



Inspection Report

For: Linqun Sun

Property Address:
1921 Woodbury Street
Houston Texas 77030



Texas HomeSpection Inc.

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PROPERTY INSPECTION REPORT

Prepared For: Linquan Sun

(Name of Client)

Concerning: 1921 Woodbury Street, Houston, Texas 77030

(Address or Other Identification of Inspected Property)

By: Alan C. Chang TREC #6270 / Texas HomeSpection Inc. 5/14/2021

(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188
(512)936-3000 ; <http://www.trec.state.tx.us>;

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate 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 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:

Years Built: 1998	Square Footage: 2,366 sq.ft.	Type of building: Single Family (2 story) w/ Attached Garage
In Attendance: Customer	Approximate age of building: 23 Years	Roof Age: Installed 2013 (7 years)
Temperature: 73 (F)	Weather: Cloudy	Ground/Soil surface condition: Dry
Rain in last 3 days: No	Indoor Humidity: 55%	Building Status: Occupied
Home Orientation: SE		

Date: 5/14/2021	Time: 11:40 AM	Report ID: 20210514-1921
Property: 1921 Woodbury Street Houston Texas 77030	Customer: Linquan Sun	

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.

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

I NI NP D

I. Component Added

A. Statis Water Pressure & Shutoff Valve

Comments:



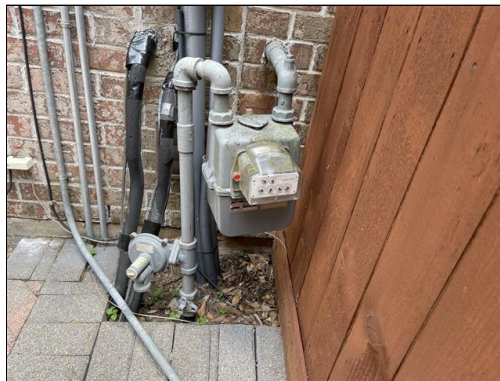
A. Item 1(Picture)



A. Item 2(Picture)

B. Gas Meter

Comments:



B. Item 1(Picture)

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I NI NP D

II. Structural Systems

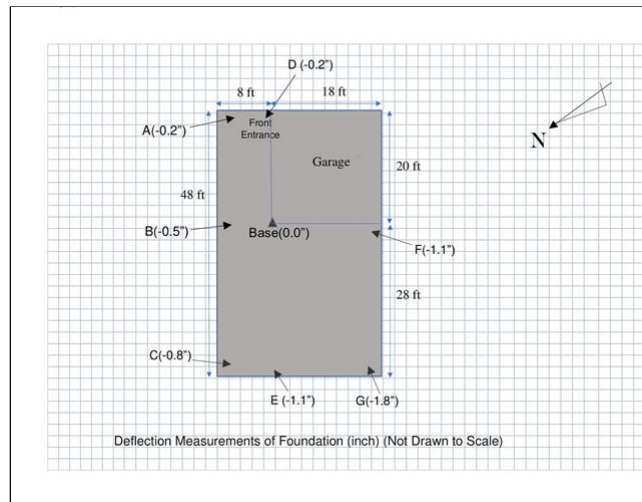
A. Foundations

Type of Foundation(s): Raised Engineered Floor-Truss Foundation

Method used to observe pier and beam: From entry, No crawlspace

Comments:

The raised engineered floor-truss foundation is performing its intended function. No visible portion of cracks found at perimeter of concrete/brick skirts. All gusset plates are present at connected truss members. There is no visible foundation-induced conditions on the exterior brick veneer walls indicating excessive structural movements. Crawl space is inaccessible due to the truss members block the space. Based on IBC 2012, Section 1604.3, 20-foot span (L), deflection of up to 1.0 inches in a single floor member would be permissible per the IBC. The maximum deflection reading, 35 feet from referenced base, in the house using Smart Leveler is 1.8 inches within acceptable range (see picture).



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

B. Grading and Drainage

Comments:

Debris and tree leaves in the catch basin of backyard need cleaning to prevent blockage of the drain to storm sewer.

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I NI NP D



B. Item 1(Picture)

C. Roof Covering Materials

Viewed roof covering from: Ground

Types of Roof Covering: Architectural, Asphalt/Fiberglass

Comments:

Architectural roof shingles appear normal and perform as intended. The life expectancy of a composition roof can be ranged from 15 - 30 years, depending on the quality of the material, roof ventilation, solar and wind exposure and installation. The low-end shingle is normally around 15 years. Shingles labeled as 30 year life expectancy used to last approximately 20-25 years in the Houston area.



C. Item 1(Picture)



C. Item 2(Picture)

D. Roof Structures and Attics

Roof-Type: Gable

Roof Structure Type: Wood Framing, Plywood Sheathing, Purling and Braces

Method used to observe attic: Walked

Approximate Average Depth of Insulation: 14 inches

Attic info: Pull Down stairs, Light in attic

Attic floor insulation: Loose filled

Attic Ventilation: Ridge vents, Power vent, Soffit vents

Roof Sheathing: Plywood

Comments:

(1) The purlin and brace structural systems in the attics appear normal. Ventilation is

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I NI NP D

created by ambient outside air entering into the attic space via soffit or eave vents and exiting the attic via roof vents. Based on the IRC 2012, the minimum vent area is 1 sq.ft. net free ventilation area for every 150 sq.ft. of attic floor space. The current attic floor area is approximately 1,200 sq.ft. and the required minimum vent area is 8 sq.ft. The current attic ventilation area present with soffit vents, ridge vents, and power vent appear to be adequate.

(2) Missing insulation noted on attic access door. Recommend install form board insulation or batt insulation to prevent energy loss.



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

E. Walls (Interior and Exterior)

- Siding Material:** Brick veneer
- Interior Wall Material:** Gypsum Board
- Cabinetry:** Wood
- Countertop:** Granite
- Wall Structure:** Wood framing
- Exterior Wall Material:** Brick veneer

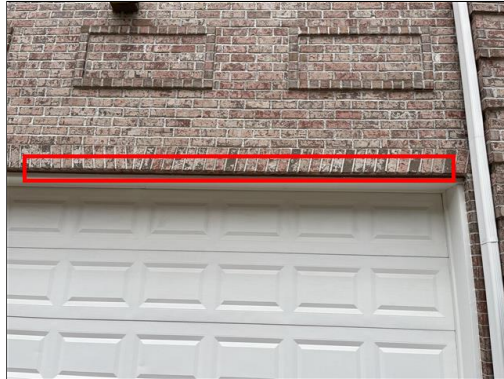
Comments:

No weep holes are provided in the brick veneer wall above overhead garage door and exterior door and windows. Weep holes are the gaps left at mortar joints in external masonry walls for moisture to escape from internal wall cavity which could prevent wood rot, metal fasteners turning to rust and wood-destroying insects entering wall spaces.

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Weep hole (not less than 3/16" in diameter) is required to install every 33 inches according to today's standards IRC 2012 R703.7.6 .



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)

F. Ceilings and Floors

Floor Covering(s): Hardwood T&G, Tile
Ceiling Materials: Gypsum Board
Floor Structure: Engineered floor trusses
Ceiling Structure: Wood joists
Comments:

G. Doors (Interior and Exterior)

Interior Doors: Hollow core

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I NI NP D

Front Entrance Door: Solid core/wood with glass

Shower Door and glass walls: Tempered glass

Comments:

H. Windows

Window Types: Single-hung, double panes, Fixed Window

Comments:

Most magnetic catch of window shutter are either broken or missing and need to screw to the window ledge to keep the shutter closed.



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)



H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)

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I NI NP D

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Not Found

Types of Fireplace: Vented, Vent gas logs with auto ignition

Operable Fireplaces: One

Comments:

(1) Pilot light is not present when gas valve is on, turning control to Pilot and button click with igniter. The igniter may not function properly. Recommend service by a fireplace technician to ensure it's in working condition.



J. Item 1(Picture)

(2) Fireplace damper and damper handle are not present. The damper is a vent that controls airflow in and out of the chimney and make your fireplace run as efficiently as possible. Recommend install a damper to prevent energy loss.



J. Item 2(Picture)



J. Item 3(Picture)

K. Porches, Balconies, Decks and Carports

Driveway: Concrete

Comments:

L. Other

Comments:

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I NI NP D

Holes found at A/C suction line entering the brick wall near outdoor unit. Rodents can get into the wall space and attic through this hole. Seal the hole with expanding form sealant is recommended.



L. Item 1(Picture)

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I NI NP D

III. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Copper, 120/240 volts

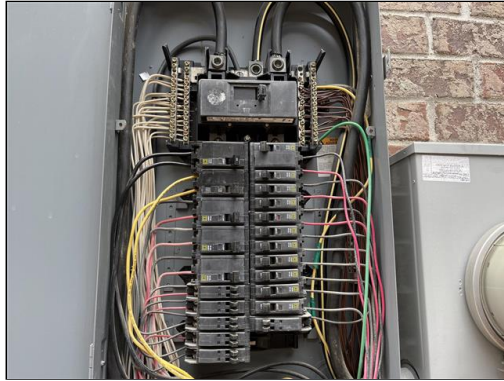
Electric Service Capacity: 200 AMP

Panel Type: Circuit breakers

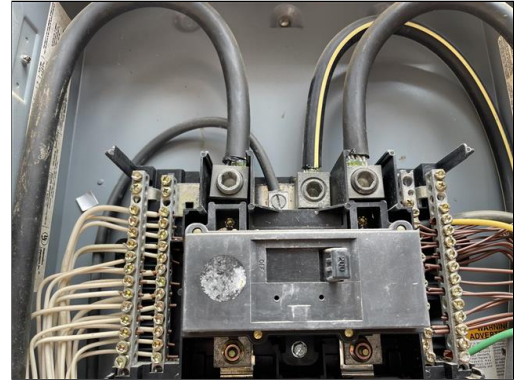
Panel Location: Exterior brick wall

Comments:

Main disconnect: 200 amps; breaker size match each wire size; bonding bar present between neutral and ground bar appear normal.



A. Item 1(Picture)



A. Item 2(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Wiring Methods: Romex

Comments:

Most smoke detectors are not functioning in the bedrooms and in the vicinity of bedrooms upstairs. Several smoke detectors tested but not responded properly. All the smoke detectors (manufactured date: 1998) are over 20 years. In accordance with US National Fire Protection Association (NFPA) Standard 72, National Fire Alarm and Signalling Code, the smoke detector for over 10 years old and don't respond properly need to replace.

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I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

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I NI NP D

IV. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Number of Heat Systems (excluding wood): Two

Heating Source: Gas

Heat System Brand: CARRIER

Manufacture Date 1st-floor Gas Furnace: 2011

Manufacture Date 2nd-floor Gas Furnace: 2011

Manufacture Date of 2nd-Floor Evaporator: 2011

Furnace Temperature Rise (Delta T): 30 - 60 (F)

Heat Pump Max Temperature:

Comments:

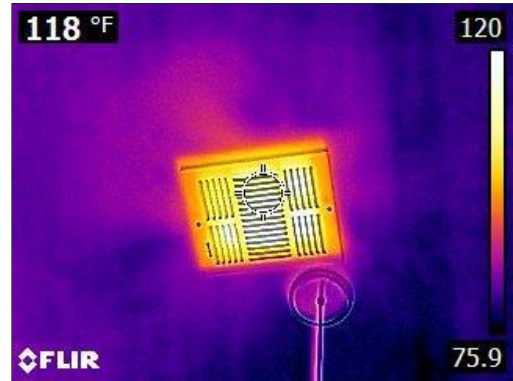
(1) The operation and functionality of the first-floor gas furnace appear normal and perform as intended. The typical supply temperature of this type of furnace is 110 - 135 (F). The temperature rise between 30(F) to 60(F) is within acceptable range of furnace rating. The average life expectancy of most components of gas furnaces is between 16 and 20 years.

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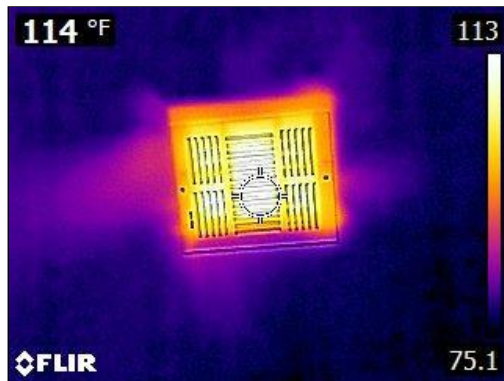
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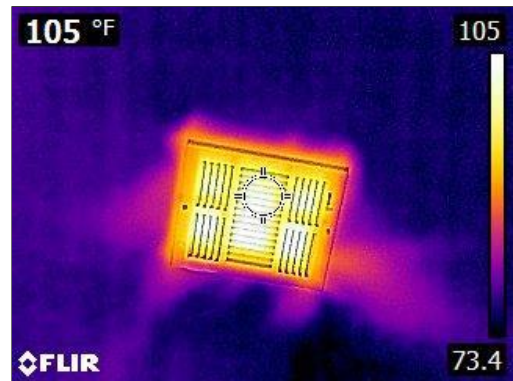
A. Item 1(Picture)



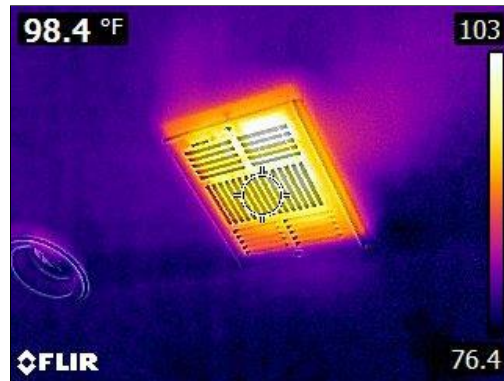
A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

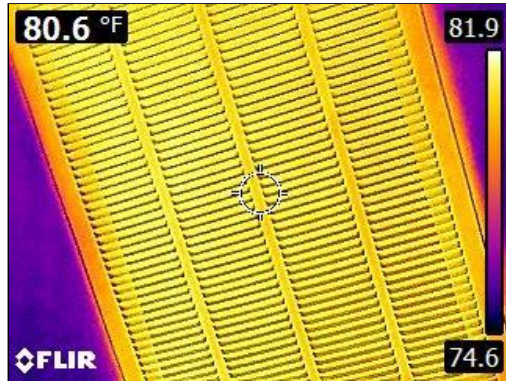


A. Item 5(Picture)

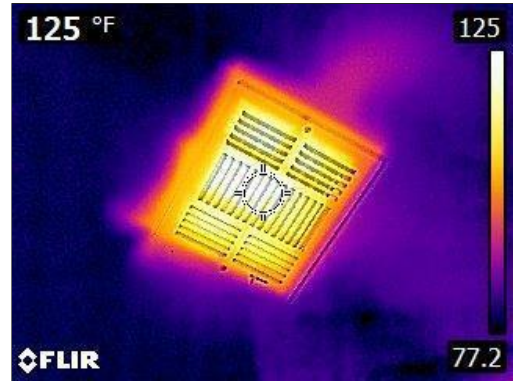
(2) The operation and functionality of the second-floor gas furnace appear normal and perform as intended. The typical supply temperature of this type of furnace is 110 - 135 (F). The temperature rise between 30(F) to 60(F) is within acceptable range of furnace rating

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I NI NP D



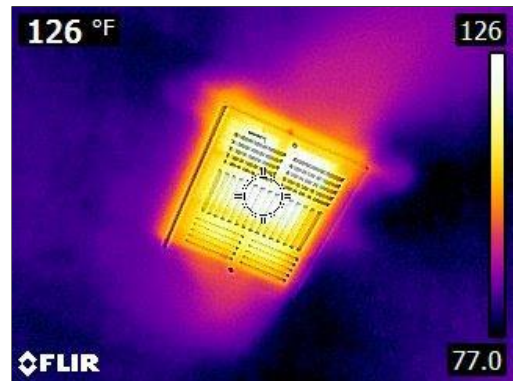
A. Item 6(Picture)



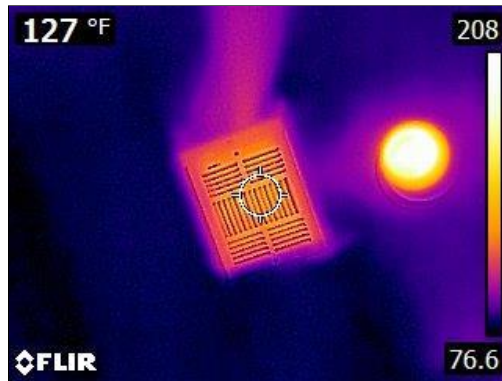
A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)

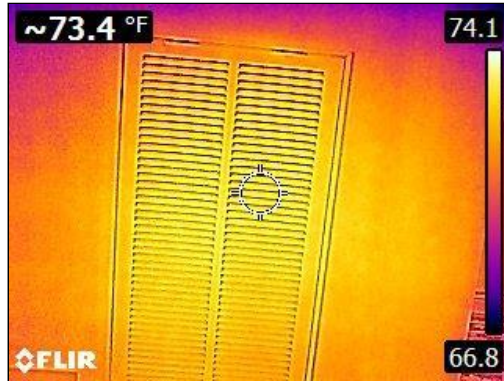
B. Cooling Equipment

Manufacture Date 1st Outdoor Unit: 2009
Manufacture Date 2nd Outdoor Unit: 2008
Type of Systems (Cooling): Air conditioner unit
Cooling Equipment Energy Source: Electricity
Number of AC Only Units: Two
Tons of 1st Unit: 3.0
Tons of 2nd Unit: 2.0
Manufacture Date of 1st-Floor Evaporator: 2011
Comments:

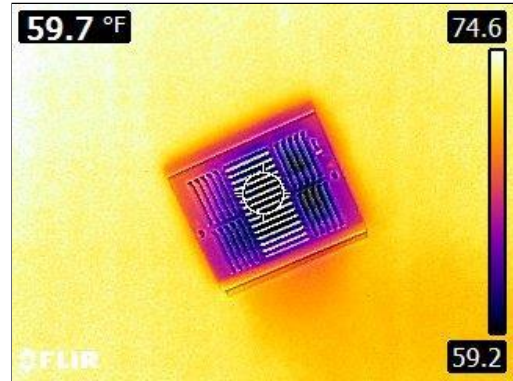
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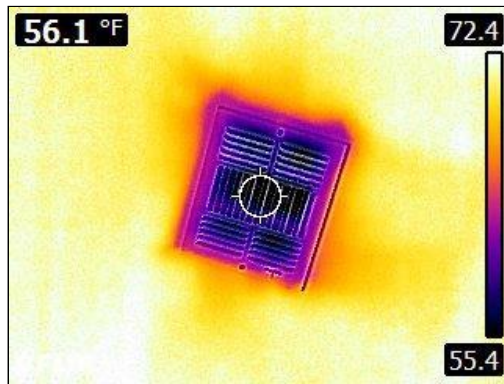
(1) The supply air temperature on the first-floor system read 56.1(F) to 59.7 (F), and the return air temperature was 73.4 (F), the ambient temperature differential ranges between 14(F) to 22(F) indicates that the unit is cooling as intended. The average life expectancy of a centralized air conditioner is said to be 10-15 years.



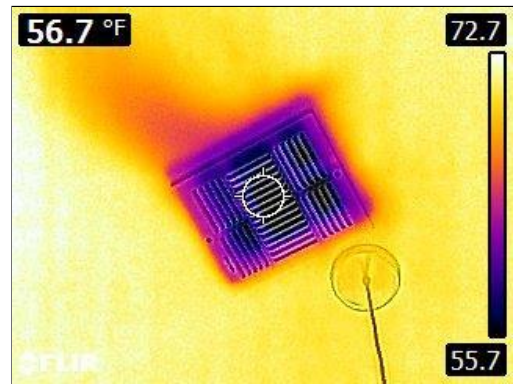
B. Item 1(Picture)



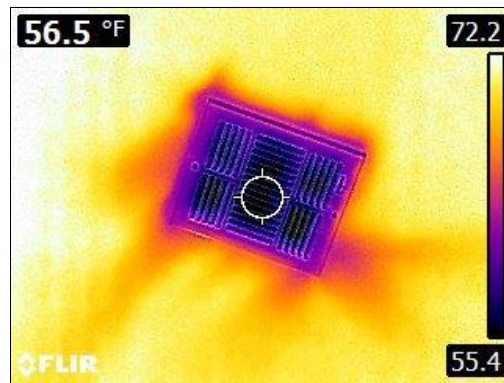
B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

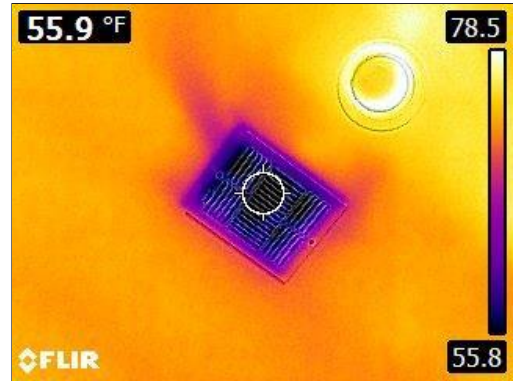
(2) The supply air temperature on the second-floor system read 54.0(F) to 59.0 (F), and the return air temperature was 73.8 (F), the ambient temperature differential ranges between 14(F) to 22(F) indicates that the unit is cooling as intended. The average life expectancy of a centralized air conditioner is said to be 10-15 years.

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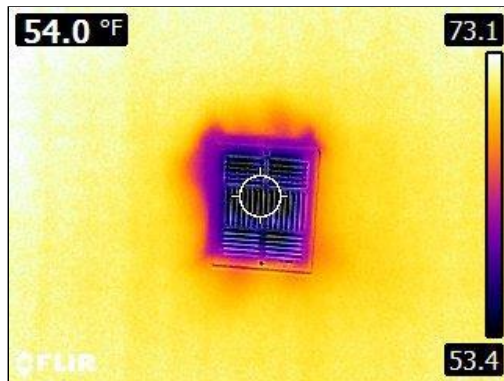
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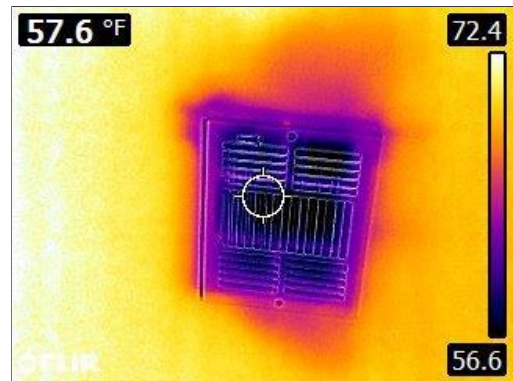
B. Item 6(Picture)



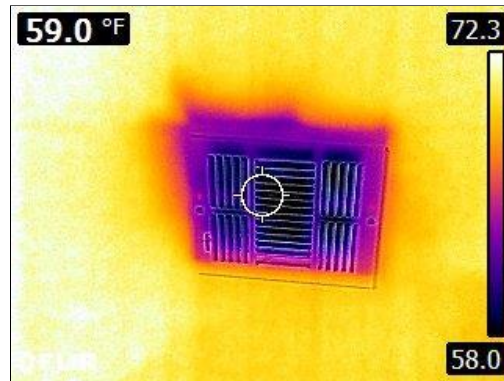
B. Item 7(Picture)



B. Item 8(Picture)



B. Item 9(Picture)



B. Item 10(Picture)

(3) The form insulation of suction line in attic appears chewed and worn by rodents. Recommend contact a qualified pest control service to inspect and remove the rodents from attics. Broken/missing section of suction line can lead to condensation dripping on the attic floor and need to insulate with form insulation.

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I NI NP D



B. Item 11(Picture)



B. Item 12(Picture)

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

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I NI NP D

V. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Location of main water shutoff valve: on exterior brick veneer

Plumbing Water Supply (into building): PVC

Plumbing Water Distribution (inside building): Copper

Static water pressure reading (40 - 80 psi): 48 psi

Comments:

The water pressure in the master bath lavatory faucets are too low. The aerator appears to be clogged with water scales and debris and need to replace.



A. Item 1(Picture)



A. Item 2(Picture)

B. Water Heating Equipment

Water Heater Energy Sources: Gas (quick recovery)

Water Heater Type: Tank Water Heater

Water Heater Capacity: 50 Gallon (2-3 people)

Water Heater Location: Attic

Water Heater Manufacturer Date: 2017

T&P Valve: Checked

Comments:

Missing bonding cables at hot,cold water, CSST lines and black-iron gas pipe at water heater in attic. Bond hot and cold water lines to gas line with AWG#6 as required based on Standard of Practice (SOP) , IRC 2015 G2411.1.1 (International Residential Code) to prevent lightning shock(s) to energizing the pipes during severe weather. Bonding refers to the process of connecting different systems together so they have the same electrical potential as the electrical service

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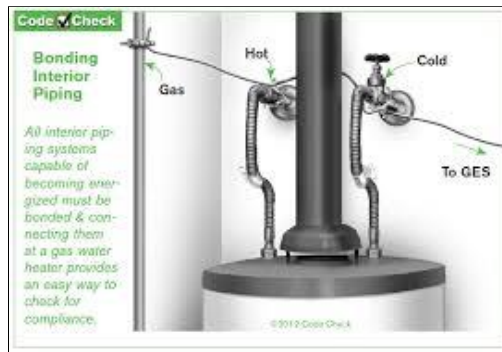
I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

C. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

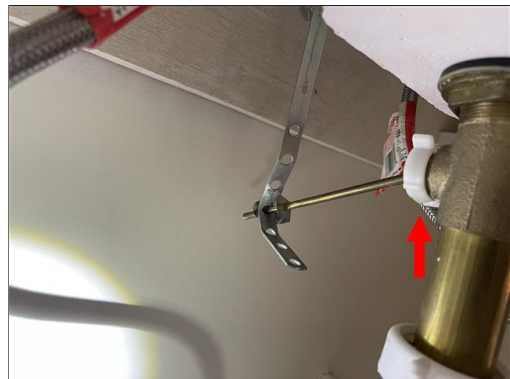
Plumbing Waste: PVC

Comments:

Left cabinet floor of master bath noted with water leaks on floor. The pivot rod joint of water stop appear to be the leaking source and need repairs.



C. Item 1(Picture)



C. Item 2(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

Operation and functionality of jacuzzi appear normal and are performing as intended; GFCI present.



D. Item 1(Picture)

E. Other

Comments:

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

I NI NP D

VI. Appliances

A. Dishwasher

Auto Reverse Safety: Checked

Lower oven tested at 350°F and variance: < 25 °F

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood: Vented

Comments:

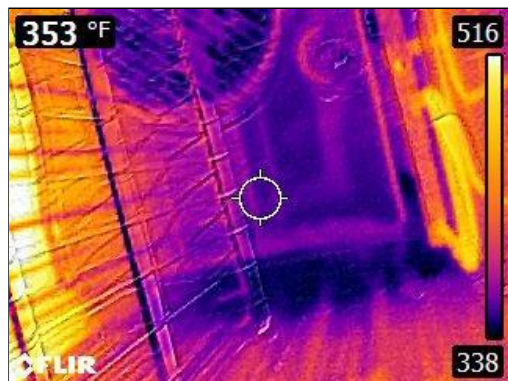
D. Ranges, Cooktops and Ovens

Oven tested at 350°F and variance: < 25 °F

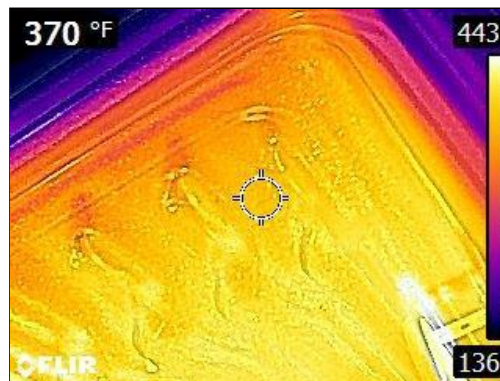
Oven Energy Source: Electricity

Comments:

Upper and lower oven units appears normal. Each oven set to 350(F) and temperature accuracy is within 25(F).



D. Item 1(Picture)



D. Item 2(Picture)

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

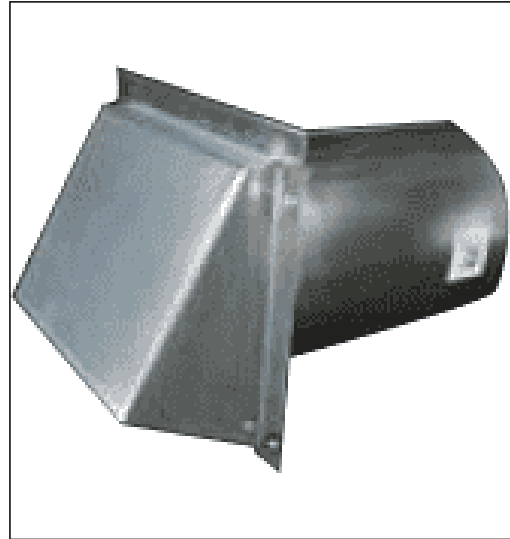
Vent hood for an exhaust pipe on the back wall is missing. The pipe outlet is crushed/closed should be opened and installed with vent hood with damper.

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

I NI NP D



F. Item 1(Picture)



F. Item 2(Picture)

G. Garage Door Operator(s)

Garage Door Type: One automatic

Garage Door Material: Metal

Comments:

H. Dryer Exhaust System

Dryer Energy Source: Gas, Electricity

Comments:

I. Other

Comments:

The fascia board under oven is not present and should be installed back to the cabinet.



I. Item 1(Picture)

Summary



Texas HomeSpection Inc.

**207 Jewel Park
Houston, Texas 77094
(832) 755-5622
www.texashomespect.com**

Customer
Linquan Sun

Address
1921 Woodbury Street
Houston Texas 77030

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

II. Structural Systems

General Summary

Grading and Drainage

1. Debris and tree leaves in the catch basin of backyard need cleaning to prevent blockage of the drain to storm sewer.

Roof Structures and Attics

2. (2) Missing insulation noted on attic access door. Recommend install form board insulation or batt insulation to prevent energy loss.

Walls (Interior and Exterior)

3. No weep holes are provided in the brick veneer wall above overhead garage door and exterior door and windows. Weep holes are the gaps left at mortar joints in external masonry walls for moisture to escape from internal wall cavity which could prevent wood rot, metal fasteners turning to rust and wood-destroying insects entering wall spaces. Weep hole (not less than 3/16" in diameter) is required to install every 33 inches according to today's standards IRC 2012 R703.7.6 .

Windows

4. Most magnetic catch of window shutter are either broken or missing and need to screw to the window ledge to keep the shutter closed.

Fireplaces and Chimneys

5. (1) Pilot light is not present when gas valve is on, turning control to Pilot and button click with igniter. The igniter may not function properly. Recommend service by a fireplace technician to ensure it's in working condition.
6. (2) Fireplace damper and damper handle are not present. The damper is a vent that controls airflow in and out of the chimney and make your fireplace run as efficiently as possible. Recommend install a damper to prevent energy loss.

Other

7. Holes found at A/C suction line entering the brick wall near outdoor unit. Rodents can get into the wall space and attic through this hole. Seal the hole with expanding form sealant is recommended.

III. Electrical Systems

General Summary

Branch Circuits, Connected Devices and Fixtures

8. Most smoke detectors are not functioning in the bedrooms and in the vicinity of bedrooms upstairs. Several smoke detectors tested but not responded properly. All the smoke detectors (manufactured date: 1998) are over 20 years. In accordance with US National Fire Protection Association (NFPA) Standard 72, National Fire Alarm and Signalling Code, the smoke detector for over 10 years old and don't respond properly need to replace.

IV. Heating, Ventilation and Air Conditioning Systems

General Summary

Cooling Equipment

9. (3) The form insulation of suction line in attic appears chewed and worn by rodents. Recommend contact a qualified pest control service to inspect and remove the rodents from attics. Broken/missing section of suction line can lead to condensation dripping on the attic floor and need to insulate with form insulation.

V. Plumbing System

General Summary

Plumbing Supply, Distribution System and Fixtures

10. The water pressure in the master bath lavatory faucets are too low. The aerator appears to be clogged with water scales and debris and need to replace.

Water Heating Equipment

11. Missing bonding cables at hot,cold water, CSST lines and black-iron gas pipe at water heater in attic. Bond hot and cold water lines to gas line with AWG#6 as required based on Standard of Practice (SOP) , IRC 2015 G2411.1.1 (International Residential Code) to prevent lightning shock(s) to energizing the pipes during severe weather. Bonding refers to the process of connecting different systems together so they have the same electrical potential as the electrical service

Drains, Waste and Vents

12. Left cabinet floor of master bath noted with water leaks on floor. The pivot rod joint of water stop appear to be the leaking source and need repairs.

VI. Appliances

General Summary

Mechanical Exhaust Vents and bathroom Heaters

13. Vent hood for an exhaust pipe on the back wall is missing. The pipe outlet is crushed/closed should be opened and installed with vent hood with damper.

Other

14. The fascia board under oven is not present and should be installed back to the cabinet.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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