

# PROPERTY INSPECTION REPORT

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Prepared For: Limei Song

Concerning: 6511 Misty Creek, Missouri City, TX, 77459

By: Ning Xue 04/30/2021

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](http://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 and 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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**Type of Building:** Single Family

**Approximate Age of Building:** Approx. 18 years ('2003)

**Property was:** Unoccupied;

**Front Door Facing Direction:** West

**Inspection Time In :** ; **Time out:**

**Weather Condition:** Cloudy, light rain and 69 °F;

**Parties present during inspection:** Client;

**Other Information:** Two-story, wood framed building; brick veneer and siding exterior; detached garage;



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NP=Not Present

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I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on grade;

*Comments/Limitations:* The condition of the visible elements appeared to be generally adequate at the time of inspection; no original construction drawings were available for review to verify the foundation was done in conformance with construction documents;



a. In my opinion, current foundation integrity appears to be performing the function intended; no significant differential movement was noted at the exterior and interior by using laser level and Ziplevel;



b. Cracks noted at various corners of the foundation slab; these are called corner pops and usually considered cosmetic nature unless other movement is noted, this condition can be caused by a lack of reinforcement in the corner of the foundation during original construction, and it is the inspector's opinion that it is not a structural issue at this time, but should be properly sealed to prevent further deterioration; Photo is representative of the issue and may not include all locations;

Note: Soil in the Houston area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have a present or future concern regarding the foundation's condition, you are strongly advised to consult with your HOA and/or a licensed Professional Structural Engineer for future evaluation.

**B. Grading and Drainage**

*Comments:*



*NW side*



*SW side*



*Back elevation*



*Backyard*



- a. The finish grade slopes away from the house to provide positive drainage along all three sides of the property where the finish grade of the backyard seems to be fairly flat and no defined drainage pattern can be identified;

**C. Roof Covering Materials**

*Types of Roof Covering:* **Composition shingle;**

*Viewed From:* **Walked on the roof;**

*Comments:* **There is the possibility that defects were not visible; concealed defects are not within the scope of the home inspection. This report is an opinion of the general quality and condition of the roof. If the client has concerns about the integrity of roof structure, roof covering or other materials, cost of repairs or life expectancy of current roof, a qualified and competent roofing contractor should be consulted.**







**D. Roof Structures and Attics**

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

*Approximate Average Depth of Insulation:* **9-10 inches of blown-in fiberglass insulation;**

*Comments/Limitations:* **Only accessible portions of the attic space are walked during inspection. Limited or lack of access and or obstructions, may prevent some portions of the attic space to be safely inspected or could have the potential cause damage to ceiling structure, sheetrock or any unseen mechanical/electrical fixtures covered by insulation; The radiant barrier type foil material installed on the underside of the roof decking prevents visual inspection of the roof decking for possible water leak issues;**



**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. 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, and all penetration for AC suction/refrigerant lines, electrical panel, dryer vent, bath and range top vents, light fixtures, etc.;
- Photo is representative of the issue and may not include all locations;

**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.

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

*Comments:*



- a. The pantry's door could not be latched properly when closed; recommend repair/adjustment the ball catch at the marked location;





## H. Windows

*Comments/Limitations:* Only a representative number of accessible double-paned windows and blinds are checked for operation during this inspection; Windows provide many features and functions ranging from aesthetic value to emergency egress. Window are composed of varying materials and methods of operation and are an important component to the overall building system. Once fully installed, it is not possible to determine proper flashing details and framing practices. The windows will be inspected for visible deficiencies in the glazing, weather stripping, safetyglass locations, emergence egress compliance, and the condition of the hardware and operability. Defective thermal windows are not always visible; cloudy days, dirty glass and/or certain coverings can obscure their condition.



- a. The blind at above window (upstairs bedroom) was difficult to operate and the window screen was displaced; recommend adjusting or repairing as necessary;



- b. Recommend installation of missing screens at certain windows; Photo is representative of the issue and may not include all locations;



## I. Stairways (Interior and Exterior)

*Comments:*

**J. Fireplaces and Chimneys**

*Comments/Limitations:* Fireplace is prefabricated unit with gas log lighter; gas valve is located on the right side of the fireplace. Only visible portions of the mantel, hearth, hearth extension, venting system, flue and/or chimney is inspected for proper connectivity, installation and termination; The inspector will not inspect or comment on the adequacy of the draft or performance of a chimney. An open flame is not required to be used to test a gas appliance. Fireplaces that are sealed or have glass installed over the opening are not inspected internally as this would require removing components and other items, which could result in damage to the property. These fireplaces are inspected from the exterior and readily accessible areas.



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

*Comments:*

**L. Other**

*Comments:*

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I	NI	NP	D
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**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Panel Box Rating and/or Main Disconnect Rating:* **200 amps**

*Panel Box Location:* **Garage's south wall; inside;**

*Comments:*





- a. One circuit breaker (labeled as “Soffit Plug”) repeatedly trips when tested; in addition, white (neutral) wires should be marked black when used as a live wire; It is recommended that a licensed electrician be contacted to further evaluate and repair as needed;

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

*Type of Wiring:* **Copper (branch)**

*Comments:* **Lack of CO monitors in sleeping rooms and adjoining areas;**

*Limitations:* **Smoke detectors were tested by pressing the test button only;**

**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. The life expectancy of smoke alarms is generally 10 years; Carbon monoxide detectors last between five and seven years; it is important to check the specific product for lifetime and replace them according to manufacturer’s recommendations to protect your home and family;**

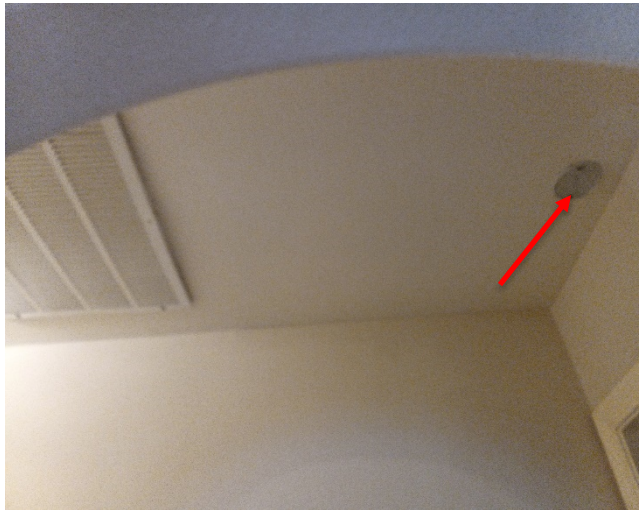




- a. The lights at above locations were faulty at time of the inspection; suggest replacing light bulbs and verifying fixture for proper operation prior to closing;



- b. *The receptacles under the kitchen cabinets were loose; suggest correction by a licensed electrician for safety reason; Photo is representative of the issue and may not include all locations;*



- c. *Smoke detectors were removed at various locations for unknown reason; recommend proper installation by a qualified contractor and having it tested on a regular basis based on manufacturer's recommendations; Photo is representative of the issue and may not include all locations;*

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

*Type of Systems:* **2 x Forced Air Furnaces (Both units manufactured by Lennox in 2003);**

*Energy Sources:* **Gas**

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





*Downstairs air handler*



*Upstairs air handler*



*Downstairs thermostat*

- a. The furnace serving downstairs could not be tested as the thermostat (ECOBEE brand) seems to be restricted to start the furnace until the ambient temperature reach 66 degree or lower; recommend obtaining the operation manual of the thermostat and/or further evaluation by a qualified A/C contractor before the close of escrow; The AC air return louvered ceiling grill (serving upstairs) is loose; recommend correction; The furnace serving upstairs areas were tested and functioning as intended;

**B. Cooling Equipment**

*Type of Systems:* 2 x Central Split systems (Both units manufactured by Lennox in 2003);

*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. System has two thermostats, one at each floor; The temperature drops measured in downstairs were not 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; cooler ambient temperature, low freon, or dirty air filters may contribute to this problem; recommend to have an HVAC specialist to further evaluate the whole downstairs A/C system before the closing; The upstairs A/C is functioning properly at time of the inspection; the temperature drops were within considered typical (14-21 degrees °F);

C. Duct Systems, Chases, and Vents

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

**IV. PLUMBING SYSTEMS**

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: NW side of the property, close to the street curb;

Location of main water supply valve: SW corner of the building; outside;

Static water pressure reading: 60 PSI

Plumbing water supply (riser, into home): PVC;

Plumbing water distribution (inside home): CPVC;

Comments/Limitations: Pipes, plumbing equipment and reservoirs concealed or in enclosures or underground are not visible to be inspected for leaks or defects. Regular monitoring, routing maintenance and/or repairs of leaks and defects is crucial to prevent moisture damage to the surrounding materials.



- a. *Recommend adding insulations on all exposed water pipes and adding vacuum breakers to exterior hose spigots/faucets;  
Photo is representative of the issue and may not include all locations;*

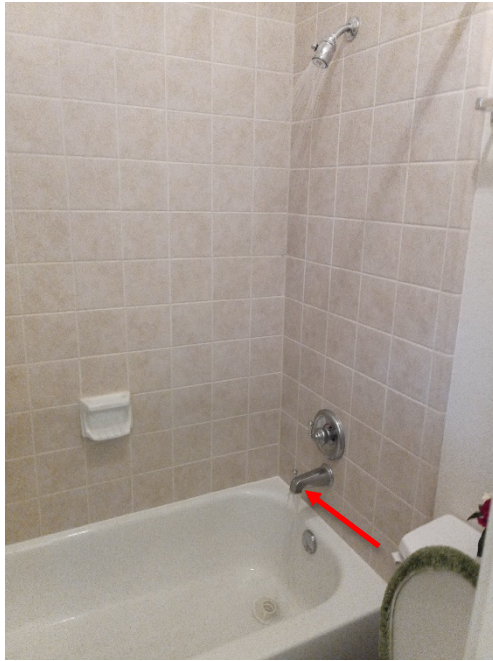


- b. *The kitchen pull-out faucet will not retract fully when tested; it is recommended that a qualified plumber be contacted to further evaluate and repair/replace as needed;*



- c. *The inspector noted an inoperable drain stopper at above sink; recommend further evaluation by a licensed plumber and repair as needed;*





- d. Both upstairs shower tub diverters leak water when the shower is on; it is recommended that a qualified plumber be contacted to further evaluate and repair as needed;  
Photo is representative of the issue and may not include all locations;

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

**C. Water Heating Equipment**  
*Energy Sources: 2 x gas water heaters manufactured by Craftmaster Water Heater Company in 2017;*  
*Capacity: 40 gal./each*  
*Comments: Located in the attic;*



**D. Hydro-Massage Therapy Equipment**  
*Comments:*



- a. This jacuzzi was tested and working properly at the time of inspection; However, the motor was not accessible for visual inspection. Inaccessibility does not fully comply with the National Electric Code (Reference NEC 680-72. Accessibility. "hydromassage bathtub electrical equipment shall be accessible for repair/replacement without damaging the building structure or building finish".) Should have access panel installed for servicing/access to pump motor IRC 4109.3;  
 The cold water faucet handle appears to be stripped possibly due to a failed rubber washer; it is recommended that a qualified plumber be contacted to further evaluate and repair as needed;

**E. Other**

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## V. APPLIANCES

**A. Dishwashers**

Comments:



**B. Food Waste Disposers**

Comments:





**C. Range Hood and Exhaust Systems**

*Comments: A downdraft range hood system present;*



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

*Comments:*



- a. *The upper left burner could not be lit possibly due to a faulty electric ignitor; recommend qualified professional to service/repair as needed;;*

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**G. Garage Door Operators**

*Comments/Limitations:* The opener is operated only in the manual mode only; the paired remote(s) and programmable keypad are not included in the scope of this inspection;

**H. Dryer Exhaust Systems**

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



a. Loose dryer's louver vent cap (south wall) noted; recommend proper installation;

**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 speakers, phone/cable lines and alarm system;

Note: It is recommended that the client get copies of operating and instruction manuals for systems, including but not limited to, appliances, intercom/speakers; fireplace; water softener; sprinklers; pool equipment, etc., and if possible, obtain contact information for home contractors or maintenance prior to the closing.

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**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems (including 5 zones)**

*Comments/Limitations:* The sprinkler control panel is located at the garage south wall, and the backflow preventer is located at the north side of the property; Sprinkler System is operated only in the manual mode only. The inspector does not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or back flow preventers. Spray coverage for the sprinkler system was not verified as part of this inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering of the landscaping. Underground pipes cannot be judged for breaks or possible root intrusions.





- a. One sprinkler head at zone #2 was leaking large amount of water when tested, it's also causing low pressure to other sprinklers in the same zone; recommend repair by a qualified professional; also recommend adjusting certain sprinkler heads to prevent water from being sprayed on brick walls; Excessive moisture can cause damaged to the structure and promote mold growth;

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**  
*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; scratch marks and stains on the bottom of the sinks and tubs; 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. Noted a crack on kitchen granite countertop;



b. Observed concrete cracks at the back patio slab; this is common as concrete ages, and cracks observed are typical shrinkage/settlement cracks and not indicative of structural issue; it is recommended that this type of crack be sealed and monitored periodically to see if they increase in size, if it does, consult with a licensed structural engineer;  
Photo is representative of the issue and may not include all locations;





*c. Backyard fence show signs of deterioration and have loose/leaning panels at various locations; recommend repair/replacement;*