



# Inspection Report

**Ms. Linda Nguyen**

**Property Address:**  
13543 Portobello Dr.  
Houston Texas 77083



**Inspectall LLC**

**Gary Thompson License # 2852  
PO BOX671646 Houston, Texas 77267 281-541-5836**

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<b>Date:</b> 10/27/2021	<b>Time:</b> 02:03 PM	<b>Report ID:</b> 135431
<b>Property:</b> 13543 Portobello Dr. Houston Texas 77083	<b>Customer:</b> Ms. Linda Nguyen	<b>Real Estate Professional:</b> Tina Rupani key Realty

**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.

**Type of building:**

Single Family (1 story)

**In Attendance:**

Vacant (inspector only)

**A Frame:**

A Frame

**Approximate age of building:**

Over 10 Years

**Building Faces:**

NW

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Saturated

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

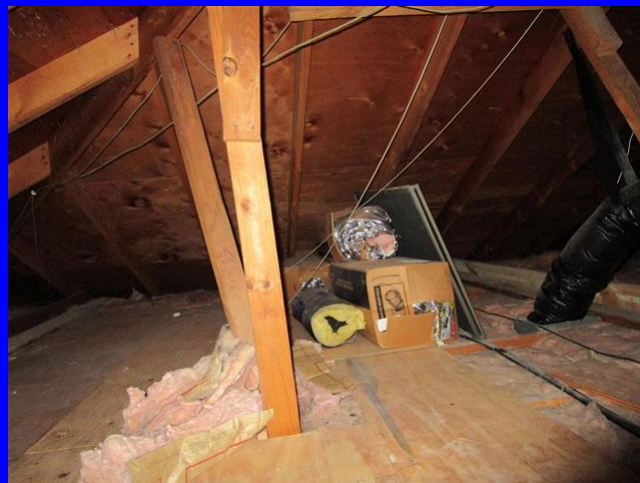
No

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I NI NP D

## I. Structural Systems

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



A. Foundations



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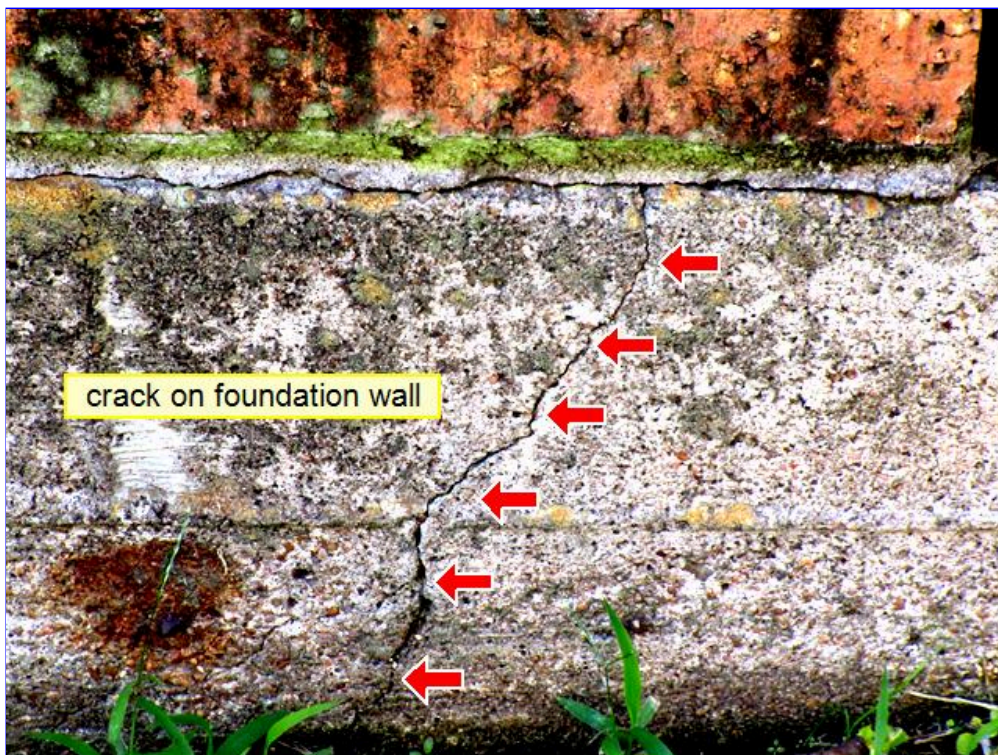
I	NI	NP	D
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**ATTIC:** Limited view

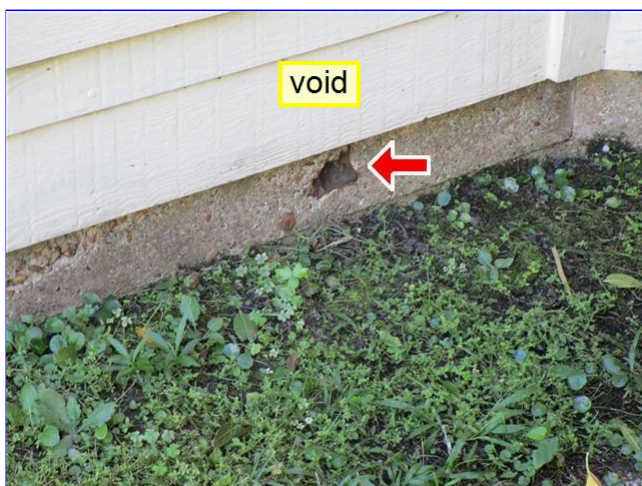
**Comments:**

(1) This is a visual inspection.

**Deficiencies:** Observed a crack on left side foundation wall. Void in the foundation wall. A structural engineer is needed to further the condition of the foundation. ,exposed and void left side



A. Item 1(Picture)

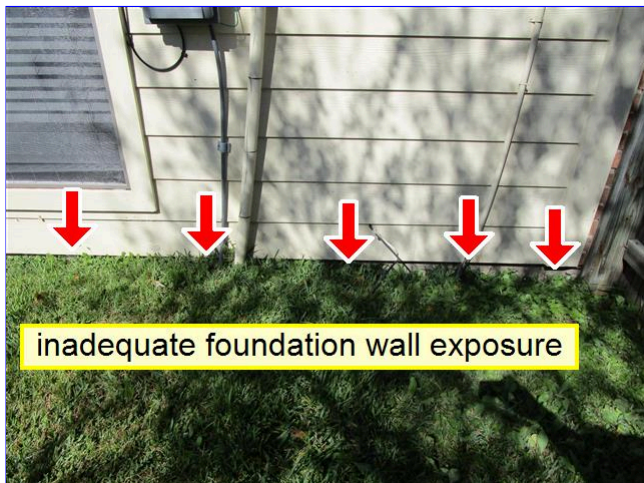


A. Item 2(Picture)

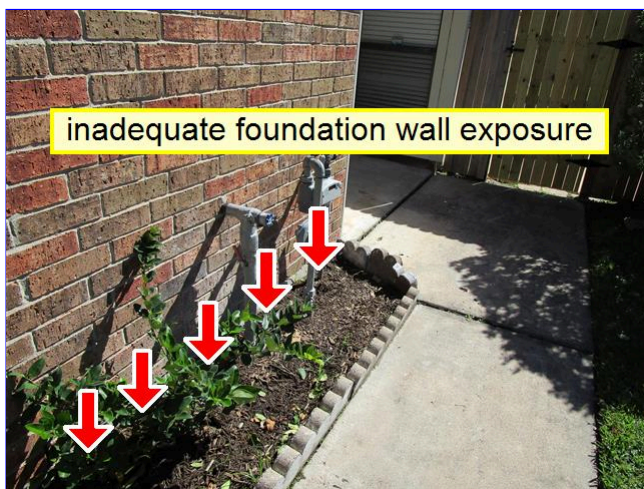
(2) **Deficiencies:** Inadequate foundation wall exposure along the left side of house due to high levels of grass. It is recommended to have 4-6 inches of foundation wall exposure around the entire house.

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I	NI	NP	D
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A. Item 3(Picture)



A. Item 4(Picture)

B. Grading and Drainage

[Comments:](#)

**Deficiencies:** Observed standing water front left side of property. The landscape at the front left side of home may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period.



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

I	NI	NP	D
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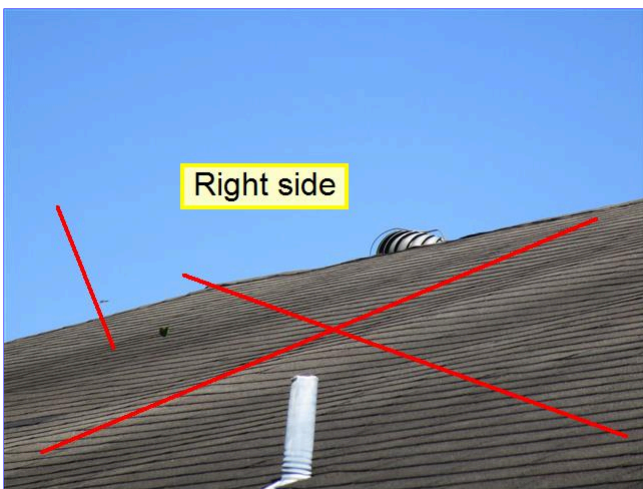


B. Item 1(Picture)

C. Roof Covering Materials

Comments:

(1) **Deficiencies:** Noticeable roof repair. There are some dips or sags on the left & rear sides of the roof. Appears possibly due to the fact that "Plywood clips" were not used (*seen from attic space*). Occasionally these dips or deflection could cause a leak unless repaired. I recommend a qualified contractor perform the work



C. Item 1(Picture)

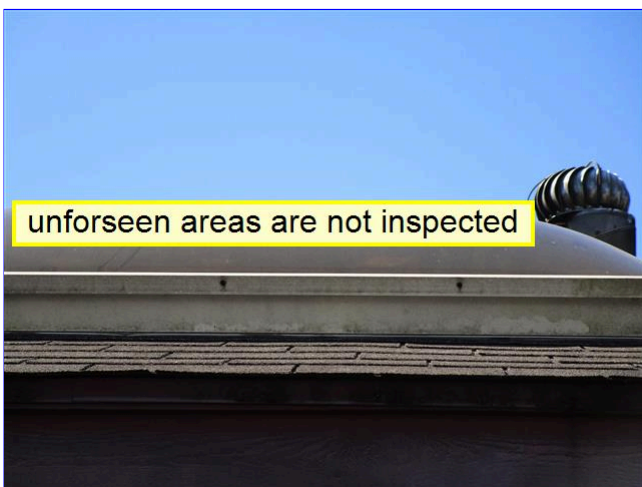


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I NI NP D



C. Item 2(Picture)



C. Item 3(Picture)

(2) **Deficiencies:** Front turbine vent is not fasten at the base. A roofer is recommended to evaluate and make the necessary repair(s).



C. Item 4(Picture)

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I	NI	NP	D
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D. Roof Structures and Attics

**Roof-Type:** Gable

**Roof Structure Type and material:** 2 X 6 Rafters

**Method used to observe attic:** Walked

**Attic info:** Pull Down stairs, Light in attic, Limited View

**Approximate Average Depth of Insulation:** batting, R-19

**Comments:**

(1) **Deficiencies:** Noted moisture damaged on decking. A qualified roofer is needed to make the corrections as needed.



D. Item 1(Picture)

(2) **Deficiencies:** The attic door is missing insulation & weather strip. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



D. Item 2(Picture)

E. Walls (Interior and Exterior)

**Wall Structure:** unknown

**Siding Style:** Brick, Hardie Type

**Siding Material:** Brick, Hardie Type

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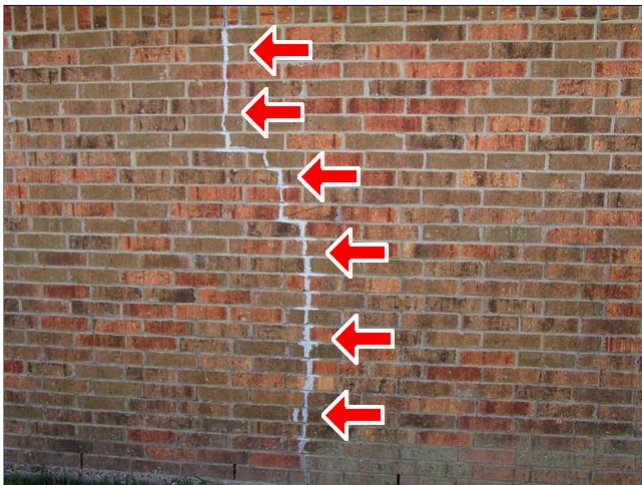
**Wall Material:** textured drywall

**Cabinetry:** Wood

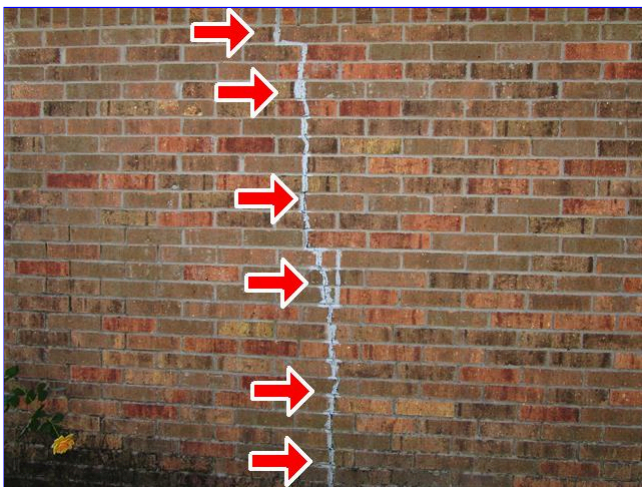
**Countertop:** Granite

**Comments:**

**Exterior:** The brick wall on left side of house has cracks which are signs of movement.



E. Item 1(Picture)



E. Item 2(Picture)

F. Ceilings and Floors

**Ceiling Structure:** 2X6

**Floor Structure:** Concret

**Ceiling Materials:** drywall

**Floor Covering(s):** Carpet, Tile

**Comments:**

G. Doors (Interior and Exterior)

**Exterior Entry Doors:** Steel, Sliding Glass Door

**Interior Doors:** Hollow core

**Comments:**

**Deficiencies:** Locking mechanism at sliding glass door in living room is malfunctioning. Screens are missing at both sliding doors.

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I NI NP D



G. Item 1(Picture)

H. Windows

**Window Types:** Single pane

**Window Manufacturer:** UNKNOWN

**Comments:**

**Deficiencies:** The following windows are not tempered: windows next to both sliding doors& window in master bath room. The window in breakfast area is damaged (cracked). A qualified contractor is needed to make the corrections.



H. Item 1(Picture)



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I NI NP D



H. Item 2(Picture)



H. Item 3(Picture)

I. Fireplaces and Chimneys

**Sky Light(s):** One  
**Chimney (exterior):** Hardie type  
**Types of Fireplaces:** Vented gas logs  
**Operable Fireplaces:** One  
**Number of Woodstoves:** None  
**Comments:**

J. Stairways (Interior and Exterior)

**Comments:**

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I	NI	NP	D
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K. Porches, Balconies, Decks and Carports, Patio

**Appurtenance:** Porch, Patio

**Driveway:** Concrete

**Comments:**

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## II. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground

**Panel Capacity:** (2) 100 AMP service panel

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** unknown

**Comments:**

**Deficiencies:** Main breaker missing anti oxidation lubricant, labeling is worn on panel board. ( Electrician is recommend to evaluate)

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I NI NP D



A. Item 1(Picture)

B. Branch circuits and fixtures

**Type of wiring:** Copper

**Wiring Methods:** Romex

**Comments:**

(1) **Deficiencies:** The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Smoke detectors are not wired in series. Recommend Electrician is recommended to evaluate.

(2) **Deficiencies:** Exterior receptacles not GFCI protected. receptacles, receptacle at back sliding door living room shows to have no power.



B. Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



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### III. Heating, Ventilation and Air Conditioning Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



A. Heating Equipment

**Type of Systems (Heating):** Furnace

**Energy Sources:** Gas

**Number of Heat Systems (excluding wood):** One

**Heat System Brand:** GOODMAN

Comments:

B. Cooling Equipment

**Type of Systems (Cooling):** Air conditioner unit

**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** One

**Central Air Brand:** GOODMAN

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

**I NI NP D**

[Comments:](#)

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

[Comments:](#)

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

## IV. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



A. Plumbing Supply, Distribution System and Fixtures

**Water Source:** Public

**Water Filters:** None, (We do not inspect filtration systems)

**Plumbing Water Supply (into home):** Galvanized (old)

**Plumbing Water Distribution (inside home):** Galvanized

**Location of water meter:** at street

**Location of main water supply valve:** Front side

**Static water pressure reading:** 35 psi

Comments:

B. Drains, Waste and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** not visible

Comments:

(1) Tub trap leaks in master bathroom

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

I NI NP D



B. Item 1(Picture)

(2) **Deficiencies:** Moisture damage noted to the base of the bathroom vanity cabinet.



B. Item 2(Picture)

C. Hydro-Massage Therapy Equipment

Comments:

D. Other

Comments:

E. Water Heating Equipment

**Water Heater energy sources:** [3] Gas (quick recovery)

**Water Heater Capacity:** [1] 50 Gallon (2-3 people)

**Water Heater Location:** Garage

**Water Heater Brand:** BRADFORD-WHITE

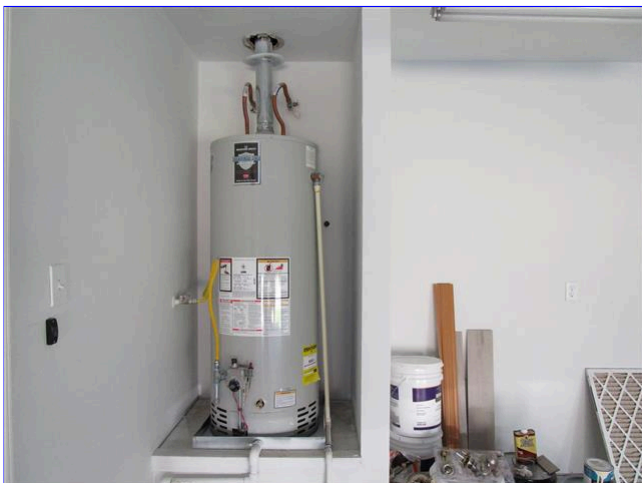
Comments:

**Deficiencies:** Noted no hot water distribution at time of inspection,(water heater not operable). A qualified plumber is needed to make the correction.



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I NI NP D



E. Item 1(Picture)

**F. Sprinkler System**

[Comments:](#)

**G. pool**

[Comments:](#)

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

## V. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



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

I NI NP D



- A. Dishwasher**  
**Dish washer Brand:** GENERAL ELECTRIC  
**Comments:**
- B. Food Waste Disposers**  
**Disposer Brand:** KENMORE  
**Comments:**
- C. Range Hood and Exhaust System**  
**Exhaust/Range hood:** GENERAL ELECTRIC  
**Comments:**
- D. Ranges, Cooktops and Ovens**  
**Range/Oven:** WHIRLPOOL  
**Comments:**
- E. Microwave Ovens**  
**Built in Microwave:** GENERAL ELECTRIC  
**Comments:**
- F. Mechanical Exhaust Vents and bathroom Heaters**  
**Comments:**
- G. Garage Door Operator(s)**  
**Auto-opener Manufacturer:** CHAMBERLAIN  
**Garage Door Type:** One automatic  
**Garage Door Material:** Metal  
**Comments:**
- H. Dryer Exhaust System**  
**Comments:**
- I. wine cooler**  
**Comments:**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



**Inspectall LLC**

**PO BOX671646 Houston,Texas 77267 281-541-5836**

**Customer**  
Ms. Linda Nguyen

**Address**  
13543 Portobello Dr.  
Houston Texas 77083

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.

### I. Structural Systems

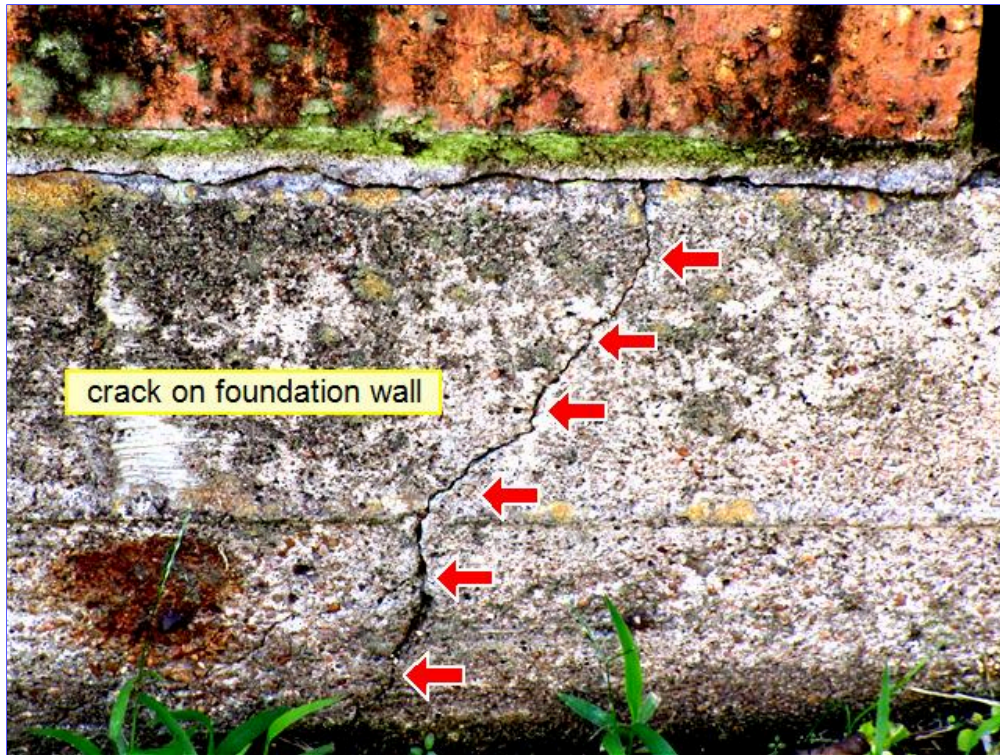
#### A. Foundations

##### **Inspected, Deficient**

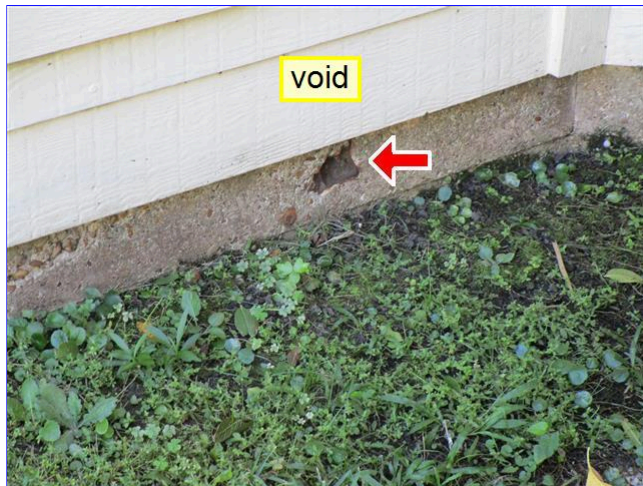
(1) This is a visual inspection.

**Deficiencies:** Observed a crack on left side foundation wall. Void in the foundation wall. A structural engineer is needed to further the condition of the foundation. ,exposed and void left side





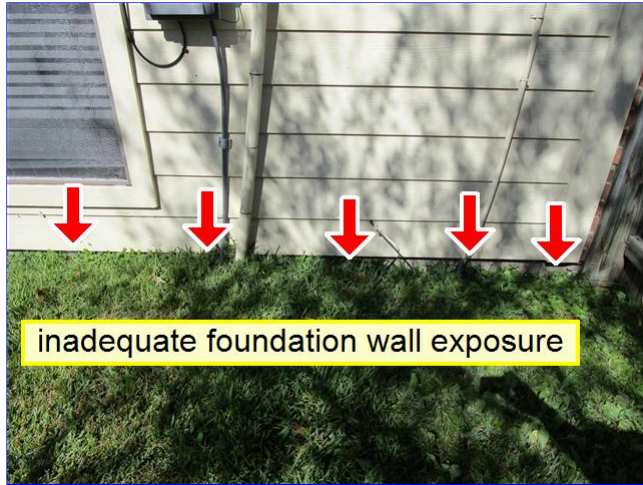
A. Item 1(Picture)



A. Item 2(Picture)

(2) **Deficiencies:** Inadequate foundation wall exposure along the left side of house due to high levels of grass. It is recommended to have 4-6 inches of foundation wall exposure around the entire house.





A. Item 3(Picture)



A. Item 4(Picture)

**B. Grading and Drainage**

**Inspected, Deficient**

**Deficiencies:** Observed standing water front left side of property. The landscape at the front left side of home may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period.



B. Item 1(Picture)

**C. Roof Covering Materials**

**Inspected, Deficient**

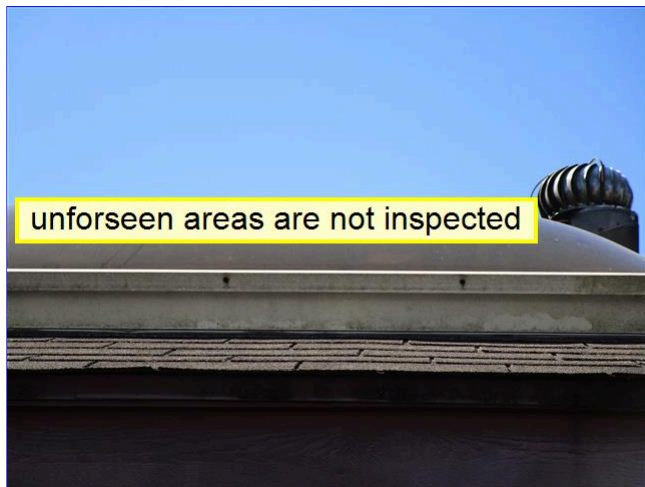
(1) **Deficiencies:** Noticeable roof repair. There are some dips or sags on the left & rear sides of the roof. Appears possibly due to the fact that "Plywood clips" were not used (*seen from attic space*). Occasionally these dips or deflection could cause a leak unless repaired. I recommend a qualified contractor perform the work



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

(2) **Deficiencies:** Front turbine vent is not fasten at the base. A roofer is recommended to evaluate and make the necessary repair(s).



C. Item 4(Picture)

**D. Roof Structures and Attics**

**Inspected, Deficient**

(1) **Deficiencies:** Noted moisture damaged on decking. A qualified roofer is needed to make the corrections as needed.





D. Item 1(Picture)

(2) **Deficiencies:** The attic door is missing insulation & weather strip. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

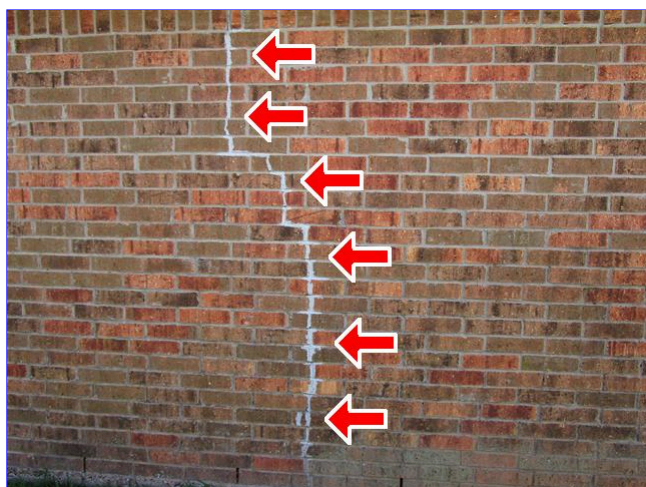


D. Item 2(Picture)

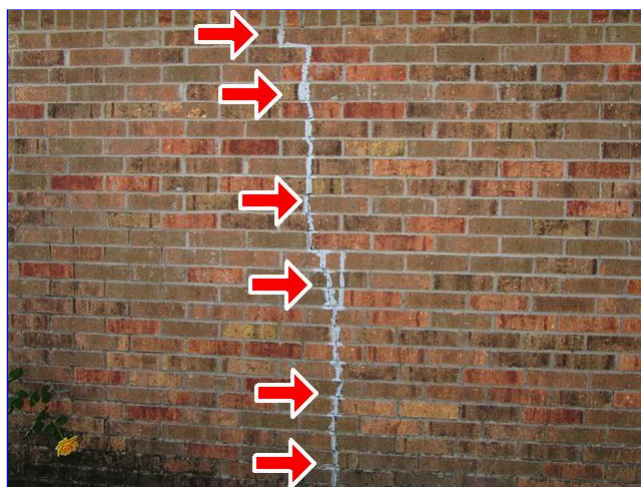
**E. Walls (Interior and Exterior)**

**Inspected, Deficient**

**Exterior:** The brick wall on left side of house has cracks which are signs of movement.



E. Item 1(Picture)



E. Item 2(Picture)

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

**Inspected, Deficient**

**Deficiencies:** Locking mechanism at sliding glass door in living room is malfunctioning. Screens are missing at both sliding doors.



G. Item 1(Picture)

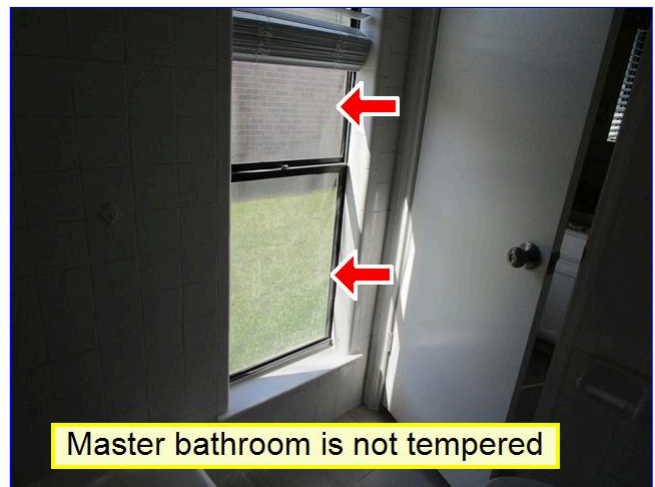
**H. Windows**

**Inspected, Deficient**

**Deficiencies:** The following windows are not tempered: windows next to both sliding doors & window in master bath room. The window in breakfast area is damaged (cracked). A qualified contractor is needed to make the corrections.



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

## II. Electrical Systems

### A. Service Entrance and Panels

#### Inspected, Deficient

**Deficiencies:** Main breaker missing anti oxidation lubricant, labeling is worn on panel board. ( Electrician is recommend to evaluate)



A. Item 1(Picture)

### B. Branch circuits and fixtures

#### Inspected, Deficient

(1) **Deficiencies:** The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Smoke detectors are not wired in series. Recommend Electrician is recommended to evaluate.

(2) **Deficiencies:** Exterior receptacles not GFCI protected.receptacles,receptacle at back sliding door living room shows to have no power.





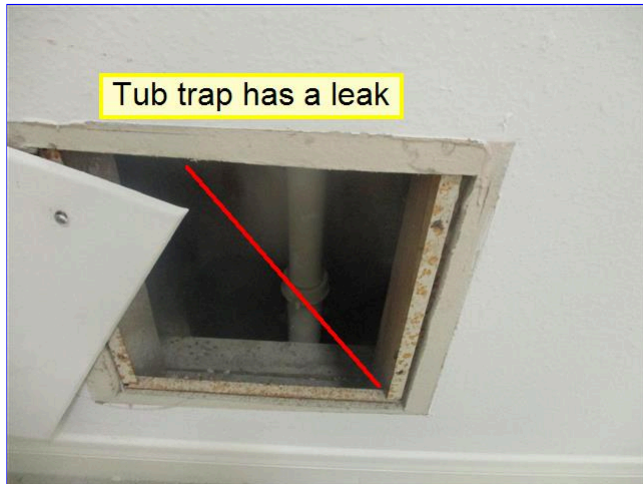
B. Item 1(Picture)

## IV. Plumbing System

### B. Drains, Waste and Vents

#### Inspected, Deficient

(1) Tub trap leaks in master bathroom



B. Item 1(Picture)

(2) **Deficiencies:** Moisture damage noted to the base of the bathroom vanity cabinet.



B. Item 2(Picture)

**E. Water Heating Equipment**

**Inspected, Deficient**

**Deficiencies:** Noted no hot water distribution at time of inspection,(water heater not operable). A qualified plumber is needed to make the correction.



E. Item 1(Picture)

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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.





# INVOICE

**Inspectall LLC**  
**PO BOX671646 Houston,Texas 77267**  
**281-541-5836**  
**Inspected By: Gary Thompson**

**Inspection Date: 10/27/2021**  
**Report ID: 135431**

<b>Customer Info:</b>	<b>Inspection Property:</b>
<p>Ms. Linda Nguyen unknown</p> <p><b>Customer's Real Estate Professional:</b> Tina Rupani key Realty</p>	<p>13543 Portobello Dr. Houston Texas 77083</p>

### Inspection Fee:

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Heated Sq Ft 1,001 - 2,000	390.00	1	390.00
			<b>Tax \$0.00</b>
			<b>Total Price \$390.00</b>

**Payment Method:** Cash  
**Payment Status:** Paid  
**Note:** n/a