



REDSTAR PROFESSIONAL HOME INSPECTION, INC

8326439724

tammyb@redstarinspections.com

<https://www.redstarinspections.com>



REDSTAR RESIDENTIAL INSPECTION

16543 Sheffield Run Dr
Houston TX 77084

Debbie Lu & Yao Zhao

JULY 29, 2019



Inspector
Ryan Andrasek

TREC #21573

8326439724

tammyb@redstarinspections.com



Agent
Debbie Lu

832-523-2251

luckystarhoustonrealestate@gmail.com



PROPERTY INSPECTION REPORT

Prepared For: Debbie Lu & Yao Zhao

(Name of Client)

Concerning: 16543 Sheffield Run Dr, Houston TX 77084

(Address or Other Identification of Inspected Property)

By: Ryan Andrasek - TREC #21573

(Name and License Number of Inspector)

07/29/2019 2:00 pm

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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

In Attendance None: Buyer

Occupancy Vacant: Vacant

Type of Building: Single Family

Temperature (approximate): 95 Fahrenheit (F)

Weather Conditions: Clear, Hot, Humid

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

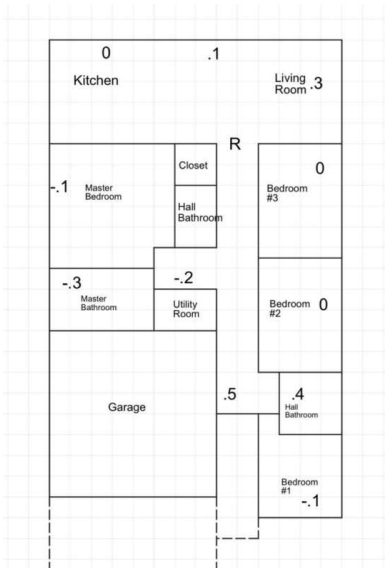
Type of Foundation(s) yuu: Slab on Grade - Rhu

Performance Opinion: Functioning as Intended:

The foundation integrity appears to be performing the function intended. No visible differential movement was noted at the interior and exterior of the structure.

Zip Level system was used at the time of inspection to measure the overall levelness of the foundation. The zip level revealed a maximum differential of less than 1 in the highest portion of the foundation to lowest. This is typical and zip level does not reflect any signs of excessive movement of the foundation. See the picture below for drawing of the readings taken at the time of inspection.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.



B. Grading and Drainage

Performing as intended:

All portions of the grading and drainage were observed to be performing as intended at the time of the inspection.

Drainage System Not Flow Tested:

The inspector does not determine effectiveness or condition of any below ground downspout extension(s) or drainage system(s), nor does the inspector determine the location of the discharge outlet.

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

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Viewed From: Walking the Roof Surface, Ladder

Roof Performance: Typical Wear:

Roof shows signs of typical deterioration for the age of the roof covering and appears to be performing as intended.

1: Shingles: Nail Pops

🔴 **Recommendation**

Random Areas

Fasteners under one or more shingles are popped up. This can allow water under the shingle as well as wind lift. Recommend further evaluation by a roofing contractor.

Recommendation: Contact a qualified roofing professional.



D. Roof Structures & Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 14 Inches -

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Type of Attic Roof Ventilation: Roof and Soffit Vents

Type of Insulation Material: Blown Fiberglass

Attic Space: Performing as intended:

The attic space was performing as intended at the time of inspection.

Only Accessible Areas Were Entered:

Note: Only accessible areas of the attic were inspected. The inspector does not crawl/walk over areas that are unsafe or not easily accessible.

E. Walls (Interior and Exterior)

1: Exterior Walls: Trim Missing, Loose, or Damaged

🔧 **Maintenance Item**

Rear Exterior Door

Sections of exterior trim were either missing, or damaged. Remedy as needed.

Recommendation: Contact a qualified professional.



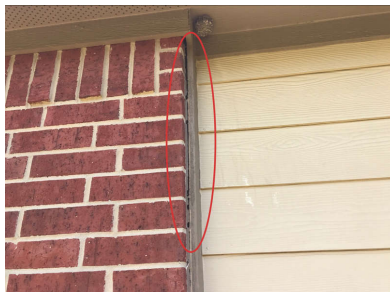
2: Exterior Veneer: Caulking and sealing at exterior veneer Transitions

 Maintenance Item

Right Exterior

The siding trim and brick veneer transitions should be caulked to prevent moisture penetration. Recommend to seal to prevent possible moisture and pest intrusion.

Recommendation: Contact a handyman or DIY project



3: Exterior Walls: Caulking & Sealing

 Maintenance Item

Multiple Locations

Caulking and sealing is needed on the exterior veneer at one or more locations to prevent any possible moisture penetration into the building. These locations include around wall vent covers, electrical outlets/fixtures, transitions between siding, plumbing penetration and A/C lines.

Recommendation: Contact a qualified professional.



4: Exterior Siding: Caulking Missing at Buttress Joints

🚫 **Recommendation**

Random Areas

The inspector observed caulking deteriorated or missing at the joints where the siding butt up against each other. Recommend to caulk all joints to prevent moisture damage.

Recommendation: Contact a handyman or DIY project



5: Damaged Siding

🚫 **Recommendation**

Left Exterior

The inspector observed a cut piece of siding on the left rear of the home. Recommend to seal area to prevent water damage to area.

Recommendation: Contact a handyman or DIY project



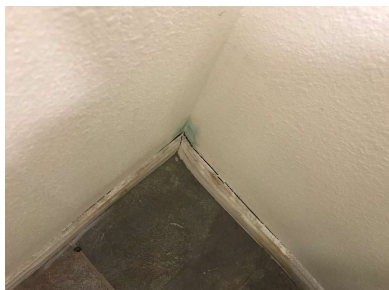
6: Moisture Damage

🚫 **Recommendation**

Utility Room

The inspector observed what appears to be previous moisture damage in the corner of the utility room. It could be from spilled detergent, but it does have a bit of dark discoloring to it. Recommend to remove baseboard and Sheetrock to inspect behind the wall.

Recommendation: Contact a qualified professional.



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7: Water Damage Master

🔴 Recommendation

The inspector saw a little bit of water damage on the outside of the master shower tub. Most likely came out from the curtain that was there. Recommend to repair damage and ensure it doesn't get outside of curtain in future.

Recommendation: Contact a handyman or DIY project



F. Ceilings and Floors

1: Water Damaged Baseboard

🔴 Recommendation

Rear Door

The inspector observed an area of the baseboard that appeared to have water damage to it. It's possible water is coming in between the rotted area of the exterior door frame and going into the baseboard inside. Repair as needed.

Recommendation: Contact a handyman or DIY project



G. Doors (Interior and Exterior)

1: Exterior Door: Gaps in Weather Seals

🔧 Maintenance Item

Rear Door

Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.

Recommendation: Contact a qualified professional.



2: Exterior Door: Wood Rot at Base of Frame

 Maintenance Item

Rear Exterior

Moisture damage observed to the base of the door. Recommend further evaluation and correction as needed to prevent further deterioration or moisture intrusion.

Recommendation: Contact a qualified professional.



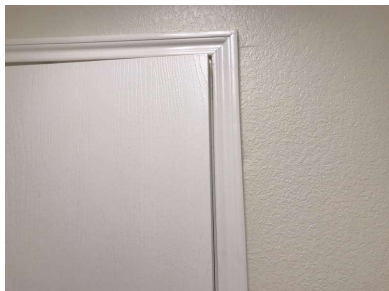
3: Exterior Door: Binding in Frame

 Recommendation

Garage

The garage entry door was observed to be binding in the frame making it difficult to operate. Recommend further evaluation by a handyman.

Recommendation: Contact a handyman or DIY project

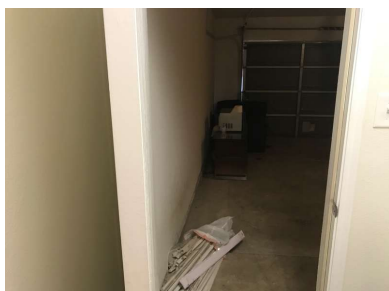


4: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

 Safety Hazard

The door between the garage and living area does not have an automatic closing function. While this may have not been a requirement when the home was originally constructed, recommend correction for safety purposes.

Recommendation: Contact a qualified professional.



5: Interior Door: Swings Open/Closes on its Own

 [Maintenance Item](#)

Utility Room

Observed door that swings closed by itself. This can be cause by incorrect adjustment to the door framing or structural movement. Further evaluation and repair is recommended.

Recommendation: Contact a qualified professional.



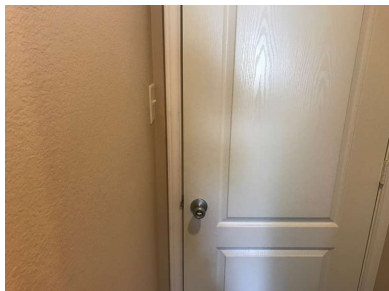
6: Interior Doors: Door Rubs Frame

 [Maintenance Item](#)

Front Hall

One or more interior doors were observed rubbing against the frame. Recommend adjustment to allow for easier operation.

Recommendation: Contact a qualified professional.



7: Interior Door Hardware: Missing Door Stops

 [Maintenance Item](#)

Front Bedroom

One or more door stops were observed to be missing. Recommend adding door stops to prevent damage to drywall finish.

Recommendation: Contact a qualified professional.



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8: Interior Door Hardware: Ball Hardware Damaged

 Maintenance Item

Front Bedroom Closet

The ball hardware for the front bedroom closet door was damaged. Repair as needed to allow the door to close properly.

Recommendation: Contact a handyman or DIY project

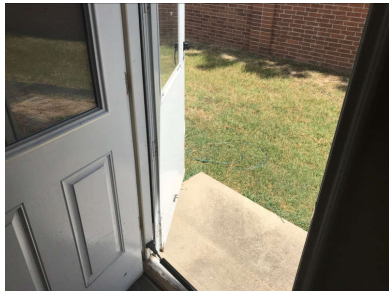


9: Storm Door Damaged

 Recommendation

The storm door on the rear of the home will not latch and the closing strut is broken. The door is moving back and forth with the wind. Recommend to repair.

Recommendation: Contact a handyman or DIY project



H. Windows

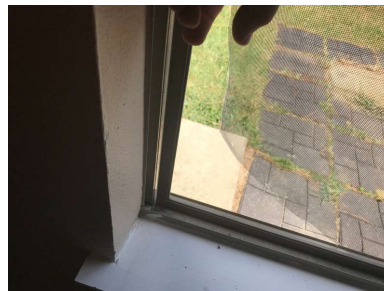
1: Missing/Damaged Screen(s)

 Recommendation

Right Rear Exterior, Breakfast Area

One or more windows were observed to have missing/damaged screens. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

K. Porches, Balconies, Decks, and Carports
Performing as intended:

I	NI	NP	D
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All portions of the porches, balconies, and/or decks were observed to be performing as intended at the time of inspection.

J. Fireplaces and Chimneys

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Disconnect/Service Box Type and Location: Breakers-Exterior Wall -

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Service Entrance Cable Location: Underground (Cable Material Type Not Visible), Aluminum -

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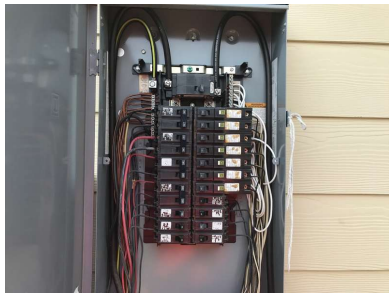
Service Size: 125 Amps -

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Service Entrance/Panel: Performing as intended:

All portions of the service entrance and panel were performing as intended at the time of inspection.

Photo of Panel:



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

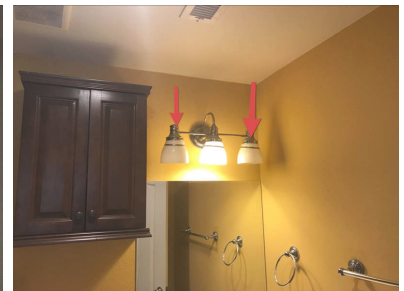
1: Light: Inoperable

Maintenance Item

Multiple Locations

One or more light fixtures around the home did not function, possibly bulb related. Correct as needed.

Recommendation: Contact a qualified electrical contractor.



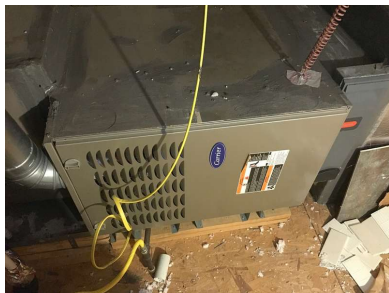
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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Furnace



Energy Sources: Corn

Heating Equipment: Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

B. Cooling Equipment

Type of Systems: Central Air Conditioner



Ambient air test:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Unit #1- Supply Air Temp: Degrees F 62

Return Air Temp: Degrees F 79

Temp. Differential: Degrees F 17

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1: Refrigerant Line: Insulation Missing or Damaged

➔ Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Media Filter:

Media filter is located at the air handler in the attic. This should be changed out every 6-8 months.



Ducts: Performing as intended:

All visible portions of the ducts appeared to be in overall good condition and performing as intended at the time of inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front yard near street

Location of Main Water Supply Valve : Exterior wall- Right side



Static Water Pressure Reading: 56-60 PSI -

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Type of Piping:: CPVC

Plumbing: Performing as intended:

All portions of the the plumbing distribution and fixtures appeared to be performing as intended at the time of inspection.

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

I	NI	NP	D
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Plumbing in Vaccant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vaccant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back in service. If the property has been vaccant, monitoring is recommended. The inspector can only observe the conditions at the time of the inspection.

B. Drains, Wastes, & Vents
Type of Piping:: PVC

C. Water Heating Equipment
Energy Sources: Gas
Capacity: 40 Gallons -

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Location: Garage -

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D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers
The dishwasher was performing as intended at the time of the inspection.:

B. Food Waste Disposers
Comments:

1: Missing Splash Guard

Maintenance Item

Kitchen

Splash guard at the disposal was missing/damage. Remedy as needed.

Recommendation: Contact a qualified professional.



C. Range Hood and Exhaust Systems
Exhaust systems were performing as intended at the time of the inspection.:

I	NI	NP	D
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Range hood was performing as intended at the time of the inspection.:

D. Ranges, Cooktops, and Ovens

Cooktop was performing as intended at the time of the inspection.:

Ovens were performing as intended at the time of the inspection.:

E. Microwave Ovens

Microwave was performing as intended at the time of the inspection.:

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Dirty Vent Cover

[🔧 Maintenance Item](#)

Utility Room

One or more vent covers were observed to be dirty. Recommend to clean as needed.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

1: Safety Beams Misaligned

[🔧 Maintenance Item](#)

The garage door would not go down unless the button was held down. This is a safety feature to prevent the door from going down unless the beams are aligned correctly. Remedy as needed.

Recommendation: Contact a qualified professional.



2: Garage Door: Damage

[🔧 Maintenance Item](#)

Garage

The garage door panels show damage. Recommend further evaluation to determine extent of necessary repairs.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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H. Dryer Exhaust Systems

Dryer exhaust was performing as intended at the time of the inspection.:

1: Cleaning Vent Recommended

[🔧 Maintenance Item](#)

Cleaning of the dryer vent line is recommended as normal maintenance to prevent lint build up in line.

Recommendation: Contact a qualified professional.