



Vested Property Inspection

Inspection Report

Mrs. Lan Nguyen

Property Address:
10915 Langdon Lane
Houston Tx 77072



Vested Property Inspection

Peter H. Pham TREC License # 22088
Professional Inspector
Trusted Inspector
TREC# 22088

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Date: 10/31/2020	Time: 09:30 AM	Report ID: 10915-103120
Property: 10915 Langdon Lane Houston Tx 77072	Customer: Mrs. Lan Nguyen	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Age of home:

1967, Over 50 years

Style of home:

Single family, One Story

Vacant or Occupied:

Vacant

Temperature:

Over 80 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Recommended Professional:

Foundation, Roofer, Licensed Electrician,
Licensed HVAC, Licensed Plumber,
Appliance, General Labor, Licensed Pest
Control

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I NI NP D

I. Structural Systems

A. Foundations

Foundation: Slab


Foundation performance: Performing as intended. See additional comments below

Foundation method of inspection: Visual inspection of exterior

Comments:

(1) The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.


 (2) Foundation can only be limited during the inspection due to high soil, build out slab, and deck. Have a qualified foundation contractor to evaluate for more information.



Front foundation



Right side of foundation

 (3) When there are lots of tree roots protruding the foundation or due to aged home with soil above foundation line, normally pest infestation such as subterranean termite will exist nearby due to dead tree roots. Have a qualified termite contractor to evaluate and perform treatment.

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Front yard tree & shrubs

⊘ (4) There were several locations of foundation have been previously repair and signs of foundation & brick wall cracks. Unable to determine at the time of inspection. Ask the owner on this matter, document warranty and have a qualified foundation engineer to evaluate for further information.



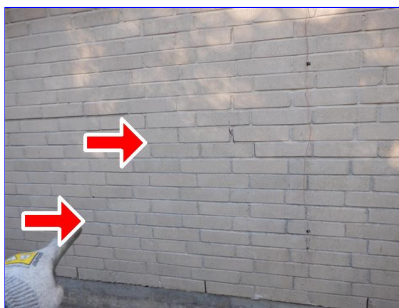
Front entrance foundation



Rear foundation



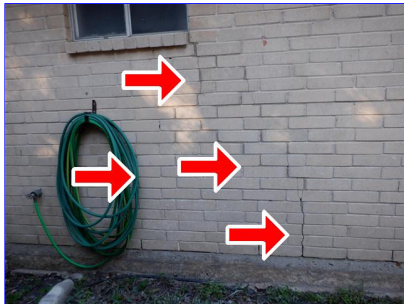
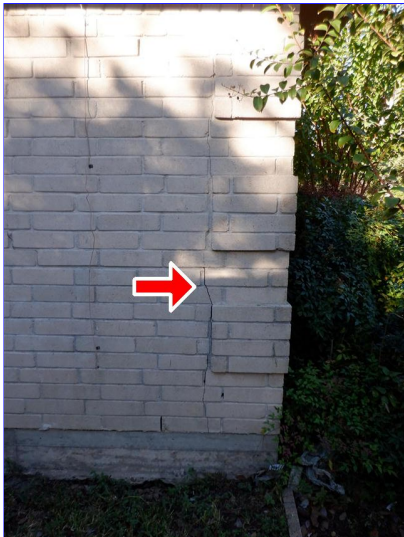
Right side foundation crack



Right side brick wall cracks

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Front brick wall



Rear foundation crack



Rear brick wall crack

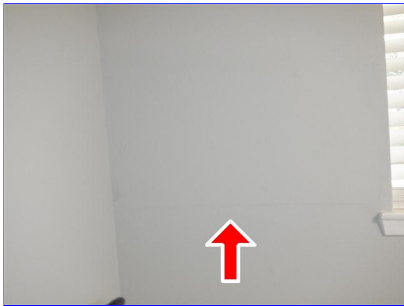
 (5) There was still some movement of foundation at the time of inspection, this type of foundation shifting\movement can cause interior\exterior wall from separating, hair line crack (ie. brick wall, window, corner wall & ceiling). Have a foundation contractor to evaluate for more information.

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Bedroom wall



Family ceiling




Bedroom hallway wall



B. Grading and Drainage

Comments:

(1) It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

 (2) Plants abutting to the structure. Some areas of the lower wall were not visible, and were in contact with the grade. This is a conducive area for rot and wood destroying organisms. Monitor for damage. Consider removing or providing adequate clearance between structure and planter.

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Front landscaping shrubs

🏠 (3) Land scape soil too closed to the siding, recommendation to be 4-6 inches away for contacting siding or brick wall. Considering remove or providing adequate clearance between structure and grade also keep away pest infestation. Have landscaper to re-level soil at all necessary locations.



Front soil level

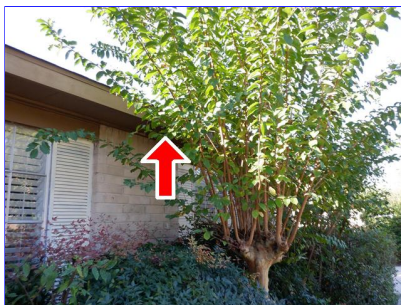


Right siding landscape

🏠 (4) Additional gutter and downspout need to be install around the upper and lower roof eaves, this will reducing water splashing against the extended concrete pavement, shingle, and soil onto the foundation, bricks or wood siding as the same creating dirt, erosion and algae/moss over the period of time. Recommended qualified gutter contractor to add on gutter to areas as needed.

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Left, front, right & rear of home



C. Roof Covering Materials

Type of Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Walked on roof

Comments:

(1) The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as certification that this roof is or will be free of leaks, or of its insurability.

(2) The roof covering appeared in good condition at time of inspection. Shingles appeared to be properly fastened. However, the following exceptions were observed:

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Front roofing



Rear roofing

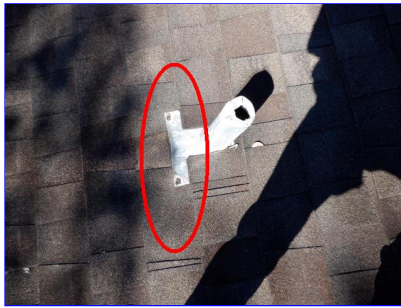
⊘ (3) There were several roofing fasteners observed to be improperly sealed or exposed. Left unsealed the fastener penetrations could present a point of water penetration into the roof structure. Seal (caulk) all exposed roofing fasteners (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines).

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Peak & ridge roofing fasteners



Base vent fasteners



⊘ (4) There were several areas with worn with granular loss. Have a qualified roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.

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Roofing shingles



 (5) There was section of roofing missing or damaged at the time of inspection. Have a qualified roofer to evaluate and repair.



Ridge vent shingles

D. Roof Structures and Attics

Roof-Type: Gable

Method used to observe attic: Enter attic and performed a visual inspection.

Attic info: Pull Down stairs

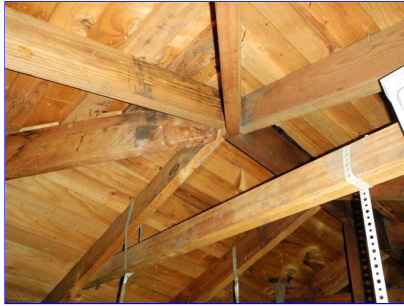
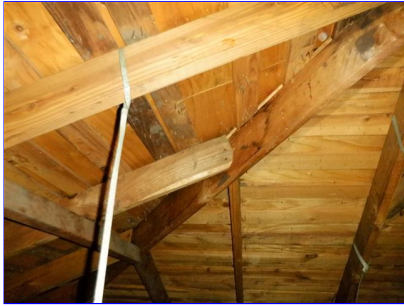
Roof structure type: 2 X 4 Rafters, Lateral bracing, Plywood

Comments:

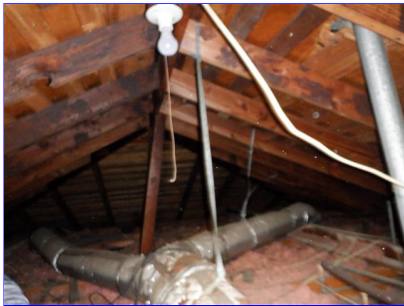
- (1) Only areas of the attic determined accessible by the inspector are inspected.
- (2) The structure was in good condition. However, the following exceptions were observed:

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Attic structures



(3) Older structures typically do not have modern standard lateral, vertical or required dimensional lumber as would be found in newer houses. This can include undersized ridge beams, lack of purlin and/or king post supports (vertical). This structure does exhibit some of these older style construction. Though there did not appear to be any noticeable deflection or differential settling, consider having a structural contractor or engineer evaluate for additional support and/or bracing recommendations.

⊘ (4) Attic insulation missing at several ceiling locations. Have qualified contractor to replace all missing or depleted insulation due to older home.



Attic insulation depleted



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E. Walls interior and exterior

- Siding Style:** Brick, Wood
- Siding Material:** Brick, Wood
- Wall Material:** Gypsum Board
- Cabinetry:** Wood
- Countertop:** Laminate, Wood

Comments:

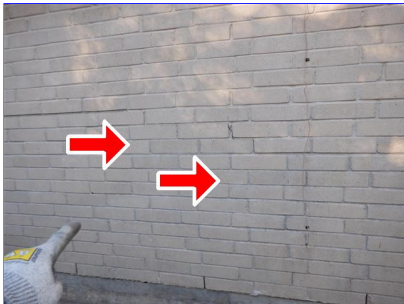
(1) Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

(2) As of April 22, 2010, any home that was constructed prior to December 31, 1977 may be affected by this ruling. The new EPA Renovation, Repair and Painting Program (RRP rule) now governs any contractor that will be working in your home that will disturb any surfaces that could contain lead based paint. This can have an affected on the cost of any repairs you may be considering, therefore, it is recommended that you obtain any bids for intended work, prior to closing, to properly prepare your budget. In addition, the EPA will levy heavy fines for any contractor not in compliance with this rule. If you have any further questions you can go to www.epa.gov/lead. You can also call 1-800-424-LEAD (5323) to obtain a list of qualified professionals and EPA-recognized lead laboratories.

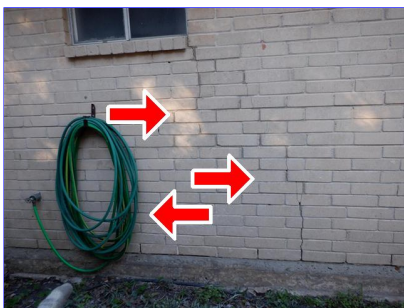
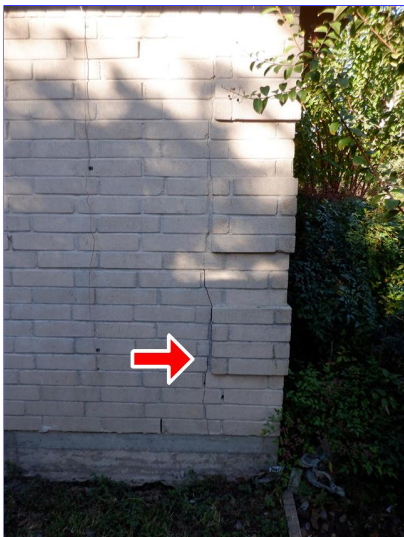
 (3) [Brick,stone mortar, siding, brick control joints require sealant\caulking to prevented water incursion into wall space, this is due to weathering wear or foundation movement and structure shifting. Have a qualified general contractor to repair\sealant brick,stone\siding joints at all locations.](#)

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Left, right & rear brick walls



Rear brick wall



Entrance brick wall

⊘ (4) There are areas of the exterior wood siding, trim, fascia, drip edge, door jambs, etc. that have

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I NI NP D

sustained varying levels of water (rot) damage and is in need of repair. Have a qualified general contractor to evaluate and repair.



Front window walls

F. Ceilings and Floors

Ceiling Structure: 2X4, Rafter


Floor Structure: Not visible

Ceiling Materials: Gypsum Board

Floor Covering(s): Laminated T&G, Tile

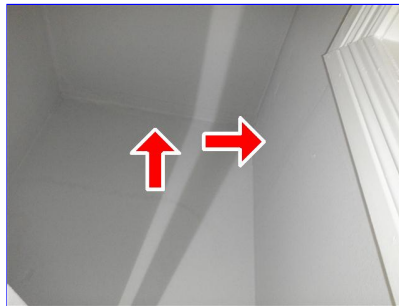
Comments:

(1) Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring


 (2) There are areas of the interior corner ceiling that have corner cosmetic hair line cracked, this is due to structure shifting. Have a qualified general contractor to evaluate, repair, sealant, and paint at all necessary interior corner(s) ceiling.



Bedroom ceiling



Hallway closet ceiling & wall

 (3) Ceiling stain indicated at certain interior room, this stain could result from previously damaged, check with owner for more information. Have a qualified plumber, roofer to evaluate and repair/repaint.

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Garage ceiling stain

G. Doors (Interior and Exterior)


Exterior Entry Doors: Wood

Interior Doors: Hollow core, Wood

Comments:

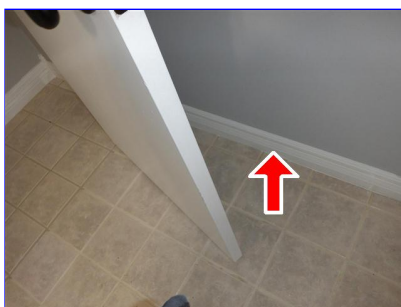
(1) Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

(2) Majority of doors were functional at the time of inspection but with exception:


 (3) **Missing door stopper/knob plate protector throughout the house. Have a qualified general contractor to evaluate and install components to prevent door knob jam against the wall when excessive opening force..**



Bedroom door



Bathroom door

 (4) **Door knob not properly align or lock this is due to structure shifting. Have a qualified general contractor to repair/replace.**

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I NI NP D



Closet door locking assembly


H. Windows

Window Types: Single-hung

Window Manufacturer: UNKNOWN

Comments:

(1) All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

 (2) Windows functional at the time of inspection with exceptional:

 (3) [There were window screens missing at several window locations. Recommending all the window screens re-installed or replaced.](#)



Bedroom windows



 (4) [Several windows locking assembly were hard to lock. Recommended general labor contractor to adjust window lock assembly](#)

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I NI NP D



Bedroom window

I. Stairways (Interior and Exterior)

[Comments:](#)

J. Fireplaces and Chimneys

[Comments:](#)

The inspection does not include the adequacy of draft, condition of flue tiles or types. Fireplaces are only operated if there is an electronic ignition source, with no open flame being applied to the gas source. Have a qualified chimney to evaluate for more information if flue pipe needed to update to today standard.

K. Porches, Balconies, Decks and Carports

[Appurtenance:](#) NA

[Driveway:](#) Concrete

[Comments:](#)

The inspector does not determine the existence or adequacy of flashing at the attachment to the house. Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with this inspection.

L. Other

[Comments:](#)

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity.

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II. Electrical Systems

A. Service Entrance and Panels

Type of Wiring: NM (non-metallic sheathed)

Electrical Service: Below ground, 220 Volts, 120 volt

Main Breaker: No Main Breaker

Panel Type: Circuit breakers

Electric Panel Manufacturer: SQUARE D

Sub-Panel Capacity: NA

Ground System: Driven Ground Rod

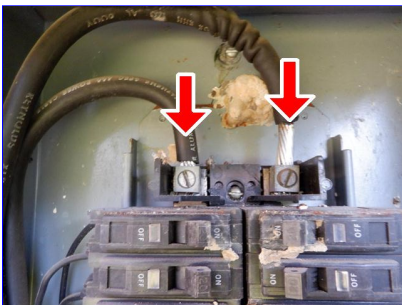
Comments:

(1) Main electrical panel



Square D, no main breaker,
outside main elect panel

⊘ (2) The aluminum service wire should be coated with anti-oxidation grease where they are stripped back to be connected to the main or branch circuit breakers. Have a qualified electrical technician to evaluates and repair all conductor wires as necessary.

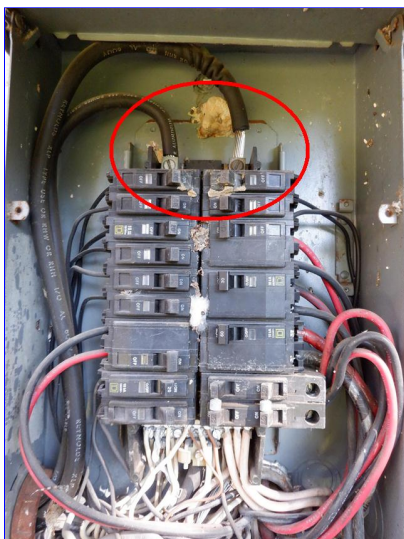


Main conductor lines

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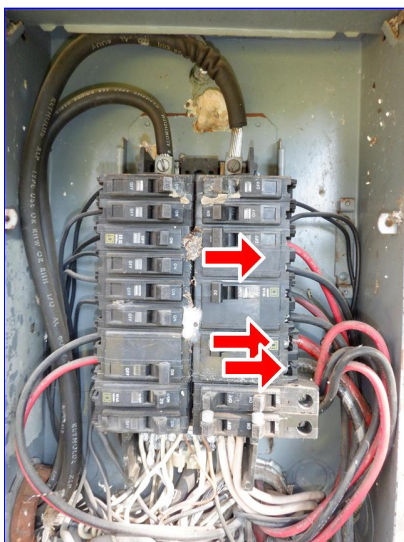
I NI NP D

- ⊘ (3) Service panel does not have a main disconnect breaker as called for by today's standards in service panels with more than 6 breakers



No main circuit breaker

- ⊘ (4) Breakers oversized for a service wire conductors in the main panel. Have license electrician to evaluates and repair.

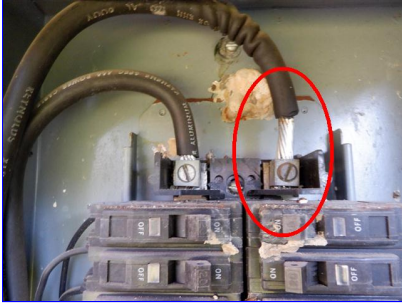


Appliance conductor lines

- ⊘ (5) Main conductor lines insulation had been stripping beyond the point of conductive exposed .25", this could cause safety issue to live conductive over exposed. Have a qualified electrician to evaluate and repair.

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I NI NP D



Main conductor line

 (6) All breakers should be properly labeled to identify branch circuit controller, in this case, there is no label to indicated individual breaker.



Outside main elect panel display

B. Branch Circuits, Connected Devices and Fixtures

Type of Branch Circuit Wiring: Copper, Aluminum

Comments:

- (1) The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fix
- (2) **Notice:** Occupied inspection address.

Under any circumstance during of the time inspection if tenant or owner is still occupied at the current inspection address. There will be limited inspection due to existing furniture, appliance or personal equipment as use, in which display on any surface counter, wall, floor etc.

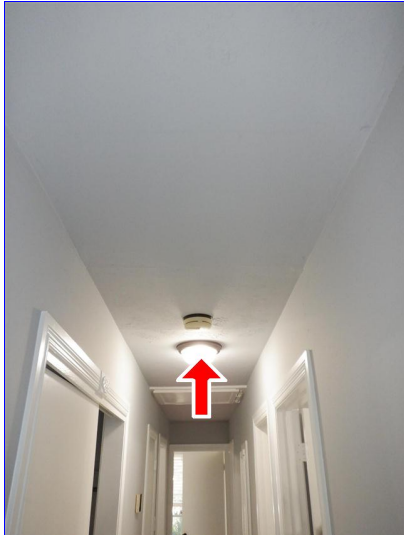
The perfection of the inspection will be reduced due to unable to inspect any hidden issue and the inspector **will not** move any furniture, equipment, appliance or personal use during the time of inspection due any mishap or damage. This is beyond the requirement of an inspector. Be sure to have a final walk

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I NI NP D

through before closing or setup a follow-up inspection (separate fee).

(3) The smoke detector should be replace battery and tested and at common hallway to bedrooms upon moving in to home.



Hallway smoking alarm unit

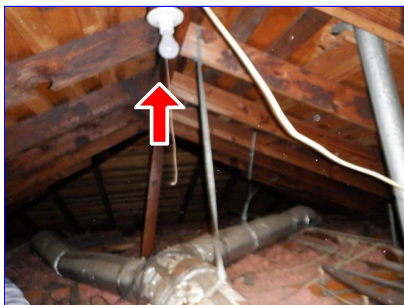
⊘ (4) Lighting bulb burnt out. This is usually just a case of burned out bulb. Recommend replacing bulb before closing as needed. If fixtures are still not functioning, then a licensed electrician should diagnose for deficiencies.



Sitting room lighting



Backyard lighting



Attic lighting

⊘ (5) Electrical out cover plate missing or loose. Have qualified electrician to repair\replace all missing and damaged electrical outlet covers.

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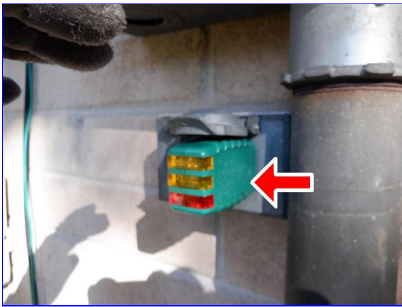


Bedroom lighting switch



Kitchen elect outlet

⊘ (6) Exterior outlet not function properly at the time of inspection. Have qualified electrician to evaluate and repair.

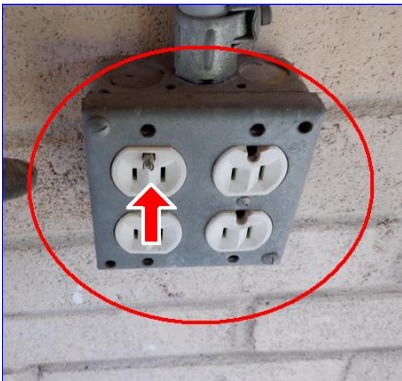


Backyard elect outlet



Sitting room elect outlet

⊘ (7) There is a broken pin inside electrical outlet and missing cover due to exterior electrical outlet. Have a qualified license electrical contractor to evaluate and remove.



Broken pin inside outlet prong & no exterior cover

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III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Heat Systems: Central cooling and heating unit

Energy Source: Electric

Number of Heat Systems (excluding wood): One

Heating Furnace Brand: CARRIER

Furnace/Air Handler Age: 2013

A/C Age: 2015

Comments:

(1) Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

(2) Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested at the moment outside temperature @75F. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve. Have a qualified HVAC to evaluate for more information.



Attic furnace unit



Carrier,elect,240V,R410A,2013

B. Cooling Equipment

Number of AC Only Units: One

Central Air Brand: CARRIER

Type of Cooling System: Central force air

Comments:

(1) The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

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Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

(2) The following is a summary of the DOE (Department of Energy) SEER 13 Federal Ruling effective January 2006. This information is included in your report because it will affect the future repair and replacement costs of your air conditioning system if your system was manufactured before 2006: The DOE has directed establishment of new minimum efficiency standards for central air conditioners and heat pumps. This new standard will lower consumer utility costs and reduce the environmental impact of the central air conditioning system's exterior mounted equipment. The minimal Seasonal Energy Efficiency Standard (SEER) rating is being increased to 13 for central air conditioners and heat pumps. Local jurisdictions may vary in requirements (Austin, TX requires SEER 14). The standards will apply to products and replacement parts manufactured as of January 23, 2006. In order for manufacturers to meet these operational efficiency standards, the actual size of the exterior units (condensers) will increase 50% or more and the weight of the units will increase 30-100 pounds. The cost of a new condenser will also increase \$300-\$400 and eventually repair parts for pre-2006 equipment will no longer be available.

(3) The unit (s) function at the time of inspection.

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I NI NP D



Hallway return air @58F



Bedroom @39F



Family @41F



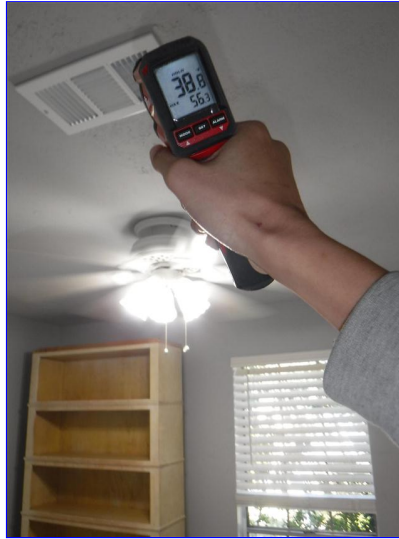
Sitting @39F

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I NI NP D

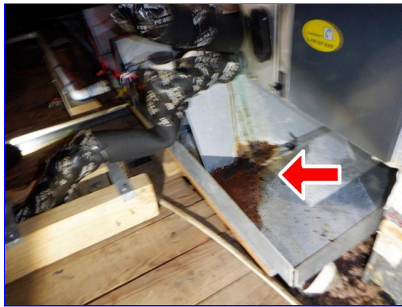


Bedroom @41F



Bedroom @38F

⊘ (5) There was condensation appeared evaporator coolant linen unit, this is indicating of deficiency in return air or issue with the A/C system. Have a qualified HVAC to evaluate and repair.



Attic evaporator unit drain pan

C. Duct Systems, Chases and Vents

Ductwork: Insulated Flex duct

Filter Type: Disposable

Filter Size: 20x30

Comments:

(1) Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

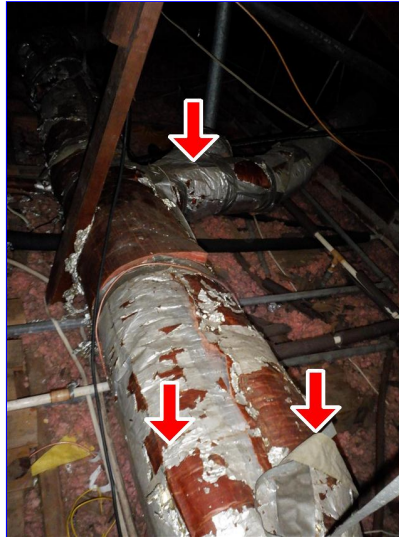
⊘ (2) Attic duct line indicating deterioration due to aged. Have a qualified HVAC to evaluate and repair.

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

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Attic duct lines



(3) Attic air filter.



Attic air filter

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

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IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Location of main water meter: Right Side

Location of main water suppl valve: Right side

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Galvanized


Age of Water heater: 2001

Static water pressure reading: 80 psi

Comments:

(1) Attention:


The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and Icemaker hose bibs are not tested.


 (2) Inspector will limited to inspect any bathroom has installed with tile grout wall or show pan (surface inspect only) due to history has shown shower pan & wall has tendency to leak over time due to grouting cracked & worn or from foundation movement. Be caution and have a qualified masonry contractor to check for tile/grout on shower pan & wall also remember to perform maintenance yearly by a qualified masonry contractor to prevent any type of leakage; especially with upstairs shower unit.

(3) Standard water pressure normally is about 45psi to 75psi with fixtures functional, flow acceptable. The toilets flushed on the day of the inspection.



Water pressure @80psi

 (4) Home build during the 50 & 60 has original galvanized supply lines. Lines of this age are known to develop leaks and clogs overtime. Water can turn brown with debris when not in use for period of time. Consult with licensed plumber for options. Supply problems may not be detectable until they actually fail. Consider updating these supply lines. Consult with licensed plumber for options and pricing.

 (5) Shower fixture and control base needed to be sealed/caulk to prevent moisture seepage behind shower wall. Have a qualified general contractor to evaluate and repair/sealant.

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

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Full shower fixture bases

B. Drains, Waste and Vents

Washer Drain Size: 1 1/2" Diameter (undersized)

Plumbing Waste: PVC

Comments:

 (1) **NOTICE** : Water leakage or Damage to below level.

During the time of an inspection of any type of Condo, Apartment, Town-house (included Two story house) on the second (upper) living level, the inspector will not be responsible for any type of water leakage or damage to the below level or living area below due to occupied by another tenant or family, because the inspector is Unable to check for any type of water leakage to the first floor during the water testing of the second (upper) level. Be Sure to let tenant living level below to be Aware of what is going at that day and if there is any water leakage or damage to the below level during the time of water testing, inspector will not be responsible due to piping damage from aged pipe (especially galvanize) or previously repaired by a plumber be sure to disclosed before inspector performing an inspect on the listed unit. If there is a leakage cause by damaged pipe during the time of inspection. Please contact the Seller or Owner on this unit for further discussion. Inspector main functionality is to report all deficiencies and report the buyer and buyer representative (Buyer's realtor).

 (2) **Notice**: Galvanize piping

Home build during the 50, 60, 70 & early 80 has original galvanized supply lines internal wall. Water line of this age was known to developing erosion, leaks and clogs overtime due to aging water line pipes. Water can turns brown and with debris when not in use for period of time. Consult with licensed plumber for more information and options. Supply line problems may not be detectable until they actually fail. Inspecting galvanize supply water line within internal wall for leakage or damage during the inspection is beyond the scope on an inspector any leakage of galvanize water line within the internal wall during the inspection will be responsible by the owner or seller due to aged pipe or failure component that included from any previously bathroom modification and repair, in which interact with galvanize pipe can result in failure and erupt by interfere with aging galvanize pipe. Again consult with qualified or license plumber to evaluate for more information.


 (3) **NOTE** : GALVANIZE/CAST IRON INNER WALL

Inspection of within wall piping or below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 40 years or more be scanned before closing because finding and

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correcting these problems can be very expensive. Some communities have a self-insurance program in place to help with the cost of these repairs. Please contact your local officials for additional information at this location.

 (4) Inspecting main sewer line for proper drainage at the time of inspection.



Left rear main sewer drainage line Normal drainage

  (5) Water leakage under the sink base due unknown issue. Have qualified plumber to evaluate and repair\replace all necessary pipes within the ceiling structure if necessary.

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

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Kitchen sink base



Master bathroom sink base




Full bathroom sink base



Water came from kitchen sink under tile out to the rear foundation



Water came out from within rear wall

 (6) Kitchen sink drainage clogged at the time of inspection. Have a qualified plumber to evaluate and repair.

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

I NI NP D



Kitchen sink piping clogged

C. Water Heating Equipment

Water Heater Power Energy Source: Electric
Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Location: Garage
Name of water heater: GE

Comments:

- (1) The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and Icemaker hose bibs are not tested.
- (2) Water recirculation pumps and electric timers are not tested as they are not part of a standard home system. T&P valves on older units are not tested due to high occurrence of leaks.
- (3) The EPA (Environmental Protection Agency) recommends setting your water at 120 degrees F. OSHA (Occupation Safety Health administration) recommends setting your water heater thermostat at 140F under certain condition. Basically; you will need to adjust the temperature to suit your needs.



Hot water temperature @106F



Bathtub @105f

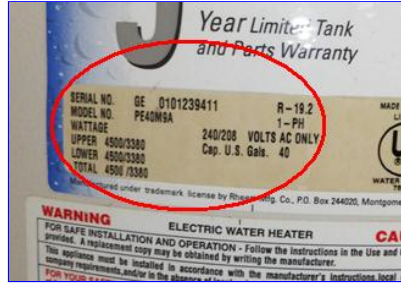
- (4) Water heater is functions at the time of inspection with exceptional:

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Garage WH unit



GE,40gal,elect 240V,2001,19yrs old

⊘ (5) The water heater is in the last of its useful service life 10-12 years. You should budget to replace the water heater in the near future. The new water heater installation will be affected by new energy requirements. As of April 16, 2015, new water heaters that are 55 gallons or less will be larger in size to accommodate increased insulation. Units larger than 55 gallons will incorporate additional technologies for energy efficiency. In some cases, the new water heater may need to be relocated or a different type of model be installed. Have a qualified plumber to evaluate and maintenance.



Garage WH unit,2001,19yrs old

🏠 (6) The hot water heater abuts to an interior wall and there is no emergency leak catch pan installed. Today's standards now require a catch pan that is plumbed to the exterior in locations where tank leaks could cause interior water penetration.

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

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WH unit base

D. Hydro-Massage Therapy Equipment

Comments:

In-line water heaters are not tested

E. Other

Comments:

(1) Inspector will not inspect any type of lighting control by any type of nature gas due unknown condition gas pipe or fixture.

(2) Softener system will not be test at the time of inspection, this is an optional system and due to age and mechanical operation. Have a qualified plumber to evaluate and maintenance.

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

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V. Appliances

A. Dishwasher

Dishwasher Brand: MAYTAG

Comments:

(1) **Notice:** Occupied inspection address

Under any circumstance during of the time inspection if tenant or owner is still occupied at the current inspection address. There will be limited inspection due to existing furniture, appliance or personal equipment as use, in which display on any surface counter, wall, floor etc.

The perfection of the inspection will be reduced due to unable to inspect any hidden issue and the inspector **will not** move any furniture, equipment, appliance or personal use during the time of inspection due any mishap or damage. This is beyond the requirement of an inspector. Be sure to have a final walk through before closing or setup a follow-up inspection (separate fee).

⊘ (2) **The unit was not functions when tested in short/normal cycle & clogged unit drainage. The spray bars activated, as well as the detergent dispenser. Have a qualified appliance to evaluate and repair.**



Maytag dishwasher unit

B. Food Waste Disposers

Disposer Brand: UNKNOWN

Comments:

⊘ **Disposal unit was not functions at the time of inspection. Have a qualified plumber to evaluate and repair.**

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

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Kitchen disposal unit

C. Range Hood and Exhaust System

Exhaust/Range hood: Cooktop vented to exterior

Comments:

Functions at the time of inspection but does vented to exterior.



Kitchen exhaust vented to exterior

D. Ranges, Cooktops and Ovens

Oven/Range: WHIRLPOOL

Comments:

(1) The inspector does not test self-cleaning, self-bake or broiler functions on ovens.



Whirlpool cooktop



Maytag oven

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

I NI NP D

(2) Cook top and oven function normally within 25 degree Fahrenheit at the time of inspection.



Elect burners



Oven set @350F read @302F

E. Microwave Ovens

Built in Microwave: N/A

Comments:

Leakage test on microwaves from the appliance door or housing is not included in this inspection. When we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

(1) Ventilation systems should be present in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

(2) The fans were functional, and vented to the exterior as required.

G. Garage Door Operator(s)

Auto-opener Manufacturer: GENIE

Garage Door Type: Two automatic

Garage Door Material: Metal

Comments:

Garage door functions at auto-reverse when IR beam obstructed and downward pressure not test due to unknown and sensitive mechanical failure due to not maintenance over the years. Have seller sure to check before move in.



Garage two door one auto & one manual

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

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H. Dryer Exhaust System

Comments:

(1) Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

⊘ (2) Exterior dryer unit cover was damaged or missing. Have a qualified general contractor to evaluate and replace component to deter any pest intrusion.



Dryer exterior vent

I. Other

Comments:

Washing and dryer were not tested at the time of inspection.