of this inspection because previous repair attempts may hide such evidence. A comprehensive Loss Underwriting Exchange Report (C.L.U.E. Report) may provide important historical information on losses or payments for losses on this property. Accordingly, it is recommended that you seek more information in this regard from your real estate agent prior to the expiration of any option period.

ALL UTILITIES MUST BE TURNED ON PRIOR TO MECHANICAL OR COMBINATION INSPECTIONS. THE INSPECTOR IS NOT REQUIRED TO TURN ON UTILITIES OR INSPECT THE CONDITION OF METERING DEVICES. IF LEAKS ARE DETECTED, THE APPROPRIATE UTILITY SHOULD BE NOTIFIED.

**Vacant Houses**

The following items are most common problems found after a house has been vacant for a week or longer, and this inspection company will not be responsible for:

1. Sewer and drain lines stopped up.
2. Leaks at faucets.
3. Leaks at dishwasher- seals drying out.
4. Disposal locking up.
5. Water heaters leaking at drain valves
6. Electric water heaters- water drained but power not turned off- damage to heating elements and thermostats. Gas Water Heaters and Gas Furnaces- if gas has been turned off- thermocouple (pilot generator) fails.

INSPECTIONS ARE PERFORMED SOLELY FOR THE PERSON, INDIVIDUAL OR COMPANY NAMED ON THE REPORT AND MAY NOT BE TRANSFERRED TO, OR RELIED UPON, BY ANY THIRD PARTY.

**Important Limitations, Departures and Disclaimers**

1. This inspection report is limited to the items listed and reports only on the present condition of those items. The report reflects only the items inspected and observed to be "operable" or "inoperable" at the time of the inspection, that is, whether such items at the time they are observed serve the purpose for which they were originally intended. We do not inspect for building code compliance (except as may be required by the Texas Real Estate Commission).
2. **Items within the scope of inspection:** This inspection shall meet the minimum level of inspection practice required of inspectors for inspecting accessible parts, components and systems typically found in improvements to real property, excluding detached structures, decks, docks, bulkheads and fences. The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems and appliances are operated in normal modes and operating range at the time of the inspection. Inspector shall observe, render an opinion and report which of the parts, components and systems present at the property have or have not been inspected. Inspector's report will specifically indicate if the inspected parts, components or system(s) are not functioning or are otherwise deficient. The report used by Inspector is the Texas Real Estate Commission's mandated inspection report. Inspector may, but is not required to, inspect parts, components and systems in addition to those described by the Texas Real Estate Inspectors Standards of Practice. In the event of conflict between a specific provision and a general provision within the Texas Real Estate Inspectors Standards of Practice, the specific provision shall control. This inspection service is conducted for the sole purpose of assisting the purchaser to determine feasibility of purchasing and in no way meant to influence his / her decision to purchase. The scope of this inspection is limited strictly to those items requested and checked in the report. The inspection is intended to be a practical, nondestructive examination of the function of the building, its components and equipment. The examination is limited to visual, audible and operational techniques and does make allowances for reasonable wear and tear.
3. **Items outside the scope of inspection:** This report reflects only those items that are in plain sight and readily or easily observed at the time of the inspection. Any area which is not exposed to view, is concealed, or is inaccessible because of soils, walls, floors, carpet, ceilings, furnishings or any other thing is not included in this inspection. For example, but not by way of limitation, recent repairs, painting, or any furniture may conceal previous or present damage which is not readily and easily observed by Inspector and no representation or comment can be made. This inspection does not include any destructive testing or dismantling. Client agrees to assume all risk for all conditions which are concealed from view at the time of the inspection. Whether or not they are concealed, the following ARE OUTSIDE OF THE SCOPE OF THE INSPECTION: items buried or normally covered by construction, slab or sewer leaks, past, present, or future roof leaks, latent defects, hidden conditions, flat concrete work, sheds, exterior and interior painting, floor and wall coverings, window treatments, cabinets, infestation, outside

lighting, outside grills, heat exchangers, electrical heat strips, self-cleaning items, humidifiers, electrical filters, solar devices, alarm systems, antennas, ice makers, layers of roofing, vacuum systems, refrigerators and laundry equipment. This inspector is NOT Qualified to inspect or report on issues arising from a septic system. We DO NOT check for pool, hot tub, spa, sauna, or sprinkler system below finished grade water leaks.

4. For personal safety reasons, the inspector will not climb on and / or walk on any roof surface with a pitch greater than 3:12. When the roof pitch exceeds 3:12, the inspector will examine viewable roof surfaces from ground level with high power binoculars and will examine the underside of roof decking from inside accessible attic spaces.
5. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO THE ITEMS NOT SPECIFICALLY COMMENTED UPON. UNLESS SPECIFICALLY STATED HEREIN, ALL WARRANTIES, EXPRESSED, IMPLIED, OR OTHERWISE, ARE EXCLUDED AND DISCLAIMED. THIS INSPECTION IS NOT INTENDED TO BE TECHNICALLY EXHAUSTIVE NOR IS IT CONSIDERED TO BE A GUARANTEE, HOME WARRANTY OR INSURANCE POLICY OF THE FUTURE LIFE OR FAILURE OF THE ITEMS INSPECTED, EXPRESSED OR IMPLIED. INSPECTOR SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY REPAIRS OR REPLACEMENTS WITH REGARD TO THIS PROPERTY, SYSTEMS, COMPONENTS OR CONTENTS THEREIN. INSPECTOR IS NEITHER A GUARANTOR NOR INSURER.
6. If a comment is made concerning the condition of any item, Client is URGED to and AGREES to contact a SPECIALIST to make further inspections and/or evaluations of that item, if Client intends to rely on this report. IN NO EVENT IS INSPECTOR LIABLE FOR ANY DAMAGES THAT MAY OCCUR AS A RESULT OF ANY ITEM'S CONDITION.
7. Client must notify the company in writing of any complaints within (7) days after the inspection and must thereafter allow prompt re-inspection of the item complained; otherwise, all claims for damages arising out of such complaint are waived by Client.

8. LIMITATION OF LIABILITY

Client understands that this is not a technically exhaustive inspection. A technically exhaustive inspection is available that involves the hiring of specialists in each area of the inspection process. Accordingly, by signing below, Client agrees that the Inspector is not performing a technically exhaustive inspection and that the maximum liability incurred by the inspector for any and all claims relating to damages or errors and omissions SHALL BE LIMITED TO A REFUND OF THE ENTIRE FEE PAID TO THE INSPECTOR FOR THE INSPECTION. This limitation applies to any and all damages sought by Client, including actual, consequential exemplary, punitive, liquidated, special or incidental damages. If Client institutes any legal action concerning the inspection and fails to prevail on all the causes of the action alleged, Client shall be liable for all attorney's fees, costs, and expenses incurred by Thorough-Fair Inspections, PLLC in such action.

9. These Terms are binding on Client, Client's spouse, heirs, principals, assigns, successors, and any other party claiming rights under this Agreement, including those claiming by, through or under Client.
10. Client, by accepting this report, or relying upon it in any way, expressly agrees to these Terms.
11. Security devices, alarms and related systems as well as smoke detectors & fire alarms, connected to a central system are not inspected. It is recommended that these systems/devices, if present, be properly inspected by a qualified technician. If these devices/systems are not present at the time of inspection, it is the responsibility of Client to provide security and fire protection as deemed necessary by the level of personal safety desired.
12. Thorough-Fair Inspections, PLLC may arrange, on Client's behalf, for other services to be performed, which are not regulated by the Texas Real Estate Commission (hereinafter "Other Services"). Inspector arranges for Other Services to be performed for Client solely as a convenience to Client and in no way is Inspector to be held responsible and/or liable for the performance of these Other Services, and by using Inspector's inspection services, Client agrees to release Inspector and its agents, officers, and employees from any and all claims, demands, damages, and expenses of any kind or nature whatsoever that Client may have arising out of or in any way related to the performance of the Other Services. Client agrees and understands that the providers of these Other Services are completely and solely liable for the quality, thoroughness, and completeness of their work. Client further agrees and understands that the providers of these Other Services are acting independently and nothing shall be construed as creating a partnership, joint venture, agency, or employment relationship between said providers and Thorough-Fair Inspections, PLLC or Thorough-Fair Inspections, PLLC's officers, agents, and employees.
13. Mold and / or mildew (collectively, "Mold") is not uncommon and is normally found in this hot and humid climate. What appears to possibly be Mold may be noted in the inspection report, if observed, at some places on the interior or exterior of the structure(s). This inspection does not check for type(s) of possible Mold present and additional Mold may be present in areas not visible or readily and easily accessible such as behind walls, under floors, beneath wall coverings, behind or under stored furnishings, behind hung items or in attics, crawl spaces, etc. It is recommended that Mold, if present, now or in the future, be evaluated, removed and/or treated by qualified specialists in this field.
14. Inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. Client is urged, prior to the expiration of the purchase option period, to have an expert in the appropriate field examine any and all items in need of repair noted in the inspection report, including Mold, so to determine the full extent of the condition and effect on the value of the property. It is recommended that all repairs be completed by, or under the direction of, a qualified specialist who is certified, licensed and bonded in the field of the reported item.
15. These Terms state the entire agreement between the parties and supersedes all prior proposals and understandings, whether oral or written, and all other prior communications between the parties relating to the inspection.

IF SIGNING INDIVIDUALLY, I THE CLIENT, GUARANTEE TO THE INSPECTOR, TO HAVE THE LEGAL AUTHORITY TO ENTER THIS CONTRACT ON BEHALF OF A SPOUSE OR LIFE PARTNER AND WILL BE SOLELY AND FULLY OBLIGATED TO SUCCESSFULLY DEFEND THE INSPECTOR AGAINST ANY AND ALL CLAIMS THAT MAY ARISE OR BE CHARGED AGAINST



Report Identification: **15807 Sunlit Falls Dr., Humble, TX 77396**

THE INSPECTOR BY A LEGALLY DECLARED SPOUSE, LIFE PARTNER OR ANY OTHER PARTY THAT MAY HAVE A LEGAL INTEREST IN THE PROPERTY OR THIS AGREEMENT.

BY SIGNING THIS AGREEMENT I AM AUTHORIZING THE INSPECTOR TO COMMUNICATE THE INFORMATION CONTAINED IN THE INSPECTION REPORT FOR SUBJECT PROPERTY TO THE REAL ESTATE AGENT REPRESENTING ME /US IN THIS TRANSACTION.

Agreed: File copy signed by Taylor Vincent Magorien, Client

**Thorough – Fair Inspections, PLLC**



Brian E. Grimm, Pres., TREC Lic. #5646

**Date:** 3/29/2022

**Job Number:** 3291779FNL

**Client:** Taylor and Kelly Magorien

**Property Address:** 15807 Sunlit Falls Dr., Humble, TX 77396

**Inspection Fee:** \$695.00 (Structural / Mechanical Inspections)

**Please remit to: Thorough-Fair Inspection, c/o Brian Grimm, 3706 Indian Mound Ct., Crosby, TX 77532**

**THANK YOU !**