

PROPERTY INSPECTION REPORT

Prepared For: Jingjing Hu

Concerning: 6000 Reims Rd #2204, Houston, TX 77036

By: Ning Xue 06/16/2019

TREC # 21846 Phone #: 281/610-2715



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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: Condominium

Approximate Age of Building: Approx. 35 years ('1984)

Property was: Unoccupied;

Front Door Facing Direction: West

Inspection Time In: ; Time out:

Weather Condition: Rainy and 82 °F;

Parties present during inspection: N/A;

Other Information: 2-story building, brick veneer exterior; w/ attached garage;

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade;

Comments/Limitations: This "foundation" item should be a common element and maintained by the HOA;



- a. *Observed concrete cracks on patio slab and garage floor; It is apparent that this house had experienced distress in the forms of unlevelled foundation slab; it was found that the slab is generally sloped from the center of the living room (along the east-west axis) to the front of the house with a sudden drop of approx. one inch over a span of roughly 10 feet by using Ziplevel; American Society of Civil Engineers (ASCE) standards deem that 1 inch over a 15-foot span is acceptable given your house's age and location; recommend reporting to HOA to have this common element repaired and properly sealed to prevent further deterioration;*

B. Grading and Drainage

Comments: This "Grading and Drainage" item should be a common element and maintained by the HOA;

C. Roof Covering Materials

Types of Roof Covering: Composition shingle;

Viewed From: The roof was not safely accessible due to height of the roof and slippery surface resulting from the rain; The inspector viewed the roof from the ground with binoculars;

Comments: The "roof" item should be a common element and maintained by the HOA;

D. Roof Structures and Attics

Viewed From: Entered Attic, Some areas obstructed from inspection;

Approximate Average Depth of Insulation: 5-6 inches of loose cellulose fill insulation; recommend adding insulation to improve energy efficiency;

Comments/Limitations:



- a. Attic access ladder missing insulation; the attic entry point is a break in the thermal envelope of the home, so the heat can transfer through this opening; recommend adding insulation to improve energy efficiency;



- b. Purlin braces are spaced and sized improperly, and some deflections and cracking of the purlin were visible; It is recommended that a qualified roofer be contacted to further evaluate and repair as needed; Photo is representative of the issue and may not include all locations;



- c. *The inspector noted non-IC rated light fixtures are in contact with insulations; recommend correction to keep the insulation at least three inches away to prevent the insulation gets overheat and cause a fire in the roof space;
Photo is representative of the issue and may not include all locations;*

E. Walls (Interior and Exterior)

Comments/Limitations: **The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. This report does not address environmental hazards such as mold, lead based paint, asbestos, etc. If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.**



- a. *Noted sign of past repairs on step cracks on the east-side brick walls; it is the inspector's opinion that these*

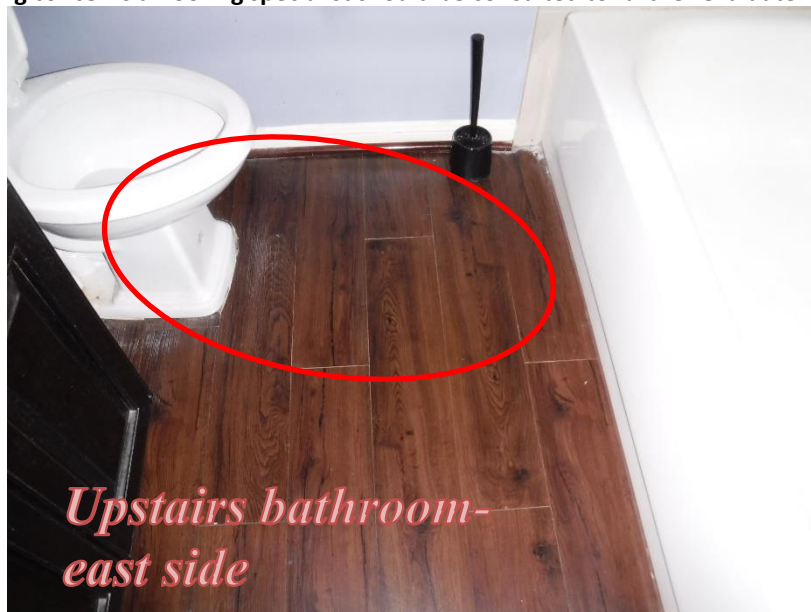
cracks might be signs of past foundation differential movement; recommend continuing monitoring and reporting to the HOA if these cracks keep developing;
Photo is representative of the issue and may not include all locations;



- b. Need sealing / caulking around all holes, openings (expansion joints, windows, door thresholds, etc.) and exterior wall penetrations to prevent water/critter entry; including but not limited to the above location, electrical panel, dryer vent, bath and range top vents, light fixtures, etc.; Also recommend replacement of deteriorated insulation on the refrigerant (suction) line;

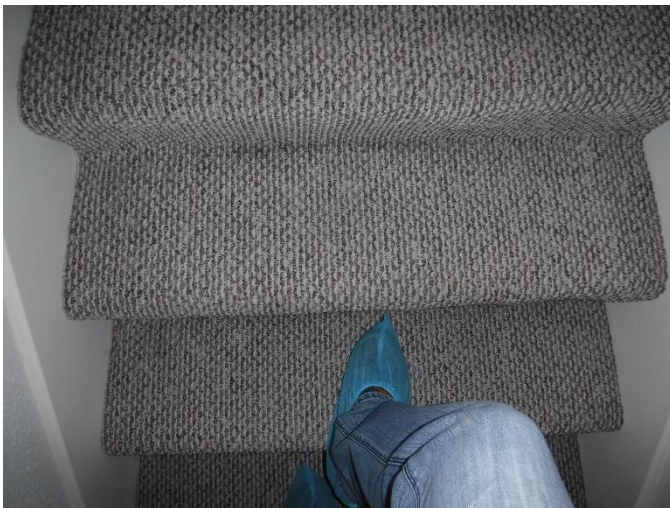
F. Ceilings and Floors

Comments/Limitations: The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. If the client is concerned about these issues, i.e. mold, asbestos, lead-based paint, etc., a qualified/licensed tradesman should be consulted to perform these inspections. No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspect poor workmanship or other flooring concerns a flooring specialist should be consulted to further evaluate.





- a. *The inspector spotted a water stain on the ceiling of the garage, possibly an evidence of water damage from upstairs bathroom(east-side); but the inspector did not detect active leaking at time of the inspection; The inspector also noticed uneven floor surrounding the toilet at the east-side upstairs bathroom; recommend following up with the seller for more information and continue monitoring;*



- b. *Carpeted floor on the stairs squeaks when walked upon in a normal manner; Sub-floor unevenness has to be the number one reason for this phenomenon; this is a common issue with many homes and can usually be corrected by installing proper type fasteners into the floor; recommend repair; The inspector observed stains at various locations on the carpeted areas; recommend deep cleaning prior to the closing; Photos are representative of the issue and may not include all locations;*

G. Doors (Interior and Exterior)

Comments:



a. Sign of moisture damage and peeled paint observed on the patio door; recommend repair and re-paint;



b. The pneumatic screen door closer is detached from the door; recommend repair/replacement;



c. Sign of moisture damage and rot wood observed on the front door's jambs; recommend repair and re-paint;



d. Crack noted on closet sliding door at the upstairs bedroom (east side); recommend replacement;



- e. *It is recommended that a self-closing mechanism to be installed on the garage door to prevent vehicle exhaust fumes from entering living space; in addition, the solid wood door should be no less than 1 3/8" and fire-rated (20 mins.);*

H. Windows

Comments: Only a representative number of accessible double-paned windows and blinds are checked for operation during this inspection;



- a. *All four upstairs bedroom bottom windows have appeared to have lost their seal; This has resulted in discoloration developing between the panes of glass and can cause the glass to lose its insulating properties; one window at the upstairs bedroom (west-side) has a cracked pane; these glasses should be repaired or replaced;
Photos are representative of the issue and may not include all locations;*



- b. *Deteriorated weather stripping was noted at various locations; Recommend installing new weather stripping;
Photo is representative of the issue and may not include all locations;*

I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments/Limitations: Wood-burning type fireplaces; one unit at each floor;





a. The chimney damper (upstairs firebox) could not stay closed, recommend repair/adjustment of the push knob by a qualified specialist;

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

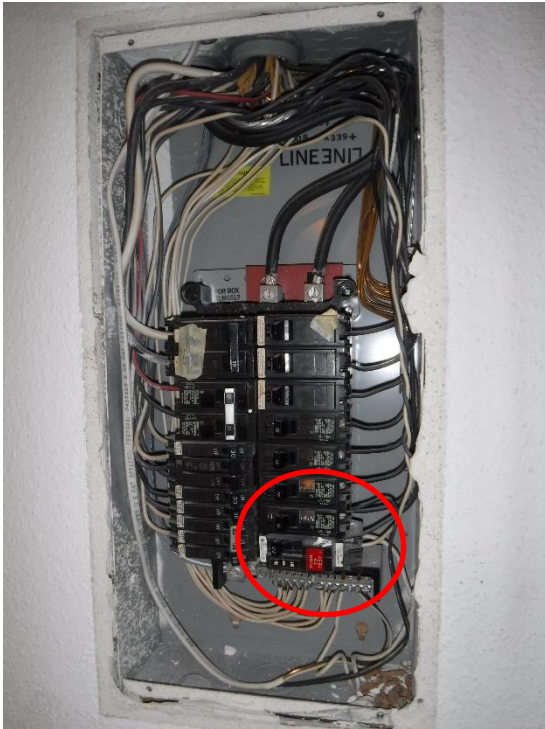
L. Other
Comments:

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
Panel Box Rating and/or Main Disconnect Rating: unknown;
Panel Box Location: Garage west wall; inside;
Comments:



- a. "Double tapping" --two wires connected to a circuit breaker, observed in the breaker panel (marked location); that circuit breaker appears to have some sort of heat anomaly on it as seen using a Flir Infrared camera at time of the inspection; These breakers may not be rated for double-tapping. Therefore, further evaluation by a licensed electrician is advised;

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper (branch)

Comments: Lack of AFCI for outlets in dining room, living rooms, bedrooms, hallway, and closets (2014 NEC 210.12 code promulgated such requirement); Lack of CO monitors in sleeping rooms and adjoining areas;

Limitations: Smoke detectors are not tested. The National Fire Protection Association (NFPA) recommends one smoke alarm on every floor, in every sleeping area, and in every bedroom. If gas appliances or fireplace is present there should be a carbon monoxide detector as well. The built-in test button when present only verifies proper battery and horn function, but does not test smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission.



Master bedroom closet



Master bathroom



Master bathroom



Garage

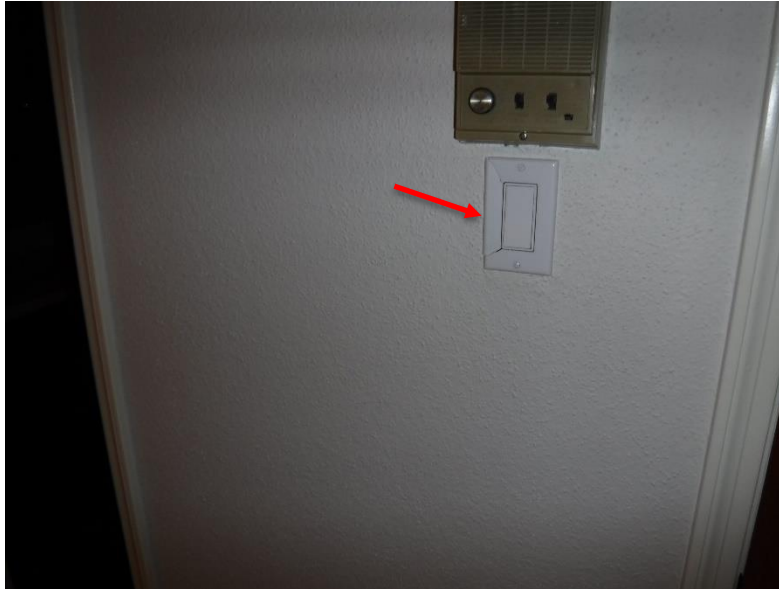


Staircase



Upstairs bathroom-east side

a. The lights at above locations were faulty at time of the inspection; suggest replacing light bulbs and verifying fixture for proper operation prior to closing;



- b. *Noted one switch by the kitchen has a damaged cover plate; recommend repair by a licensed electrician to prevent shocking hazard;*

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. **Heating Equipment**

Type of Systems: **Central Split system (manufactured by Goodman in 2010);**

Energy Sources: **Electric**

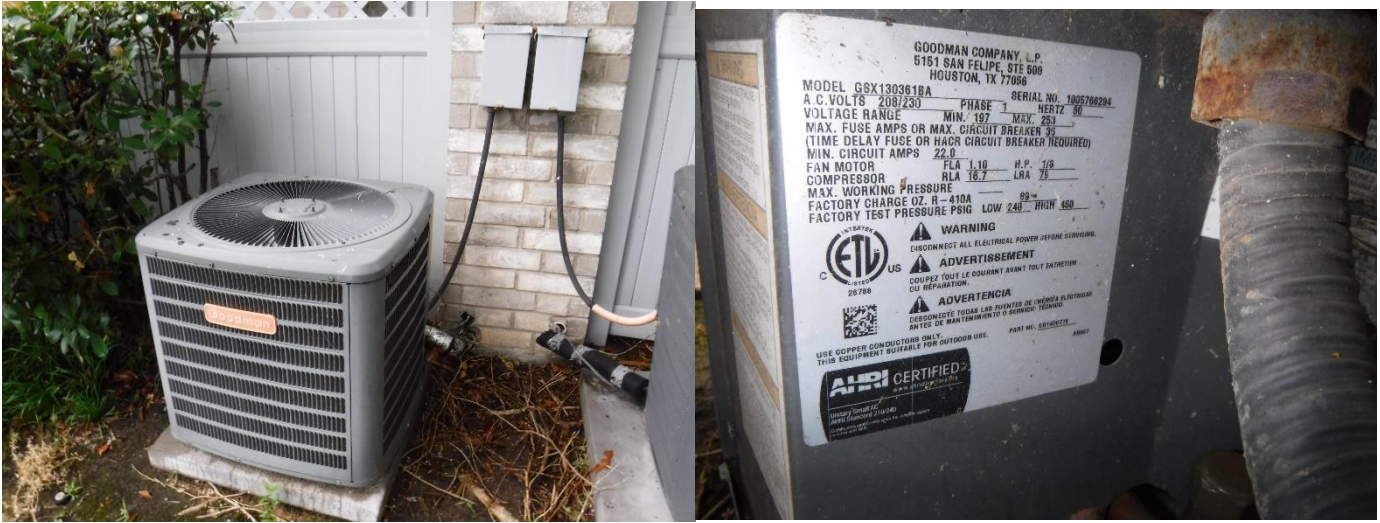
Comments: **Full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.**



B. **Cooling Equipment**

Type of Systems: **Central Split system (manufactured by Goodman in 2010);**

Comments Limitations: The inspector did not inspect the air-conditioning coils. This would require dismantling and is considered outside the scope of a visual inspection. A licensed HVAC company should inspect and clean at regular services intervals. The inspector did not check to see if the ducts have been properly balanced (all rooms heated and cooled to the same temperatures). This would require a technically exhaustive inspection by a licensed HVAC company.



- a. The temperature drops measured were within considered typical (14-21 degrees °F) which is supposed to be measured between the return air and supply air within close proximity of the related coils of the system being evaluated; it indicates that the A/C system performed adequately at the time of this inspection; recommend replacement of filters regularly on all air intakes, this will help keep the system running efficiently;

C. Duct Systems, Chases, and Vents

Comments: Recommend having all registers/vents cleaned and filters replaced on a regular basis after move in;



- a. Air ducts were placed on the attic floor and deteriorated insulations falling off of the ducts noted at various locations; recommend having the air ducts strapped and re-insulated; Photo is representative of the issue and may not include all locations;

IV. PLUMBING SYSTEMS

■ □ □ ■ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

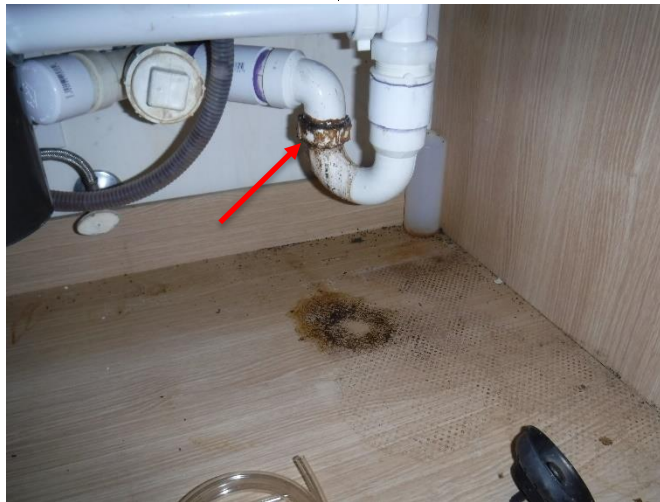
Location of main water supply valve: **Unknown, suggest verifying with the seller or HOA office prior to closing;**

Static water pressure reading:

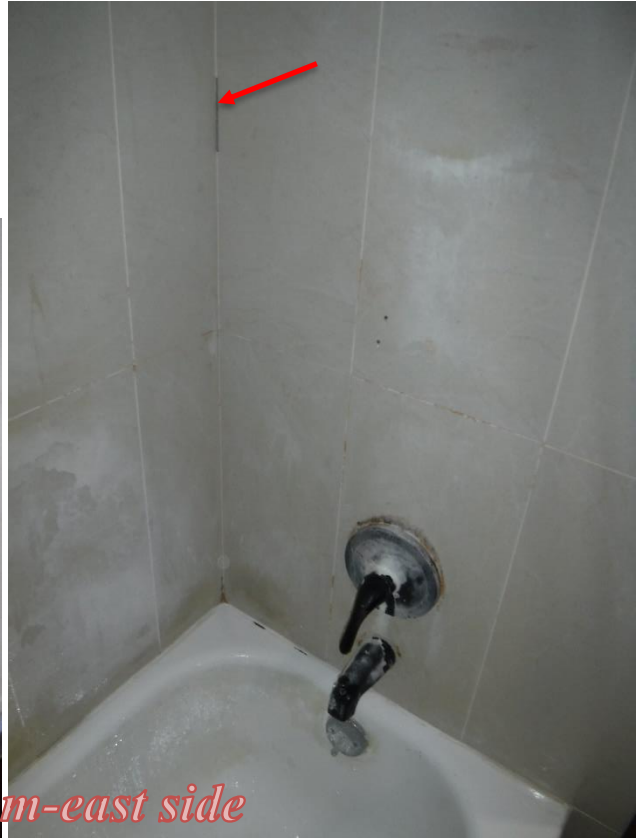
Comments:



- a. *The kitchen faucet is leaking water at marked location when tested; and the soap dispenser is damaged; it is recommended that a qualified plumber be contacted to further evaluate and repair/replace as needed;*



- b. *The kitchen sink's drain pipe is leaking at time of the inspection; it is recommended that a qualified plumber be contacted to repair at a timely manner;*



Upstairs bathroom-east side

- c. *The shower diverter leaks water when the shower is on; it is recommended that a qualified plumber be contacted to further evaluate and repair as needed; also recommend removal of calcium deposits from shower heads and faucets; suggest re-grout marked location at the bathroom tile seams; There is no exhaust fan present at the downstairs guest bathroom; Photo is representative of the issue and may not include all locations;*



- d. *Recommend adding insulations on all exposed water pipes and adding vacuum breakers to exterior hose spigots/faucets; the faucet in the garage is inoperable at time of the inspection; recommend repair by a licensed plumber; Photo is representative of the issue and may not include all locations;*

B. Drains, Wastes, and Vents
Comments:

C. Water Heating Equipment
Energy Sources:
Capacity:
Comments:

D. Hydro-Massage Therapy Equipment

Comments:



- a. The whirlpool jets of this hydro-tub were running in one and only mode –pulsating, at time of the inspection; recommend obtaining the operating manual and/or further evaluation by a licensed plumber to make sure the filter is not clogged;

E. Other

Comments:

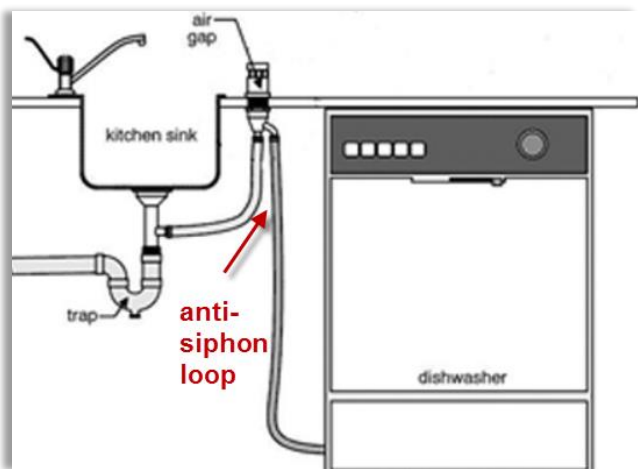
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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:



- a. Dish washer drain line missing anti-siphon loop; recommend correction by a licensed plumber;

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:



- a. *The inspector noted inappropriate material is used for range hood ducting; this type of flexible duct does not have a smooth interior surface, cooking waste will build up on the ridges/irregularities and become a combustion-fire hazard; recommend removal and replacement with proper materials;*

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments: A portable microwave oven noted on the kitchen counter;

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments/Limitations:

H. Dryer Exhaust Systems

Comments: The clothes dryer exhaust vent pipe should be periodically cleaned of lint;

I. Other

Comments/Limitations: This inspection does not include items not permanently installed such as washer and dryer, water softener and low-voltage electrical systems such as phone/cable lines and alarm system;

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I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments/Limitations:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments: It is always a good idea to change the locks on the home after moving in. This will ensure that nobody has the keys to the home that you do not know; cosmetic damages to interior walls; minor caulking cracks around the windows, door frames and soffit trims; signs of wear and tear on certain furniture and hardware observed at various locations of the house; it's the inspector's opinion that they are normal for a house of this age; other miscellaneous findings include:



a. Observed concrete cracks on patio slab; reference to the "Foundation" section for more information;



b. Recommend scrub calcium deposits off of shower walls and floor;