

# PROPERTY INSPECTION REPORT

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**Prepared For:** Yucheng Mai  
(Name of Client)

**Concerning:** 17822 Quiet Loch Lane, Houston, TX 77084  
(Address or Other Identification of Inspected Property)

**By:** Expertise Building Inspections Corp.

Chao-Ming Pai, TREC #3079 August 27, 2020  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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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. 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 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; and

- lack of electrical bonding and grounding.

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 licensees 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 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 AND CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This report is limited to an impartial opinion based on visual observations which is not a warranty that the items inspected are defect-free. Latent or concealed defects may exist as of the time of this inspection or which may have existed in the past or may exist in the future without any visible evidence at time of inspection. In our experience, latent/concealed water penetration & termite damage often exist in exterior walls, chimney areas & shower enclosures. Latent/concealed mechanical defects exist frequently in older systems/components. If you want to have a better control of future repair cost, you should consider purchasing the available protections against unexpected repairs.

This inspection and report are not intended to address the presence or absence of rodents, termites and other insects, the possible presence of danger from asbestos, radon gas, lead paint, urea formaldehyde, mold, soil contamination and other indoor and outdoor pollutants, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. You should contact a competent specialist if information, identification or testing of the above is desired.

The following are not within the scope of this inspection: phone lines, cable lines and any other low voltage wiring, concealed gas supply lines, sprinklers, swimming pools, hot tubs, water wells, septic systems, central vacuum systems, outdoor cooking equipments, systems which are shut down at the time of inspection, and structures which are not structurally and directly attached to the main residence, unless otherwise indicated in the inspection report.

A summary of this inspection report is attached to the end of the report.

A re-inspection fee will be charged for all return trip(s).

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): **Slab on Grade**

Method to Observe Crawl Space: **Not Applicable**

Comments: \_\_\_\_\_

**In my opinion, the foundation of subject property is performing its intended function at time of this inspection.**

       

**B. Grading and Drainage**

Comments: \_\_\_\_\_

       

**C. Roof Covering Materials**

Type(s) of Roof Covering: **Composition Shingle**

Viewed From: **Walked on Roof**

Comments: \_\_\_\_\_

       

**D. Roof Structure and Attics**

Viewed From: **Entered Attic**

Approximate Average Depth of Insulation: **10"**

Comments: \_\_\_\_\_

       

**E. Walls (Interior and Exterior)**

Comments: \_\_\_\_\_

       

**F. Ceilings and Floors**

Comments: \_\_\_\_\_

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

Comments:

**Improper door operation at master bathroom door (broken hardware)**



       

**H. Windows**

Comments:

**Signs of broken glass seal at double-pane window in living room (1 piece)**



       

**I. Stairways (Interior and Exterior)**

Comments:

       

**J. Fireplace and Chimneys**

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

     **L. Other**  
*Comments:* \_\_\_\_\_

**II. ELECTRICAL SYSTEMS**

     **A. Service Entrance and Panels**  
*Comments:* \_\_\_\_\_

     **B. Branch Circuits, Connected Devices, and Fixtures**  
 Type of Wiring: **Copper**  
*Comments:* \_\_\_\_\_  
**Inoperable/missing/broken fixtures: master closet lights, 2 recess lights in kitchen, left front bedroom light (missing cover), and left rear bedroom ceiling fan (slowing)**



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

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**A. Heating Equipment**

*Type of Systems: Forced Air Furnace*

*Energy Sources: Gas*

*Comments:* \_\_\_\_\_

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**B. Cooling Equipment**

*Type of Systems: Central, Split System*

*Comments:* \_\_\_\_\_

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**C. Duct Systems, Chases, and Vents**

*Comments:* \_\_\_\_\_



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#### IV. PLUMBING SYSTEM

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

*Location of water meter: West of house near curb*

*Location of main water supply valve: At base of north exterior wall*

*Static water pressure reading: 62 PSI*

*Comments:*

***Lack of back flow prevention device at exterior faucet on garage wall***



***Laundry connection: gas shutoff valve outlet fitting isn't capped***



***Kitchen sink: loose faucet knob***





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**Master bathroom: toilet isn't adequately secured**



**Hallway full bathroom: toilet isn't adequately secured**



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

Comments:

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**C. Water Heating Equipment**

Energy Sources: **Gas**

Capacity: **40 Gallons**

Comments:

**T&P valve at water heater is not operable**



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**D. Hydro-Massage Therapy Equipment**

Comments:

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**E. Other**

Comments:

- 

**V. APPLIANCES**

**A. Dishwashers**

Comments:

**Rust at lower dishtray in dishwasher**



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Food Waste Disposers**

*Comments:*

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**C. Range Hood and exhaust Systems**

*Comments:*

**Surface light at range exhaust vent doesn't work**



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Right rear cooktop burner won't ignite**



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**E. Microwave Ovens**

Comments:

**Microwave turntable doesn't fit coupler**



       

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

Comments:

       

**G. Garage Door Operators**

Comments:

       

**H. Dryer Exhaust Systems**

Comments:

**Dryer vent outlet cover on exterior wall is screened**



## ATTACHED SUMMARY PAGE

THE INSPECTOR IS NOT REQUIRED TO ESTIMATE THE COST FOR REPAIRS. IF ESTIMATES ARE FILLED IN THIS SECTION, THEY ARE ONLY APPROXIMATIONS BASED ON LIMITED OBSERVATION AND THEY ARE INTENDED SOLELY TO PROVIDE THE CLIENT A SENSE OF PERSPECTIVE. ACTUAL COSTS WILL VARY FROM ONE BIDDER TO ANOTHER, DEPEND ON CRAFTSMEN AND SUPPLIES USED. SOMETIMES, UNEXPECTED REPAIR COST MAY BE FOUND NECESSARY AFTER REFINED INSPECTION PERFORMED BY CONTRACTOR. FOR FIRM BIDS, PLEASE CONSULT QUALIFIED SERVICE PROFESSIONALS.  
 COST ESTIMATES IN THIS SECTION ARE NOT BIDS, AND SHOULDN'T BE USED AS SUCH.

		Estimated Cost
<b>I. STRUCTURAL SYSTEMS</b>	<b>1. Improper door operation at master bathroom door (broken hardware)</b>	<b>\$50</b>
	<b>2. Signs of broken glass seal at double-pane window in living room (1 piece)</b>	<b>\$350</b>
<b>II. ELECTRICAL SYSTEMS</b>	<b>3. Inoperable/missing/broken fixtures: master closet lights, 2 recess lights in kitchen, left front bedroom light (missing cover), and left rear bedroom ceiling fan (slowing)</b>	<b>\$350</b>
<b>IV. PLUMBING SYSTEMS</b>	<b>4. Lack of back flow prevention device at exterior faucet on garage wall</b>	<b>\$20</b>
	<b>5. Laundry connection: gas shutoff valve outlet fitting isn't capped</b>	<b>\$20</b>
	<b>6. Kitchen sink: loose faucet knob</b>	<b>\$20</b>
	<b>7. Master bathroom: toilet isn't adequately secured</b>	<b>\$50</b>
	<b>8. Hallway full bathroom: toilet isn't adequately secured</b>	<b>\$50</b>
	<b>9. T&amp;P valve at water heater is not operable</b>	<b>\$120</b>
	<b>V. APPLIANCES</b>	<b>10. Rust at lower dishtray in dishwasher</b>
	<b>11. Surface light at range exhaust vent doesn't work</b>	<b>\$20</b>
	<b>12. Right rear cooktop burner won't ignite</b>	<b>Up to \$150</b>
	<b>13. Microwave turntable doesn't fit coupler</b>	<b>\$100</b>
	<b>14. Dryer vent outlet cover on exterior wall is screened</b>	<b>\$50</b>