

Home Inspection - TREC



Inspection Date: 2/6/2026

Inspection Completed for: Graebel Companies - CO
(770) 325-4790
16346 Airport Circle
Aurora, CO 80011
APROA649919

Transferee / Property Information: Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479



PROPERTY INSPECTION REPORT FORM

| | |
|---|---------------------------|
| Mingzhe Yu | 2/6/2026 |
| <i>Name of Client</i> | <i>Date of Inspection</i> |
| 3923 Birch Vale Ln Sugar Land, TX 77479 | |
| <i>Address of Inspected Property</i> | |
| Vernon Gibson | |
| <i>(Name of Inspector)</i> | <i>TREC License #</i> |
| | |
| <i>Name of Sponsor (if applicable)</i> | <i>TREC License #</i> |

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

| | |
|------------------------------------|---------------|
| Date: | 2/12/2026 |
| Time: | 2:31 PM |
| Weather: | Sunny |
| Temp: | 74 ° F |
| Estimated Age of Dwelling: | 13 |
| Parties Present: | Homeowner |
| Occupied: | Yes |
| Type of Dwelling: | Single Family |
| Approximate Square Footage: | 4286 |

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: See Summary Page

B. Grading and Drainage

Comments: See Summary Page.

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles
Comments: See Summary Page.
Roof Approx Age: 13
Design Life: 20
Viewed From: Ladder

D. Roof Structures and Attics

Viewed From: Entered
Approximate Average Depth of Insulation: 14
Comments: See Summary Page.

E. Walls (Interior and Exterior)

Comments: See Summary Page.

F. Ceilings and Floors

Comments: See Summary Page.

G. Doors (Interior and Exterior)

Comments: See Summary Page.

H. Windows

Comments: See Summary Page.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments: See Summary Page.

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|---|----|----|---|
|---|----|----|---|

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: See Summary Page.

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air, Forced Air

Age: 13, 13

Design Life: 20, 20

Energy Sources: Natural Gas, Natural Gas

Comments: See Summary Page.

B. Cooling Equipment

Type of Systems: Central, Central

Age: 13, 13

Design Life: 15, 15

Energy Sources: Electric, Electric

Comments: See Summary Page.

C. Duct Systems, Chases, and Vents

Comments: See Summary Page.

D. Other

Comments:

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Unknown

Location of main water supply valve: Right

Static water pressure reading: Unknown

Type of supply piping material: CPVC

Comments: See Summary Page.

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

C. Water Heating Equipment

Energy Sources: Natural Gas, Natural Gas

Age: 13, 13

Design Life: 10, 10

Capacity: 40 gallons, 40 gallons

Comments: See Summary Page.

D. Hydro-Massage Therapy Equipment

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

E. Gas Distribution System and Gas Systems

Location of gas meter: Right side
Type of gas distribution piping material: Black piping
Comments: See Summary Page.

F. Other

Comments: See Summary Page.

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments: See Summary Page.

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: See Summary Page.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

C. Outbuildings

Comments:

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

F. Other Built-In Appliances

Comments:

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

G. Other

Comments:

PROPERTY INSPECTION REPORT SUMMARY

Record on this summary page, the corrective actions(s) required for all items determined to be defective, including the estimated costs of repairs, and explain any items reported as "Not Inspected." Note these are estimates only and are NOT bids, nor intended to be used as such.

| Section | Remarks |
|---------------------------|---|
| Structural Systems | <p>Foundations Problem: The foundation has cracked corners on the right back, back right patio, and the front left. A crack was observed in the back patio concrete. The foundation has spalling on the left side. A framing member in the walk-in attic is broken. Corrective Action: Further evaluation is recommended. Contact a structural engineer to evaluate the foundation / structure. Pay special attention to the items listed above, in the walls section, and in the exterior surfaces section.</p> <p>Grading and Drainage Problem: The gutter downspout on the front by the garage discharges incorrectly. Corrective Action: Contractor to reroute the downspout away from the home.</p> <p>Roof Covering Materials #1 Problem: The rear right and chimney boots are lifted. Flashing at the left is damaged. Drip edge flashing is damaged at the left. Kickout flashing is missing at the front. Granular loss was observed throughout the roof. The roof was not walked due to height and design. Corrective Action: Further evaluation is recommended. Contact a roofer to evaluate the condition of the roof system. Pay special attention to the items listed above.</p> <p>Roof Structure and Attic Problem: The main attic ladder has loose hardware. The chimney in the attic is not properly sealed. Corrective Action: Contractor to secure the hardware and seal the chimney.</p> <p>Walls (Interior and Exterior) Problem: Cracks were observed in the corner of the walls in the Jack and Jill bathroom, upstairs bathroom, downstairs bedroom, and downstairs bathroom. The baseboard is separating in the upstairs hallway, game room and the primary bedroom. Seam tape failure was noted in the game room, downstairs bathroom, and the primary bedroom. A crack was noted where the wall and ceiling meet in the upstairs game room. A crack was noted in the garage wall. A crack was noted in the ceiling in the upstairs bathroom. Corrective Action: See Foundation comments above.</p> <p>Ceilings and Floors Problem: Grout is missing around the tiles in the downstairs bathroom. Corrective Action: Contractor to re-grout the tiles.</p> <p>Doors (Interior and Exterior) Problem: The doorstop is missing in the upstairs front bedroom. Corrective Action: Contractor to replace the doorstop.</p> <p>Windows Problem: Failed thermal seal window(s) (fogged glass) were observed at the small upper windows in the primary bedroom, the window over the front door, dining room, upstairs back bedroom, back left upstairs bedroom, Jack and Jill bathroom, upstairs front bedroom, and game room. Cracks / separations were observed in the window framing on the upstairs front bedroom window and the primary bedroom window. Corrective Action: Window contractor to assess all windows to confirm and replace all failed thermal seal windows and repair / replace the window framing as needed. Cost to be determined at the time of repairs.</p> |

| Section | Remarks |
|---------------------------|---|
| Structural Systems | <p>Other Problem: The vent covers are damaged on the left side. There is a vent on the left side that is not sealed and has debris in it. Corrective Action: Contractor to repair / replace and clean the vents / covers.</p> <p>Exterior Surfaces Problem: The freeze board is separating on the front. The soffit is separating on the left side and the front. The fascia board is separating on the right and left sides. A crack was observed in the mortar at the left. The expansion joints on the right and left sides are missing the mortar. Siding separation was noted on the right and the left sides. The trim is separating around the window on the right side. There is a crack in the brick on the right side. Damaged brick was observed by the garage. There is a trim board separation on the left side. A gap was observed in the trim around the garage. Voids were observed in the mortar at the rear. The front left lintel over the window is rusting and separating. The mortar is separating and missing around the front window. The brick by the garage has the lintel coming through it. The trim around the garage is deteriorating and separating. The lintel over the garage is rusted. Corrective Action: See Foundation comments above.</p> |
| Electrical Systems | <p>Service Entrance and Panels Remarks:</p> <p>Branch Circuits, Connected Devices, and Fixtures Problem: The exterior light by the garage did not illuminate. The grounding rod is buried too deep. - The exterior outlet by the front door is missing a cover. The main attic and walk-in attic outlets are missing covers. Loose outlets were noted in the primary bedroom, downstairs bedroom, upstairs left front bedroom, dining room, foyer, office, walkway between the kitchen and dining room, half bathroom, kitchen, upstairs hall, upstairs front bedroom, and upstairs back bedroom. GFCI protection is missing in the laundry room. Corrective Action: Electrician to repair / certify the electrical system.</p> |
| HVAC Systems | <p>Type #1 Heating Equipment Problem: The cover would not open on the primary furnace. Corrective Action: HVAC technician to repair / replace the furnace cover and complete the assessment of the unit.</p> <p>Type #2 Heating Equipment Problem: The drain pan is not sloped on the secondary unit. Corrective Action: HVAC technician to repair / correct the drain pan for proper drainage.</p> <p>Type #1 Cooling Equipment Problem: Rust was observed on the primary A/C housing unit. The insulation on the condensation lines is deteriorating and does not cover the total line. Corrective Action: HVAC technician to repair / replace the housing unit and install complete insulation.</p> <p>Type #2 Cooling Equipment Problem: Rust was observed on the secondary A/C housing unit. The insulation on the condensation lines is deteriorating. Coil damage was observed at the condenser unit. Corrective Action: HVAC technician to repair / replace the housing unit, install insulation, and repair / replace the coils as needed.</p> |

| Section | Remarks |
|-------------------------|--|
| HVAC Systems | Duct System, Chases, and Vents Problem: Ducts are improperly touching / in contact in the attic. An exhaust vent is improperly laying on the ducts. Corrective Action: Contractor to provide proper clearance between the ducts and exhaust vent. |
| Plumbing Systems | Water Supply System and Fixtures Problem: The handles are loose in both sinks in the primary bathroom, primary bathtub, and in the both sinks in the Jack and Jill bathroom. The toilet seat is loose in the Jack and Jill bathroom and the upstairs bathroom. The stopper will not engage in the first sink of the Jack and Jill bathroom and the upstairs bathroom. The upstairs bathroom shower head, the faucet handle and the faucet are missing the caulk. The diverter is not working properly in the upstairs bathroom. Please Note: The exterior plumbing is winterized. Corrective Action: Plumber to repair / secure the handles and toilet seat, repair / replace the stoppers, re-caulk the shower head and faucets, and repair / replace the diverter. |
| | Water Heaters Remarks: Please Note: Rust is beginning to form at the top of the water heater; however, the unit was functioning as designed at the time of assessment. No warranties are expressed or implied as to the future performance or condition of the water heater. |
| | Water Heaters Remarks: Please Note: Rust is beginning to form at the top of the water heater; however, the unit was functioning as designed at the time of assessment. No warranties are expressed or implied as to the future performance or condition of the water heater. |
| | Gas Distribution Systems and Gas Appliances Problem: Inadequate clearance was observed around the gas meter (vegetation in contact). The gas meter line is missing a sleeve at the exterior. Corrective Action: Qualified contractor to eliminate the vegetation and install a sleeve. |
| | Other Problem: The mirror in the Jack and Jill bathroom is damaged. Corrective Action: Contractor to repair / replace the mirror as needed. |
| Appliances | Range Exhaust Vent Problem: The range hood is dirty. Corrective Action: Appliance technician to clean the range hood. |
| | Dryer Exhaust System Problem: The dryer exhaust vent has lint build up (fire hazard). Corrective Action: Contractor to clean the dryer vent. |

| | |
|------------------------------|----------------------|
| Transferee(s): | Mingzhe Yu |
| Transferee Property Address: | 3923 Birch Vale Ln |
| City/State/Postal Code: | Sugar Land, TX 77479 |

*Estimated cost to correct items identified in this Property Inspection as defective and/or items that may require attention are NOT bids and do not give rise to performance obligations on the part of the ReloOlogy Inspection Management Services, LLC. Estimates are not provided in localities where prohibited.

| | |
|--------------------------------|----------------------------|
| Client: Graebel Companies - CO | Client File #: APROA649919 |
|--------------------------------|----------------------------|

Buyer's Initials: _____ / _____

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

Customer File Number: APROA649919

ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Front Elevation



Address



Rear Elevation



Left Elevation

Buyer's Initials: _____ / _____

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Left Elevation



Right Elevation



Right Elevation



Crack in Patio

Customer: Graebel Companies - CO
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Crack at Right Rear Corner



Spalling at Left



Cracked Corner at Rear Right {atop



Crack at Front Left Corner

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Improper Downspout Discharge



Roof - Granular Loss



Roof



Roof - Granular Loss

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Roof



Roof - Granular Loss



Roof - Granular Loss



Roof

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Roof



Roof



Roof



Lifted Chimney Boot

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Granular Loss & Raised Vent Boot



Soffit Separation at Left



Damaged Flashing at Left



Fascia Board Separating at Left

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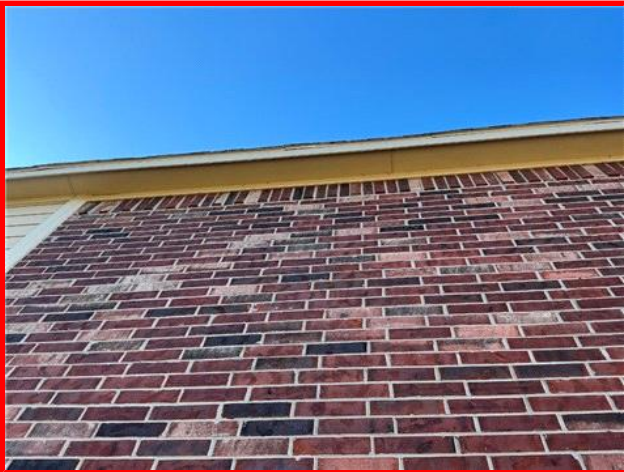
*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***



Soffit Separation at Right



Damaged Drip Edge Flashing at Left



Damaged Drip Edge Flashing at Left



Damaged Drip Edge Flashing at Left

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Separated Fascia at Left



Missing Kickout Flashing at Front



Soffit & Frieze Board Separation



Attic Ladder

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Loose Hardware at Attic Ladder



Attic



Attic



Attic

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Chimney Not Sealed Properly



Broken Framing Member in Attic



Attic



Attic

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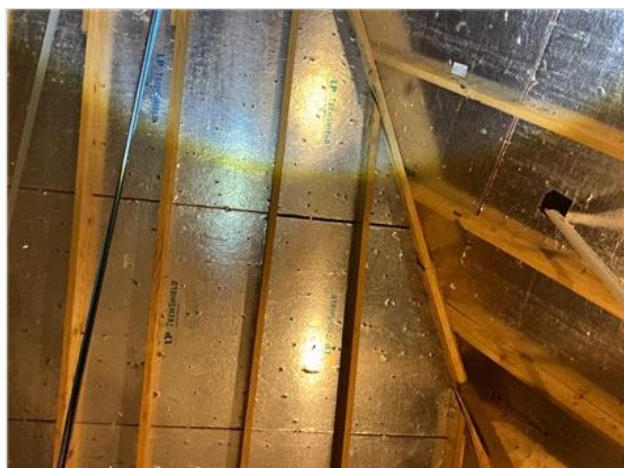
*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Attic



Attic



Attic



Attic

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Attic



Crack in Mortar at Left



Damaged Vent Covers



Missing Mortar at Left Expansion Joint

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Vent Not Sealed



Missing Mortar at Left Expansion Joint



Siding Separation at Left



Damage & Debris at Wall Vent

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Trim Separation at Left



Siding Separation at Left



Fascia Separation at Left



Trim Separation at Left

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Missing Mortar at Right Expansion Joint



Crack in Brick at Right



Missing Mortar at Right Expansion Joint



Damaged Brick at Garage

Buyer's Initials: _____ / _____

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Trim Separation at Left



Rusted Lintel



Rusted Lintel & Gap in Trim



Voids in Mortar at Rear

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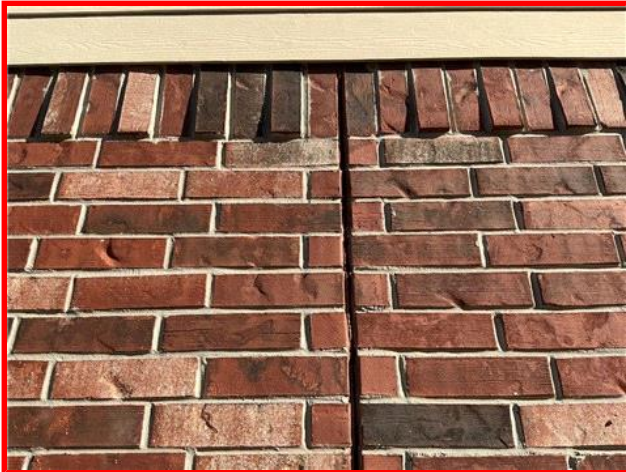
***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Crack in Mortar at Rear



Siding Separation at Right



Missing Mortar at Right Expansion Joint



Siding Separation at Right

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Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



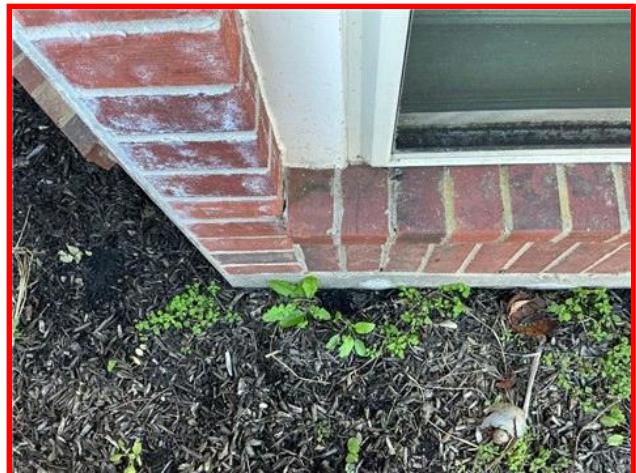
Damaged Vent Cover at Right



Separation at Garage Trim



Rusted Lintel



Missing / Separated Mortar at Front

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
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Lintel Exposed Through Wall at Garage



Deteriorated Caulk at Garage



Garage Trim Separation



Garage Trim Separation

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

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*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Corner Crack at Jack and Jill Bathroom



Separation in Baseboard Upstairs Hall



Seam Tape Failure in Game Room



Crack in Upstairs Game Room

Buyer's Initials: _____ / _____

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

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Crack in Garage Wall



Seam Tape Failure in Primary



Baseboard Separation in Primary Bedroom



Separation / Corner Crack in Upstairs Bathroom

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

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ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Seam Tape Failure in Downstairs Bedroom



Separation in Downstairs Bedroom



Wall Separation in Downstairs Bathroom



Baseboard Separation in Upstairs Game Room

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Separation in Upstairs Game Room



Failed Thermal Seal at Primary Bedroom



Failed Thermal Seal at Over Front Door



Failed Thermal Seal at Primary Bedroom

Buyer's Initials: _____ / _____

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Failed Thermal Seal at Primary Bedroom



Failed Thermal Seal at Primary Bedroom



Failed Thermal Seal at Primary Bedroom



Failed Thermal Seal at Bedroom

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Failed Thermal Seal at Dining Room



Failed Thermal Seal at Upstairs Rear Bedroom



Failed Thermal Seal at Left Upstairs Bedroom



Failed Thermal Seal at Jack & Jill Bathroom

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Failed Thermal Seal at Upstairs Front Bedroom



Failed Thermal Seal at Game Room - Window Difficult to Close



Crack in Window Framing at Upstairs Front



Window Framing Separation / Crack at Upstairs Front Bedroom

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

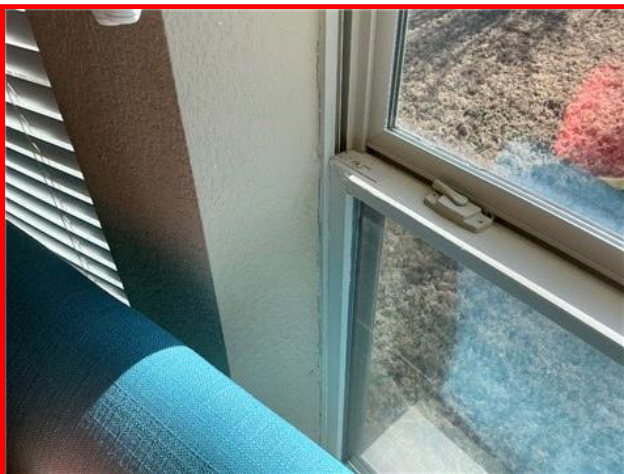
***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Separation / Cracks at Window Framing in Primary Bedroom



Separation around Window in Primary Bedroom



Crack / Separation at Window Framing in Primary Bedroom



Crack in Ceiling in Upstairs Bathroom

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Missing Grout in Downstairs Bathroom Floor



Missing Doorstop in Upstairs Front Room



Fireplace



Incoming Electrical Service

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

Customer File Number: APROA649919

ReloOlogy Number: 119262

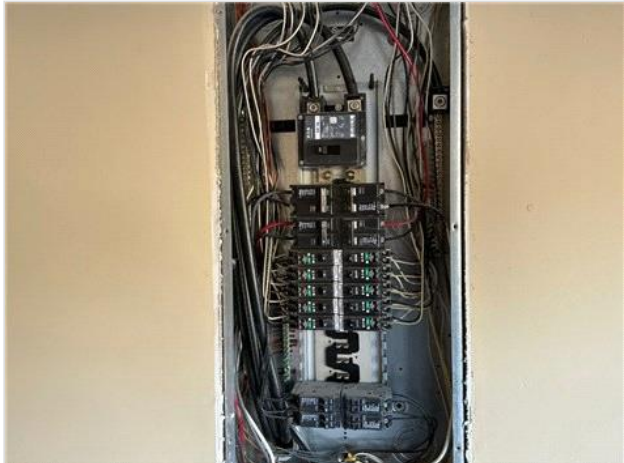
*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Grounding Rod Too Deep



Light Did Not Illuminate by Garage



Electric Panel



Electric Panel

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
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Sugar Land, TX 77479

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Missing Exterior Outlet Cover



Attic Light Missing Cover



Loose Outlet in Primary Bedroom



Loose Outlet in Primary Bedroom

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

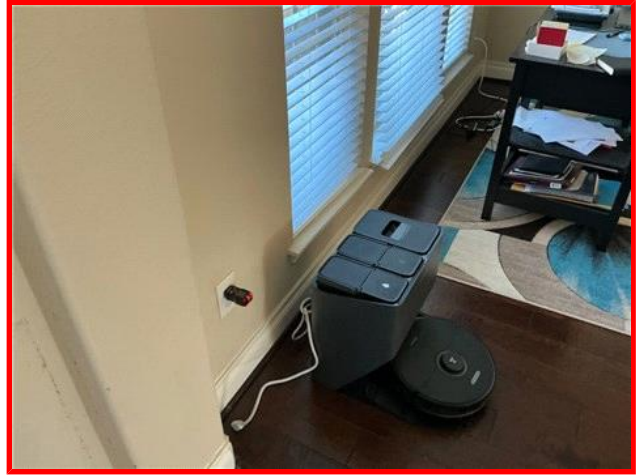
Transferee:
Mingzhe Yu
3923 Birch Vale Ln
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Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Loose Outlet in Foyer



Loose Outlet in Office



Loose Outlet in Dining Room



Loose Outlet in Dining Room

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
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3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Loose Outlet in Dining Room



Loose Outlet in Half Bathroom



Loose Outlet in between Kitchen & Dining Room



Missing GFCI Protection in Laundry Room

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

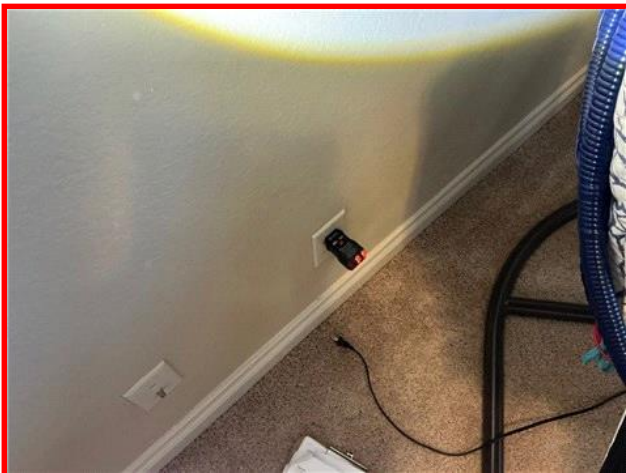
***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Loose Outlet in Downstairs Bedroom



Loose Outlet in Downstairs Bedroom



Loose Outlet at Upstairs Front Left



Loose Outlet at Upstairs Front Left

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



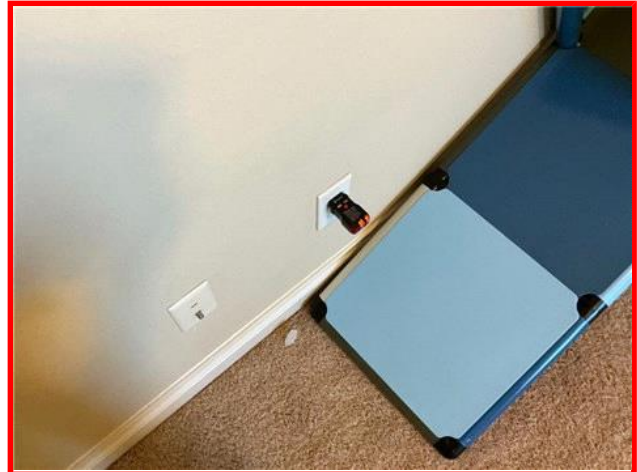
Loose Outlet in Kitchen



Loose Outlet in Upstairs Hall



Loose Outlet in Upstairs Front Bedroom



Loose Outlet in Upstairs Front Bedroom

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

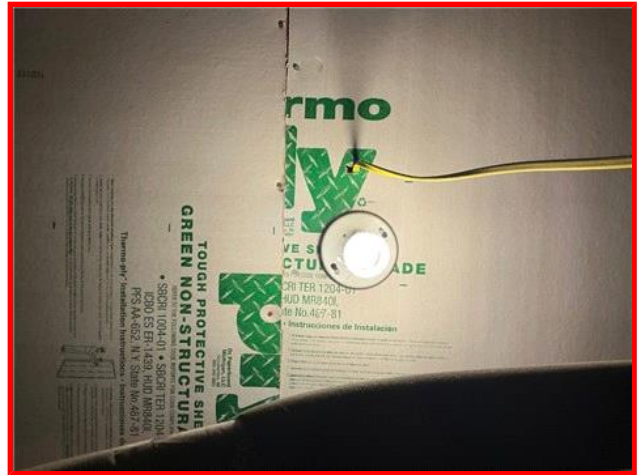
Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Loose Outlet in Upstairs Back Bedroom



Missing Cover at Attic Light



Heating Equipment Cover Not Removed



Heating Equipment

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

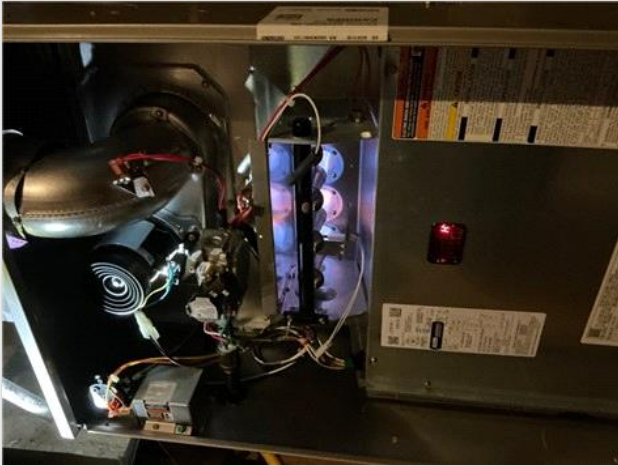
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

Customer File Number: APROA649919

ReloOlogy Number: 119262

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Heating Equipment



Drip Pan Not Properly Sloped



Damaged Coils at A/C Unit



Deteriorated Refrigerant Line Insulation

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
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3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
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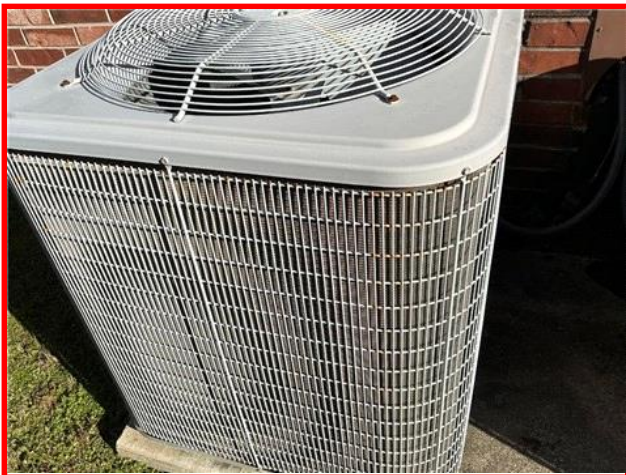
***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Rust at A/C Housing



A/C Unit



Rust at A/C Housing



A/C Unit

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

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Deteriorated Refrigerant Line Insulation



Exhaust Vent Pipes in Contact with Ducts



Exhaust Vent Pipes in Contact with Ducts



Ducts in Contact

Buyer's Initials: _____ / _____

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

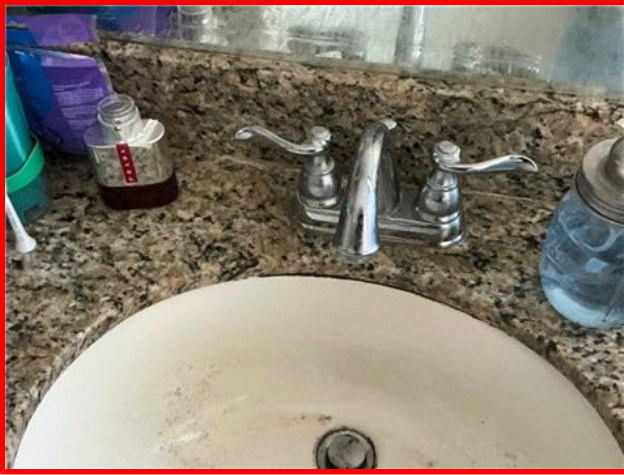
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

Customer File Number: APROA649919

ReloOlogy Number: 119262

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Loose Handle at Primary Bathroom Sink



Loose Handle at Primary Bathroom Sink



Loose Handle at Primary Bathroom Tub



Loose Handle at Jack & Jill Bathroom Sink

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
Customer File Number: APROA649919
ReloOlogy Number: 119262

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Hose Bib Winterized



Loose Handle at Jack & Jill Bathroom Sink



Deteriorated Caulk in Jack & Jill Bathroom



Toilet Seat Loose in Jack and Jill Bathroom

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

Customer File Number: APROA649919

ReloOlogy Number: 119262

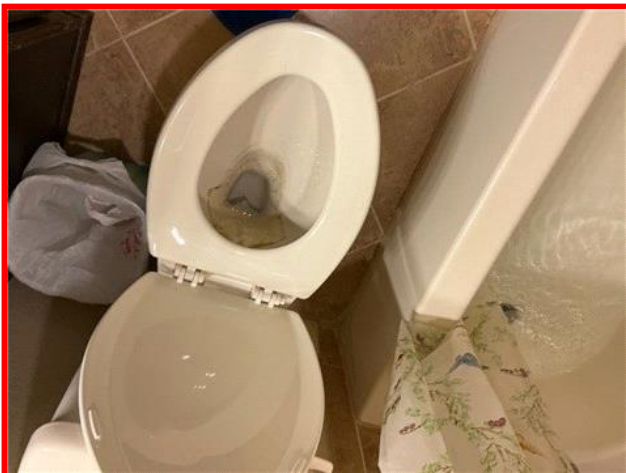
*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Stopper Does Not Engage in Jack and Jill Bathroom



Deteriorated Caulk



Toilet Seat Loose in Upstairs Bathroom



Caulk Missing around Shower Head in Upstairs Bathroom

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

Customer File Number: APROA649919

ReloOlogy Number: 119262

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Stopper Does Not Engage in Upstairs Bathroom



Upstairs Bathroom Diverter Does Not Function Properly



Missing Caulk at Tub Faucet



Missing Caulk at Tub Faucet

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

Customer File Number: APROA649919

ReloOlogy Number: 119262

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Water Heater



Rust beginning at Water Heater



Water Heater



Light Coming Through at Water Heater Vent

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC
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ReloOlogy Number: 119262

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Rust beginning at Water Heater



Missing Sleeve and Vegetation in Contact with Gas Meter



Garage



Oven

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/6/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Home Inspection - TREC

Customer File Number: APROA649919

ReloOlogy Number: 119262

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Dirty Range Vent



Stovetop



Disposal



Microwave

Buyer's Initials: _____ / _____

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/6/2026

Transferee:
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Dishwasher



Mirror Damaged in Jack and Jill Bathroom