



## PROPERTY INSPECTION REPORT

Prepared For:

**CHUAN HE & YUE HAN**

(Name of Client)

Concerning:

10102 TRIBECA TRAIL, MISSOURI CITY, TX 77459

(Address or Other Identification of Inspected Property)

By:

HAO WANG

TREC# 20308

4/7/2022

(Name and License Number of Inspector)

(Date)

**Disclaimer: This report is for this client use only. Third parties may not hold the inspector liable for any information or opinions expressed in this inspection report. This inspection report is intended only for the individual named. If you are not the named addressee you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this inspection report is strictly prohibited.**

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.state.tx.us](http://www.trec.state.tx.us).

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 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 warrant ability 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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.

Report Identification: 10102 TRIBECA TRAIL, MISSOURI CITY, TX 77459

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

<b>I NI NP D</b>
------------------

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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 Report Identification:

---

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.

---

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Weather Conditions: FAIR

Outside Temp: 74 DEGREE

House Faces: NW

Buildings Status: FURNISHED

Utilities On: YES

Mold Investigations: NOT INCLUDED

Note: left-----when stand in front of and facing the house, left hand

## I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s): Slab on grade concrete foundation (post-tension)

Comments: Two story built in 2017

Based on the observations at the time of inspection, the foundation appeared to be performed as intended.

The max level differential of the entire foundation was 0.6".

Trees are within the minimum recommended distance of five feet to the foundation.

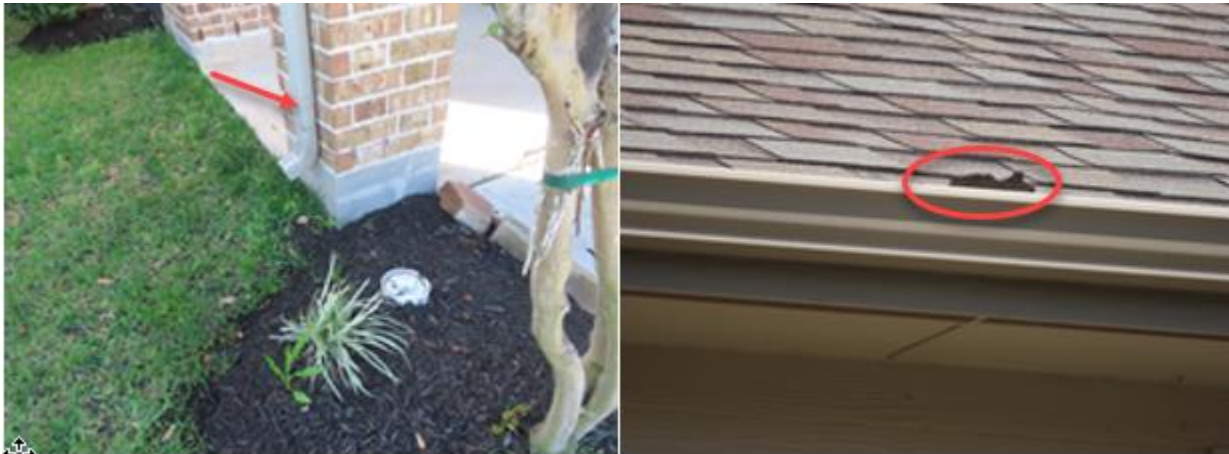
**Note:** Expansive soil conditions, dry and sometimes wet weather conditions, drainage and leakage will cause movement of the foundation, which will cause cracks in the walls, ceilings, floors and exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because of soil and foundation evaluation may be required. Slab on grade foundations are the most common type of foundations in the Greater Houston Area for residential houses. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in various damage (usually sheetrock, brick veneer cracking and floor tile cracking). The inspector's opinion is based on visual observations of accessible and unobstructed area of the structure at the time of the inspection. Foundation area and yard must be consistently watered around the perimeter as needed in order to reduce foundation issues.



Small crack was visible on some foundation corner

**B. Grading and Drainage** – Comments:

I	NI	NP	D
---	----	----	---



Some downspouts drain water too close to the foundation. It is better to move rain at least 3' away from the house.

Some trash needs to be cleaned at back gutter



Yard drainage and grading were inadequate at both sides. Yard grading should be drained away from the foundation by 6 inches within first 10 feet.

**C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt shingles      2017

Viewed From: the attic and ground level

Comments:

Functioning as intended.

Limited inspection in the attic due to some area not accessible.



Some shingles and flashings need to be properly secured down to reduce chance of future damage at left side and above back patio



Some paint was missing at vent pipe on roof, suggest seal all vent pipe and roof jack on roof

**D. Roof Structure and Attic**

Viewed From: Attic

Approximate Average Depth of Insulation: 11~12 inches (blown-in)

Comments:

Attic radiant barrier can limit the inspection of the evidence of moisture penetration.

Insulation prevents visual inspection of pipes, wires, fixtures and structural components underneath.

Lack of walkways in the attic can limit the inspection in the attic.



Support needs at one overlapped rafter in left back walk-in attic on second floor

Soft walking board needs to be strengthened in ceiling attic



Power fans were working at the time of inspection

**E. Walls (Interior and Exterior) – Comments:**

Exterior walls are brick veneer, hardie board and stone.

No moisture, mold and /or indoor air quality tests were performed. If concerned the client is advised to contact a qualified IAQ professional for further evaluations of this property.

I	NI	NP	D
---	----	----	---



All penetrations through brick should be sealed to prevent water infiltration



Rust stain was visible on stone wall

Wood board needs to be removed away from exterior wall on left side



Some caulking was missing on front window jamb

I	NI	NP	D
---	----	----	---

Some caulking was separated at back window jamb and sill

Caulking needs to be repaired



Some mortar was separated at front wall and back wall

Caulking in need of repair at right joint



Hole on base board needs to be sealed near toilet in half bath

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

Flooring is vinyl plank, carpet and tile.



I	NI	NP	D
---	----	----	---



Hairline crack was visible on ceiling between kitchen posts

Some stain was visible on ceiling at half bath

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

Lock tights at study door.

Door swings at master bath.



Damaged door panel needs to be replaced at right front bedroom closet on second floor

**H. Windows** – Comments:

Windows are double pane.

Inspection of the windows was limited due to furniture, window cover or stored items.



Tilt latch needs to be repaired at one back window in master bedroom

**I. Stairways (Interior and Exterior) – Comments:**

Functioning as intended.

**J. Fireplace/Chimney - Comments:**

Gas type fireplace.

Gas valve key was not in the view.

Note: Draft, proper combustion, smoke leakage and fire worthiness are not part of this inspection, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and/or chimney.

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

**L. Other – Comments:**

Suggest periodic insecticide.

Ask the seller for builder's package.

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels – Comments:**

The service entrance is from underground. Main panel rating is 150 Amp.

The panel locates on the left exterior wall of the house.

The AFCI (arc fault circuit interrupters) needs to be tested at least once a year.



No test on AFCI due to house occupied.

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

Type of Wiring: copper

Comments:

GFCI outlets are required at exterior, kitchen, laundry, bathroom and garage. GFCI protection should be tested at least once a year.

Two GFCI outlet was observed in the kitchen.

Outlets in all baths were protected by the GFCI outlet in left front bath on second floor.

One GFCI outlet was observed in the garage.

Outlets in laundry room were protected by one GFCI breaker in the panel.

Each exterior outlet has its own protection.

Inspection of switches, outlets and accessory connections was limited due to concealment.

Smoke alarms which were placed in all bedrooms and bedroom hallways needs to be periodically maintained.



Some light bulbs/fixture did not function at foyer

Ceiling fan vibrates in family room



GFCI outlet malfunction at AC unit and needs to be replaced

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

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

Furnaces functioning as intended.

Report Identification: 10102 TRIBECA TRAIL, MISSOURI CITY, TX 77459

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

I	NI	NP	D
---	----	----	---

Primary drain line point of termination: bath vanity sewer lines on second floor

Secondary drain line point of termination: right soffit

The system is not readily accessible for inspection without disassembly. Because we do not disassemble equipment, the condition of the system interior is unknown. Heat exchangers are NOT disassembled to inspect internal parts. A definitive condition of heat exchanger cannot be determined without disassembly of unit by licensed HVAC Co.



Info: Two LENNOX furnaces locate in the attic



Little rust was observed in the evaporator coil overflow pan

I	NI	NP	D
---	----	----	---



Filter ( size: 12x12) was dirty and needs to be replaced every few months on furnace 1



Damaged wrap was visible on some ducts

**B. Cooling Equipment**

Type of System: Central

Comments:

Two exterior A/C units were on the left of the house.

AC units functioning as intended.

FRONT UNIT: LENNOX                      1.5TONS      2017

BACK UNIT: LENNOX                      3TONS        2017

Unit should be evaluated on a yearly basis by a qualified HVAC contractor. The drain pipe for the secondary drip pan under the attic unit was not tested for flow or leaks, which is beyond the scope of inspection.

Filters need to be replaced every three months.



Back AC unit vibrates excessively when running, suggest evaluated/fixed by HVAC licensed contractor

Gap needs to be sealed under back FREON line cover at exterior wall

**C. Duct System, Chases, and Vents** – Comments: FLEX DUCTING

#### IV. PLUMBING SYSTEM

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

Location of water meter: Front right corner of property

Location of main water supply valve: pantry

Static water pressure reading: 60 psi (normal 40~80 psi)

Comments:

Water supply line is PEX.

Sewer main clean out locates at front left corner of the house.

I	NI	NP	D
---	----	----	---



Lower water pressure at sink in right bath on second floor

Cracked back splash was visible at master vanity



Tub drains slowly at right bath on second floor

Damaged finish at tub in right bath on second floor





I	NI	NP	D
---	----	----	---

Loose towel bar needs to be fixed at left front bath on second floor

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

**C. Water Heating Equipment**

Energy Source: Gas

Capacity: 40G + 40G

RHEEM MFG DATE: 2016

Comments:

T/P valve is not operated during the inspection-due to the possibility of the valve not reseating. Manufacturers recommend that valves older than three years be removed, cleaned, and inspected or replaced.



Info: Two water heaters locate in the attic

Functioning as intended

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

**E. Other** – Comments:

Plant was visible around gas supply line on left side.

## V. APPLIANCES

**A. Dishwashers** – Comments:

Functioning as intended.

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

I	NI	NP	D
---	----	----	---

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

Functioning as intended.

**C. Range hood and Exhaust Systems** – Comments:

Range hood vent terminates to the right exterior wall.



One light malfunction

**D. Ranges, Cooktops, and Ovens** – Comments:

Range was gas type. Gas valve locates in right cabinet.

Oven was electric type.

Range and oven were working at the time of inspection.

**E. Microwave Oven** – Comments:

Functioning as intended.

**F. Mechanical Exhaust Vents and Bathroom Heaters** – Comments:

**G. Garage Door Operators** – Comments:

Functioning as intended.

**H. Dryer Exhaust Systems** – Comments: Report Identification:

Dryer exhaust vent terminates to the right exterior wall.

**I. Other** – Comments:

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems – Comments:**

Sprinkler panel locates in garage.

Underground main shut-off locates at right front corner.

Backflow locates at right side.

Sensor was visible on left fence.

6 stations total.

Sprinkler system was working at the time of inspection.



Some sprinkler head was capped at back yard

Some sprinkler heads need to be adjusted to spray away exterior wall at station 3