

# PROPERTY INSPECTION REPORT

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Prepared For: **Huaiqing Yang**

Concerning: **7927 Chatham Springs, Cypress, TX 77433**

By: **Ning Xue** **09/27/2021**

**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 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:** Single Family

**Approximate Age of Building:** Approx. 16 years ('2005)

**Property was:** Unoccupied;

**Front Door Facing Direction:** East

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

**Weather Condition:** Mostly cloudy and 90 °F;

**Parties present during inspection:** N/A;

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

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:*







- 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 at time of the inspection;



- b. The side alleyway has large bold patches due to soil erosion and improper lawn care, recommend having these areas re-graded and sodded;



### C. Roof Covering Materials

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

*Viewed From:* **Due to the lack of safe access to the roof and excessive pitch of the roof surface, the inspector did not physically walk on the roof; a drone was used to observe the roof surface for significant issues; The client is advised that aerial observation from a drone will not show all possible deficiencies; If this is a concern, recommend the client retain the services of a qualified roofing specialist at additional cost;**

*Comments:* **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.**





- a. *Missing shingles observed at marked locations on the roof; It is recommended that a qualified roofer be contacted to further evaluate and repair as needed; Photos are representative of the issue and may not include all locations;*

**D. Roof Structures and Attics**

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

*Approximate Average Depth of Insulation: 7-8 inches of loose fill insulation; recommend adding insulation to improve energy efficiency;*

*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. *Observed damaged/cracked sidings (Hardie plank) and cracked caulking at various locations; recommend repair to prevent further deterioration;  
Photos are representative of the issue and may not include all locations;*



- b. *The inspector noted signs of past moisture damage, such as peeled paint and rotted wood, on garage door trims (marked) ; recommend repair to prevent further deterioration;*

**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. Observed uneven floor at circled location (upstairs hallway); gaps noted between vinyl planks at various locations due to even floor and/or substandard installation practice; upstairs NE bedroom floor squeaks when walked upon in a normal manner; recommend further evaluation by a qualified specialist and repair if needed; Photos are representative of the issue and may not include all locations;

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

Comments:



- a. The closet door (@downstairs hallway) missing a hinge; recommend repair;

**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. Windows 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, safety glass locations, emergency 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 inspector noted a cracked window pane (upstairs SE bedroom); recommend window replacement;



b. Certain windows (mostly in downstairs) closed by themselves when tested, this is possibly caused by loose/damaged window sash springs ; it is suggested that the client consult with a specialist for further evaluation; Also recommend installation of missing screens at all 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:*

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



L. Other

Comments:

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I NI NP D

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Box Rating and/or Main Disconnect Rating: **125 amps**

Panel Box Location: **Garage's north wall; outside;**

Comments:

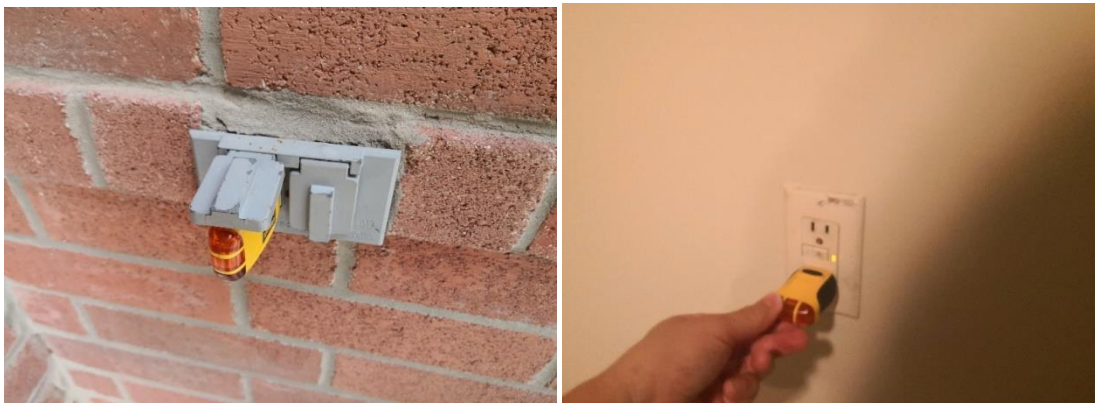


B. Branch Circuits, Connected Devices, and Fixtures

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

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

Limitations: **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. *All exterior receptacles and garage wall receptacles did not have power, even after both the circuit breaker and GFCI test button were reset by the inspector; recommend further evaluation by a licensed electrician and repair as needed;*



- b. *The light at the back patio was faulty at time of the inspection; suggest replacing light bulbs and verifying fixture for proper operation prior to closing;  
In addition, 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 ( light fixtures), electrical panel, dryer vent, bath and range top vents, wall penetration for AC suction/refrigerant lines, etc.; Photo is are representative of the issue and may not include all locations;*



- c. *The wall receptacle behind the kitchen counter did not have power when tested; recommend further evaluation by a licensed electrician and repair as needed;*



- d. *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;*



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

#### A. Heating Equipment

*Type of Systems:* Forced Air Furnaces (manufactured by York, age unknown);

*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.



- a. The furnace and AC evaporator is improperly housed in a closet that may not allow for normal intake of combustion air and could cause carbon monoxide to enter into the home's air distribution system; the client is advised to consult with a licensed professional for further evaluation and correction options; Installation of CO monitor in this area is highly recommended for safety reason;

#### B. Cooling Equipment

*Type of Systems:* Central Split system (manufactured by Carrier in2018);

*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 moving in;*



- a. *Debris built-up and sign of rust noted on almost all HVAC registers/vents; it is recommended that a licensed HVAC professional be contacted to determine if the entire duct system needs to be professionally cleaned prior to closing; 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: SE side of the property, close to the street curb;*

*Location of main water supply valve: SE corner of the garage; inside;*

*Static water pressure reading: 60-61 PSI*

*Plumbing water supply (riser, into home): Unknown, as it's covered by insulation materials;*

*Plumbing water distribution (inside home): PEX*

*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;*





- b. The kitchen faucet did not seem to have a complete stream mode when tested; it still sprays water possibly due to a faulty diverter; it is recommended that a qualified plumber be contacted to further evaluate both spray and stream mode and repair/adjust as needed;



- c. The cold water line feeding the downstairs bathroom sink appears to be shut-off due to unknown reason; recommend following up with the seller prior to closing; also suggest adding missing drain stoppers at all sinks/tubs;;

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

*Comments:*

**C. Water Heating Equipment**

*Energy Sources:* Gas water heater manufactured by Rheem Manufacturing Company in 2021;

*Capacity:* 40 gal.

*Comments:* Located in the garage;



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

**E. Other**  
*Comments:*

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I	NI	NP	D
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**V. APPLIANCES**

**A. Dishwashers**  
*Comments:*



a. Dishwasher was tested and working properly at time of inspection;

**B. Food Waste Disposers**  
*Comments:*



a. The waste disposer was tested and working properly at time of inspection;

**C. Range Hood and Exhaust Systems**

*Comments:*



a. No external ventilation range hood present; recirculating fans that draw air through a filter and discharge it back into the room are not a good practice; recommend installation of duct system to exhaust moisture and odors associated with cooking to the outside;

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

*Comments:*



a. Cooktop burners and oven were tested and working properly at time of inspection;



**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**G. Garage Door Operators**

*Comments/Limitations:*



a. No automatic garage door opener present at time of the inspection;

**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, landscaping light system 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**

*Comments:*

**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. Backyard fence show signs of deterioration and have leaning panels at various locations; the sagging fence gate did not swing open freely and closed when tested; recommend repair; repair/replacement is discretionary;



- b. Observed minor concrete cracks and uneven surface on driveway; recommend repair to prevent further deterioration;