

ACTION ITEMS



Vested Property Inspection

Vested Property Inspection

**Professional Inspector
Trusted Inspector
TREC# 22088**

Customer
Mr. Thanh Pham

Address
12727 Braewood Glen Ln
Houston Tx 77072

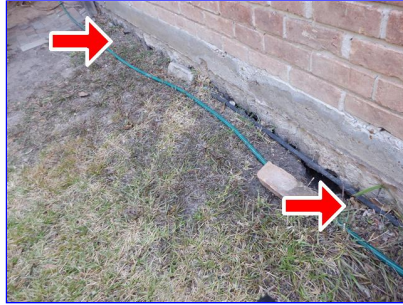
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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

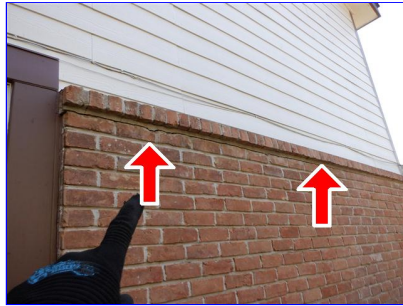
A. Foundations

Inspected, Deficient

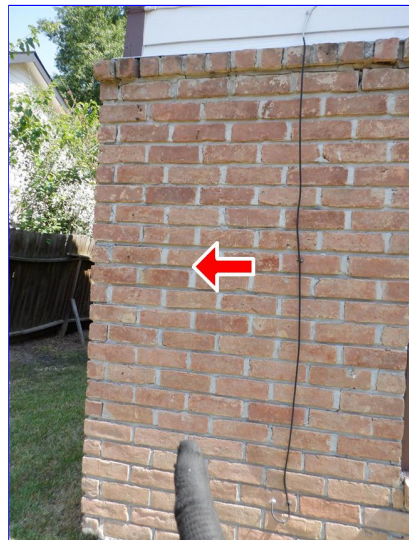
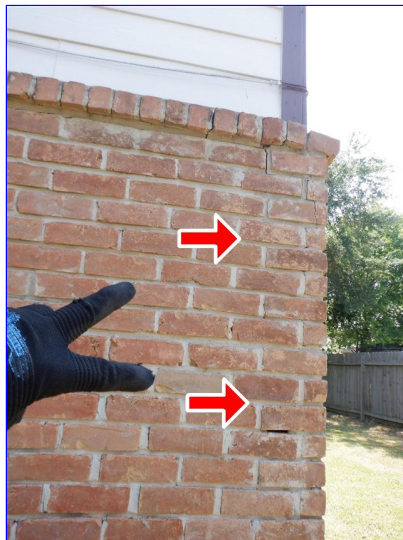
- ⊘ (3) There was an issue with foundation movement at the time of inspection, this type of foundation shifting\movement can cause foundation crack, interior\exterior wall separates due to structure shifting (ie. brick wall, window, corner wall, floor & ceiling). Have a qualified foundation contractor to evaluate for further information.

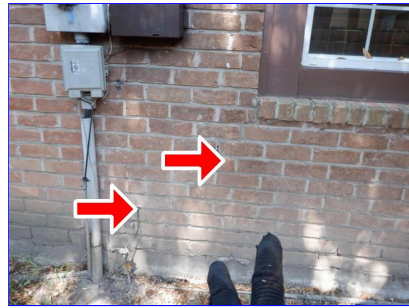
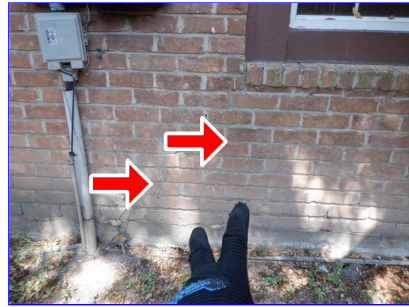
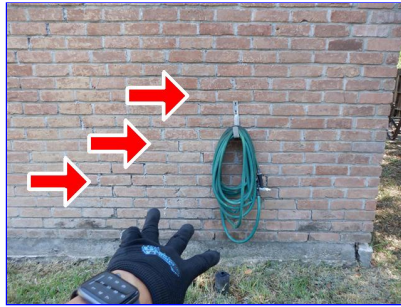
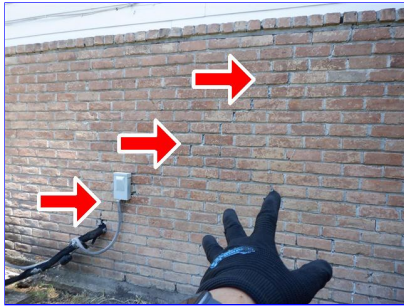


Foundation separation from soil level all around the house



Brick wall & brick mortar separation all around the house brick walls





- ⊘ (4) Previous repairs to the foundation have been disclosed and/or were detected. Refer to the seller for any documentation and possible warranties for further information or have a qualified foundation contractor to evaluate for more info.

D. Roof Structures and Attics

Inspected, Deficient

- ⊘ (5) Attic insulation missing at several ceiling locations. Have qualified contractor to replace all missing or depleted insulation due to older home.



Attic insulation thickness @1"

E. Walls interior and exterior

Inspected, Deficient

- ⊘ (5) There was sign of stain on wall surface at the time of inspection. Ask owner if any previous damaged/repair.



Family wall

F. Ceilings and Floors

Inspected, Deficient

- ⊘ (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.



Upstair bedroom ceiling

- ⊘ (4) Tile cracked. Have a qualified floor technician to evaluate and repair.



Front entrance tile crack

J. Fireplaces and Chimneys

Inspected, Deficient

- ⊘ (1) Unable to inspect family gas log fire place at the time of an inspection due to house hold object blockage. Have a qualified chimney contractor to evaluates before closing.
- ⊘ (2) Chimney cap surface damaged at the time of an inspection. Have a qualified chimney contractor to evaluates and repair.



Chimney cap surface

L. Other

Inspected, Deficient

- ⊘ (2) Shower wall needs to be sealant/caulk, this will cause water/moisture siphon behind shower wall and cause deterioration over period of time.



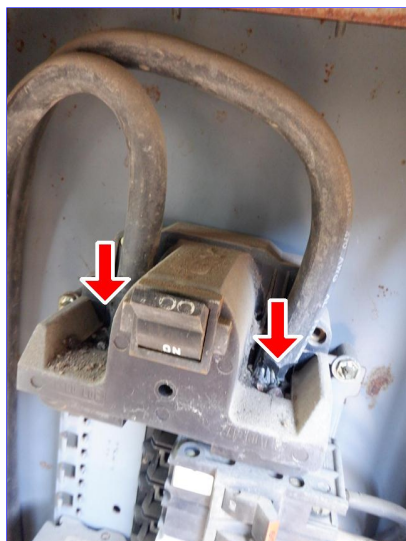
Master shower wall

II. Electrical Systems

A. Service Entrance and Panels

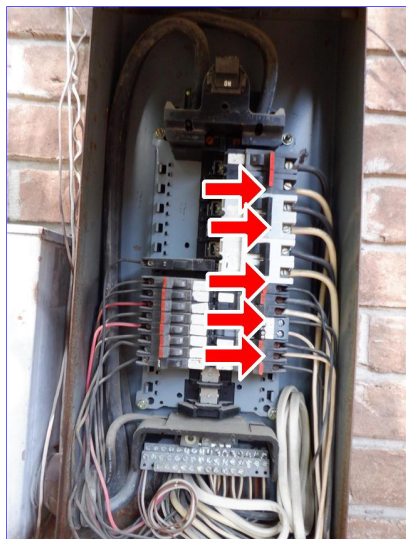
Inspected, Deficient

- ⊘ (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 evaluate and repair all conductor wires as necessary.



Aluminum main elect conductor wires

- ⊘ (3) White (neutral) wires are being used as hot wires in the main electric panel, without the proper identifiers. These should be marked black or red to indicate that they are hot. Have a qualified electrician to evaluate and repair.



Appliance conductor lines

- ⊘ (4) You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.



Outside main elect panel Stab
Loc- FPE

**B. Branch Circuits, Connected Devices and Fixtures
Inspected, Deficient**

- ⊘ (3) 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.



Upstairs sitting room lighting

- ⊘ (6) Electrical outlet cover plate missing or loose. Have qualified electrician to repair/replace all missing and damaged electrical outlet covers.



Patio elect outlet



Garage elect outlet

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Inspected, Deficient

- ⊘ (4) An average life of inside and outside A/C unit approximately between 12-14 years base on the usage and surround environmental. At the moment outside & inside units are at it last third of it useful life unable to determent the remaining service life of the system. Have a license HVAC to evaluating both outside and inside unit.



Outside AC unit,suspect
2013,9yrs old



Attic evaporator unit,2013,9yrs
old

C. Duct Systems, Chases and Vents

Inspected, Deficient

- ⊘ (3) The disposable filter was clogged and dirty. Recommend filter to be replace by a qualified technician.



Downstair hallway air return filter replacement

IV. Plumbing System

B. Drains, Waste and Vents

Inspected, Deficient

- ⊘ (5) There was water leakage during the water testing, inspector was unable to determine where was the leakage came from but it happened between the master bathroom sink and master bathtub during the water testing, that's including Hydro massager unit testing. Have a qualified plumber to evaluates for more information.



Master bathroom sink & bathtub

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.

Licensed To Peter H. Pham

MAINTENANCE



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I. Structural Systems

A. Foundations

Inspected, Deficient



(2) Corner cracks were observed at the corners of the slab foundation. Cracks of this nature are typical and occur when the exterior veneer is warmed by the sun and the wall expands. Have a qualified foundation contractor to repair and prevent further separation.



Rear foundation corner crack

B. Grading and Drainage

Inspected, Deficient



(2) 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.



Rear of home



(3) Debris was observed in the gutters. This condition prevents proper drainage of water off and away from structure. Debris in gutters can conceal rust, deterioration or holes that are not visible until cleaned. Recommended to be clean by qualified general laborer.



Front gutter



(4) The tree limbs that are in contact with roof or hanging near roof should be trimmed back 3-5 feet. These limbs can creating debris inside gutter, pest infestation and tree root penetrated into foundation, areas damaged by limb contact should be repaired. Recommended a qualified general landscaper to evaluates.



Front of home tree branches

D. Roof Structures and Attics

Inspected, Deficient


-  (4) [Missing attic stair insulation. Recommended insulation to be installed on attic stair to reduce loss of energy.](#)



Attic stairway access

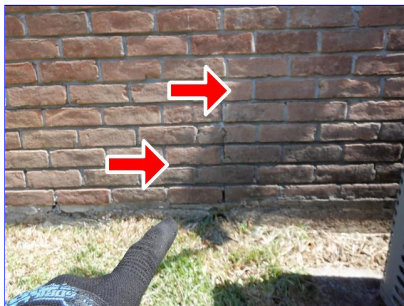
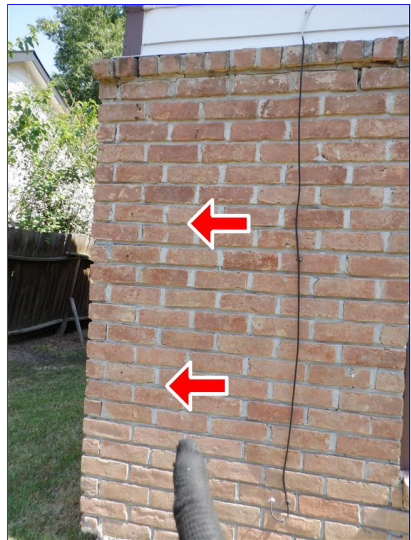
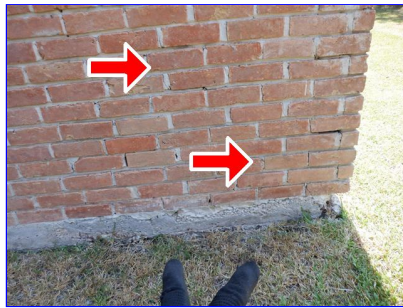
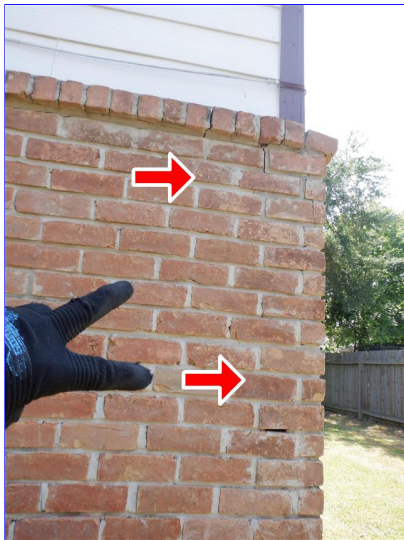
E. Walls interior and exterior

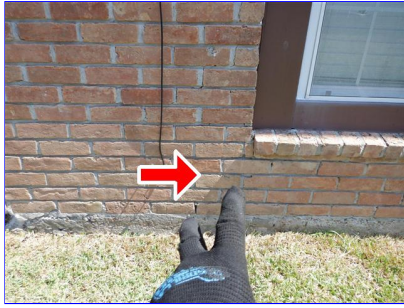
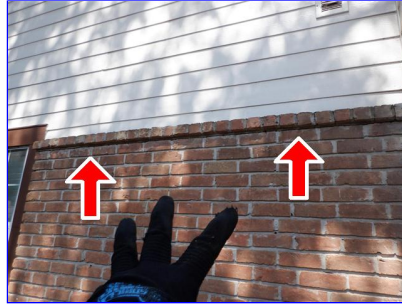
Inspected, Deficient

-  (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.](#)



All around the brick walls & mortar walls

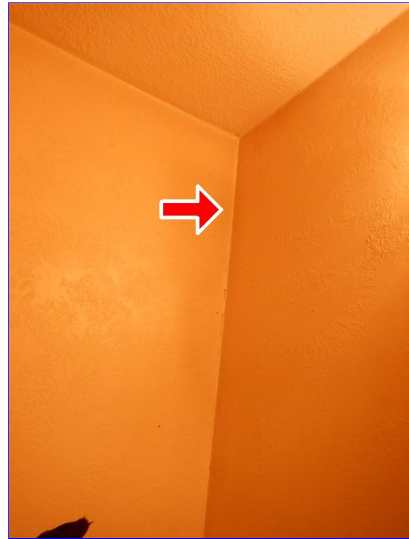




(4) There are areas of the interior window\door & wall, that have corner cosmetic cracked this is due to structure shifting. Have a qualified painter to repair, sealant, and paint at all necessary interior corner windows, walls and doors.



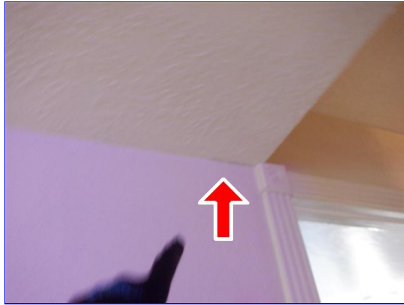
Family,bedroom, closet walls



F. Ceilings and Floors Inspected, Deficient



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

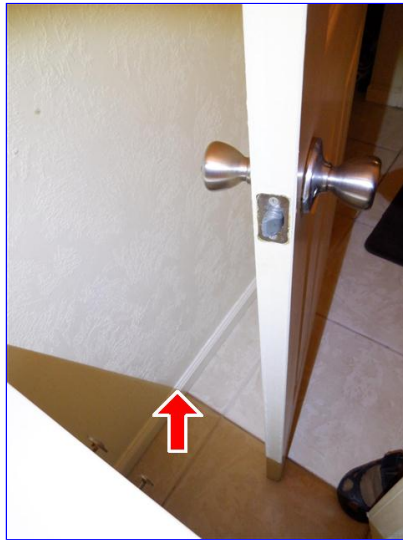


G. Doors (Interior and Exterior)

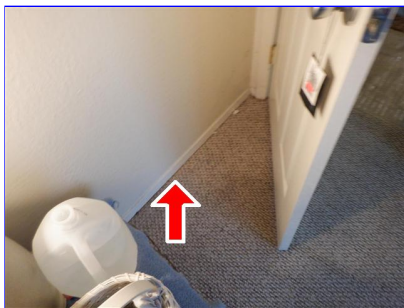
Inspected, Deficient



(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 doors

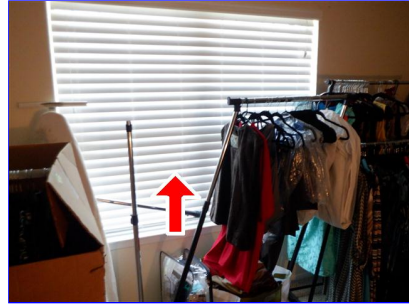
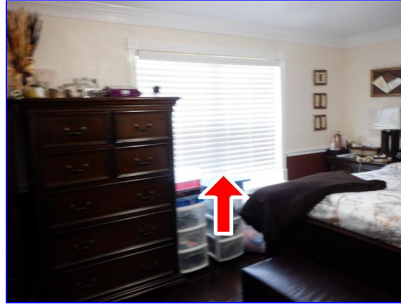


H. Windows

Inspected, Deficient



(2) Unable to open and observe windows due to items blocking. Be sure to test windows operational at the time moving in.




Family, bedroom windows

III. Heating, Ventilation and Air Conditioning Systems

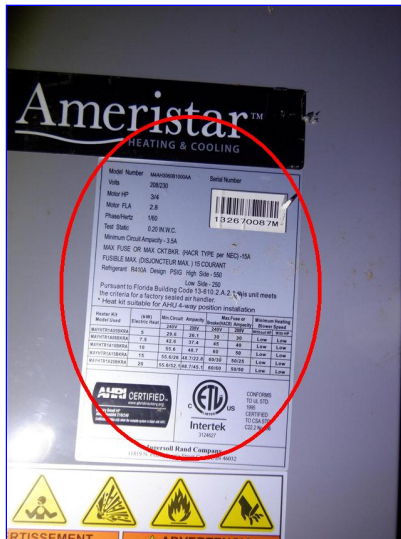
A. Heating Equipment

Inspected, Deficient

 (3) Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested at the moment outside temperature @98F. 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 WH unit




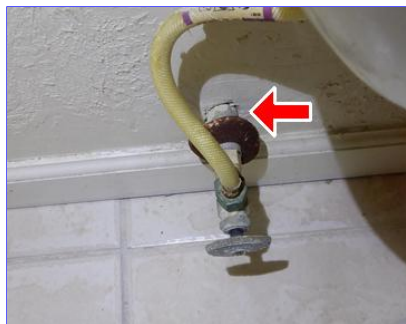
AmeriStar,elect240V,2013

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

 (4) Home build during the 50, 60 70 and early 80 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.



Galvanize piping

B. Drains, Waste and Vents

Inspected, Deficient

-  (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.

-  (4) **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 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.

E. Other

Not Inspected

-  (2) Softener system or it's pipe line unit into attic, within wall of the house will not be test at the time of inspection, this is an optional system installed by third party and due to age and mechanical operation. Have a qualified plumber to evaluate for more information before closing

V. Appliances

I. Other

Not Inspected



Washing and dryer were not tested at the time of inspection due to these units are third party install and washer unit drainage line will not be inspect due to washer unit water line hooked up and its not permitting to removed. Have a qualified plumber to evaluates washer drainage line for more information before closing.

Licensed To Peter H. Pham



Vested Property Inspection

Inspection Report

Mr. Thanh Pham

Property Address:
12727 Braewood Glen Ln
Houston Tx 77072



Vested Property Inspection

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

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Date: 7/11/2022	Time: 10:45 AM	Report ID: 12727-071122
Property: 12727 Braewood Glen Ln Houston Tx 77072	Customer: Mr. Thanh Pham	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:

Occupied (Inspector only)

Type of building:

Single Family (1 story)

Age of home:

1977, Over 45 years

Style of home:

Single family, One Story

Vacant or Occupied:

Occupied

Temperature:

Over 90 (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Recommended Professional:

Foundation, Licensed Electrician, Licensed Plumber, General Labor, Landscaper, Licensed Pest Control, Chimney Sweep, Licensed HVAC

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

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 or a qualified foundation contractor of your choice.


NOTICE:

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 such as: movement or settlement and it can lead to exterior brick or mortar crack and interior hair line crack. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

 (2) Corner cracks were observed at the corners of the slab foundation. Cracks of this nature are typical and occur when the exterior veneer is warmed by the sun and the wall expands. Have a qualified foundation contractor to repair and prevent further separation.

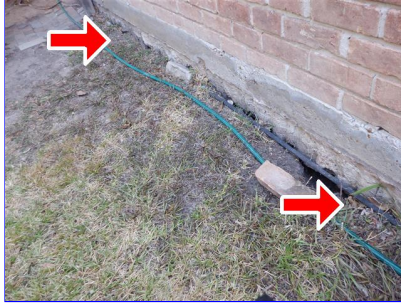


Rear foundation corner crack

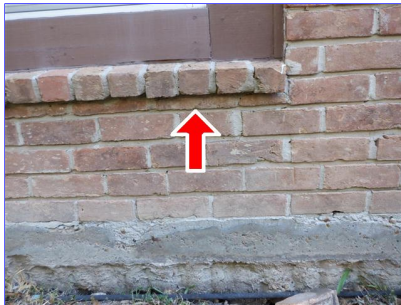
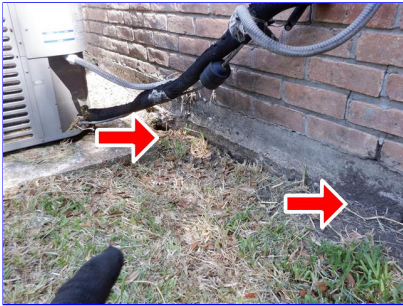
 (3) There was an issue with foundation movement at the time of inspection, this type of foundation shifting\movement can cause foundation crack, interior\exterior wall separates due to structure shifting (ie. brick wall, window, corner wall, floor & ceiling). Have a qualified foundation contractor to evaluate for further information.

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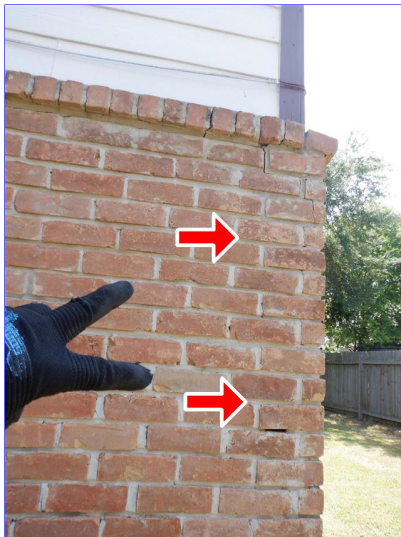
I NI NP D



Foundation separation from soil level all around the house

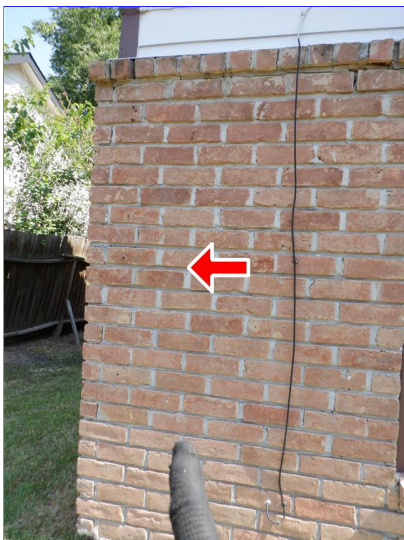


Brick wall & brick mortar separation all around the house brick walls



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I NI NP D



⊘ (4) Previous repairs to the foundation have been disclosed and/or were detected. Refer to the seller for any documentation and possible warranties for further information or have a qualified foundation contractor to evaluate for more info.

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I	NI	NP	D
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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) 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.



Rear of home

(3) Debris was observed in the gutters. This condition prevents proper drainage of water off and away from structure. Debris in gutters can conceal rust, deterioration or holes that are not visible until cleaned. Recommended to be clean by qualified general laborer.



Front gutter

(4) The tree limbs that are in contact with roof or hanging near roof should be trimmed back 3-5 feet. These limbs can creating debris inside gutter, pest infestation and tree root penetrated into foundation, areas damaged by limb contact should be repaired. Recommended a qualified general landscaper to evaluates.

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I NI NP D



Front of home tree branches

C. Roof Covering Materials

Type of Roof Covering: 3-Tab fiberglass, Asphalt/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.



Front roofing



Rear roofing

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

I	NI	NP	D
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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:



Attic structures



(3) Insulation thickness was present at the time of inspection, per standard requirement at 13"-14" thickness.

(4) **Missing attic stair insulation. Recommended insulation to be installed on attic stair to reduce loss of energy.**

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

I	NI	NP	D
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Attic stairway access

⊘ (5) Attic insulation missing at several ceiling locations. Have qualified contractor to replace all missing or depleted insulation due to older home.



Attic insulation thickness @1"

E. Walls interior and exterior

Siding Style: Brick, Wood

Siding Material: Brick, Wood

Wall Material: Gypsum Board

Cabinetry: Wood

Countertop: Granite

Comments:

(1) Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations

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

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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 for more information. This inspection does not cover any issues that are considered to be environmental. Such as: lead based paint, asbestos, radon, mold, mildew, fungus, etc. Home owner or potential buyer should seek for EPA contractor to evaluates and for more information on these issue.

Note: Occupied Home

At the time of the inspection, inspector only record an actual visible damage or deficiency of ceiling, wall, door, window, floor etc.. within the house, any other cosmetic issue such as: faded, discolor, stain, dirty will not be recorded as a deficiency due to pre-own home in which will have many cosmetic issues.

Inspector will not be responsible for any issue or deterioration within the house included: all interior wall, ceiling, door, window, cabinet, electrical, kitchen appliance, AC / furnace unit, plumbing and bathroom fixture, after the date of the inspection due to unknown cause, after third party repair, weather nature condition or period of waiting from the time of inspection to closing, Buyer be sure to discuss with your realtor thoroughly and to have a final walk through to inspect before closing.

(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.

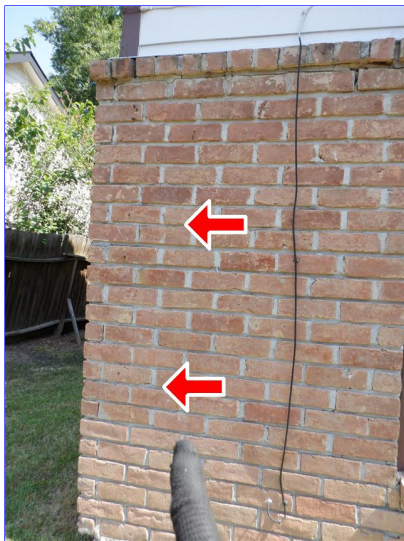
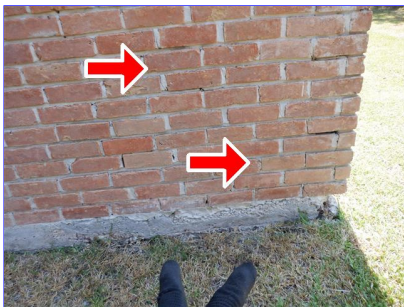
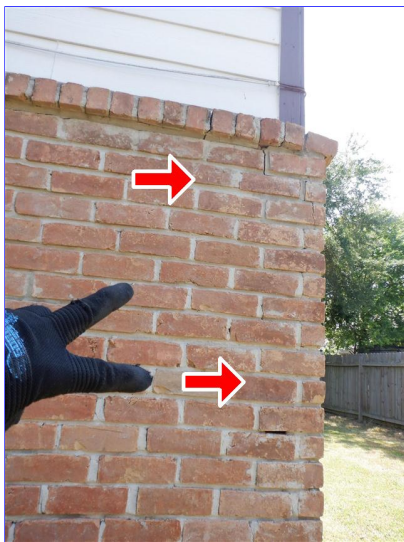
 (3) [Brick,stone mortar, siding, brick control joints require sealant\caulking to prevented water incursion into wall space, this is due to weathering wear or foundation movement and structure shifting. Have a qualified general contractor to repair\sealant brick,stone\siding joints at all locations.](#)

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

I NI NP D

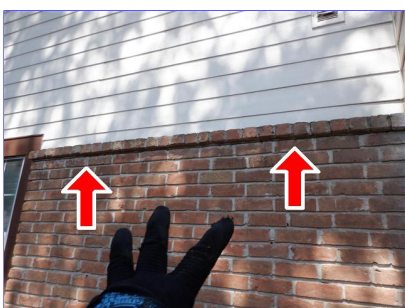
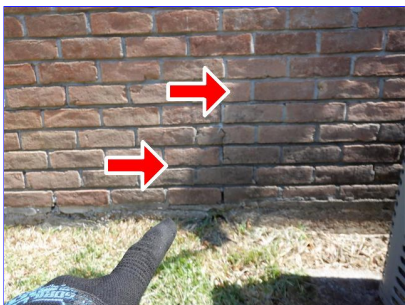



All around the brick walls & mortar walls



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I NI NP D



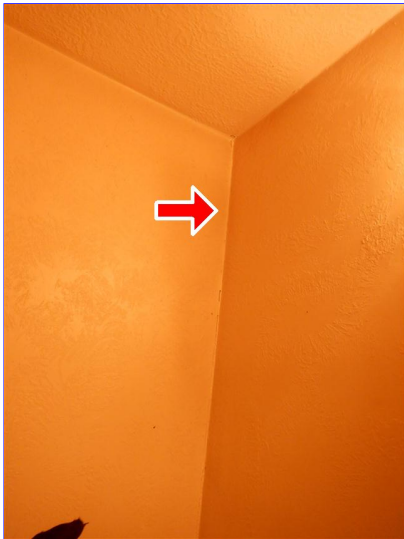
 (4) There are areas of the interior window\door & wall, that have corner cosmetic cracked this is due to structure shifting. Have a qualified painter to repair, sealant, and paint at all necessary interior corner windows, walls and doors.

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

I NI NP D



Family,bedroom, closet walls



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

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⊘ (5) There was sign of stain on wall surface at the time of inspection. Ask owner if any previous damaged/repair.



Family wall

F. Ceilings and Floors

Ceiling Structure: 2X4, Rafter

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Floor Structure: Not visible
Ceiling Materials: Gypsum Board
Floor Covering(s): Laminated T&G, Tile, Carpet
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


At the time of the inspection, inspector only record an actual visible damage or deficiency of ceiling, wall, door, window, floor etc.. within the house, any other cosmetic issue such as: faded, discolor, stain, dirty will not be recorded as a deficiency due to pre-own home in which will have many cosmetic issues.

Notice on Occupied home:

During the inspection will be limited to inspect any deficiency due to cabinet, furniture, carpet, hanging wall paint and other wall decoration blocking or covered walls and floor throughout the house. Be sure to discuss with your realtor throughly over the inspection report on what items seller will repair and items seller will not repair and have a final walk through before closing.

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



 (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.



Upstairs bedroom ceiling

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

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⊘ (4) Title cracked. Have a qualified floor technician to evaluate and repair.



Front entrance tile crack

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood

Interior Doors: Hollow core, Wood

Comments:

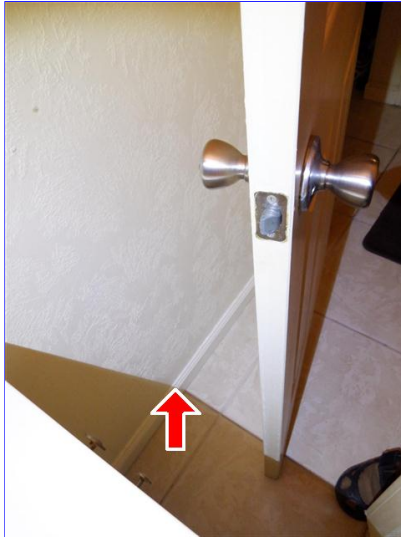
(1) Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

(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..**

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

I NI NP D



Bedroom doors



H. Windows

Window Types: Single-hung

Window Manufacturer: UNKNOWN

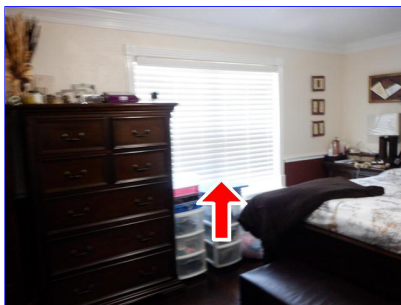
Comments:

(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) Unable to open and observe windows due to items blocking. Be sure to test windows operational at the time moving in.

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I NI NP D



Family, bedroom windows



I. Stairways (Interior and Exterior)

Comments:

All components of stairway functional at the time of inspection.

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Types of Fireplaces: Wood\Gas log

Operable Fireplaces: One

Comments:

⊘ (1) Unable to inspect family gas log fire place at the time of an inspection due to house hold object blockage. Have a qualified chimney contractor to evaluates before closing.

⊘ (2) Chimney cap surface damaged at the time of an inspection. Have a qualified chimney contractor to evaluates and repair.



Chimney cap surface

K. Porches, Balconies, Decks and Carports

Appurtenance: NA

Driveway: Concrete

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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:

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

⊘ (2) Shower wall needs to be sealant/caulk, this will cause water/moisture siphon behind shower wall and cause deterioration over period of time.



Master shower wall

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Type of Wiring: NM (non-metallic sheathed)

Electrical Service: Below ground

Main Breaker: 100 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: FEDERAL PACIFIC (Stab Lock)

Sub-Panel Capacity: NA

Ground System: Driven Ground Rod

Comments:

(1) Main electrical panel

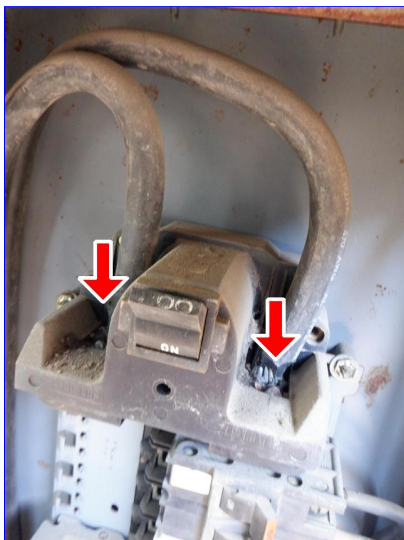


Federal Pacific, 100amp, main elect panel

⊘ (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 evaluate and repair all conductor wires as necessary.

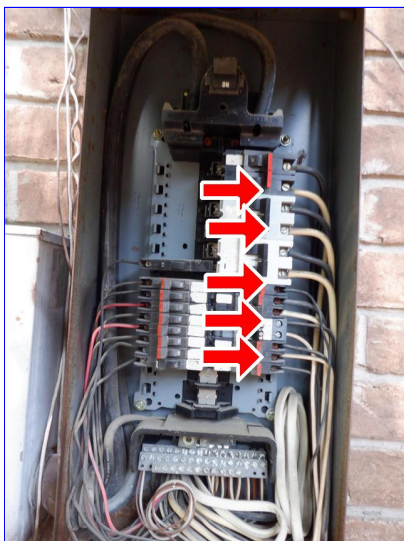
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I NI NP D



Aluminum main elect conductor wires

⊘ (3) White (neutral) wires are being used as hot wires in the main electric panel, without the proper identifiers. These should be marked black or red to indicate that they are hot. Have a qualified electrician to evaluate and repair.



Appliance conductor lines

⊘ (4) You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

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

I NI NP D



Outside main elect panel Stab
Loc- FPE

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

⊘ (3) **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.**

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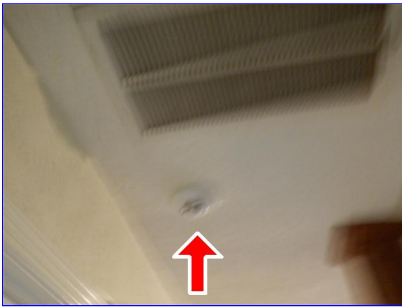
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Upstairs sitting room lighting

(4) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.

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



Hallway smoking alarm units

⊘ (6) Electrical outlet cover plate missing or loose. Have qualified electrician to repair/replace all missing and damaged electrical outlet covers.



Patio elect outlet



Garage elect outlet

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Heat Systems: Central cooling and heating unit

Energy Source: Gas, Electric

Number of Heat Systems (excluding wood): One

Heating Furnace Brand: AMERISTAR


Furnace/Air Handler Age: 2013

A/C Age: 2013

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) The unit(s) functions at the time of inspection.

 (3) Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested at the moment outside temperature @98F. 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 WH unit



AmeriStar,elect240V,2013

B. Cooling Equipment

Number of AC Only Units: One

Central Air Brand: AMERISTAR

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, attic duct lines 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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I NI NP D

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.

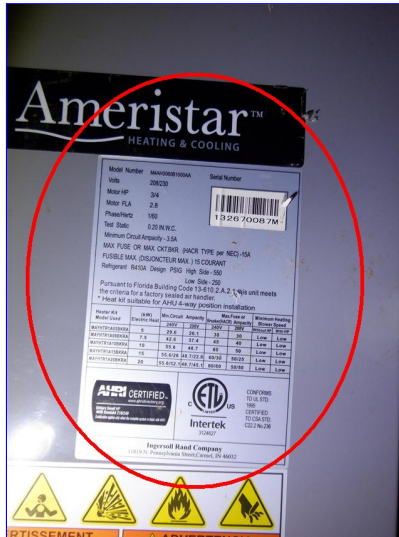
(3) The unit (s) function at the time of inspection with exceptional.

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

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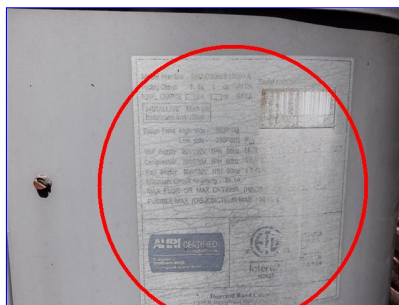
Attic evaporator unit



AmeriStar,5Tons,60KBtu,R410A,2013



Outside AC unit



AmeriStar,5Tons,60KBtu,R410A,unknown age

⊘ (4) An average life of inside and outside A/C unit approximately between 12-14 years base on the usage and surround environmental. At the moment outside & inside units are at it last third of it useful life unable to determent the remaining service life of the system. Have a license HVAC to evaluating both outside and inside unit.



Outside AC unit,suspect 2013,9yrs old



Attic evaporator unit,2013,9yrs old

(5) The ambient air test was performed by using thermometers on the air handler of both Air conditioners to determine if the difference in temperatures of the supply and return air are between 12 degrees and 20 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system

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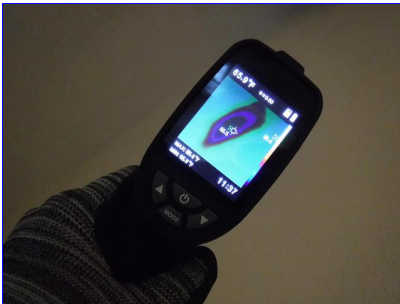
read 48 degrees, and the return air temperature was 84 degrees. This indicates the range in temperature drop is normal.



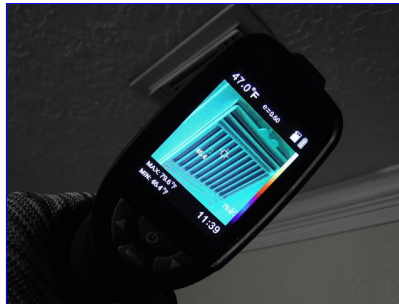
Hallway air return @84F



Bedroom @48F



Family @65F



Bedroom @47F



Bedroom @47F

C. Duct Systems, Chases and Vents

Ductwork: Insulated Flex duct, Insulated gray flexible duct line

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.

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I NI NP D

Note:

HVAC systems may be a major contributor to indoor air contamination because ductwork is the ideal breeding ground for molds, spores, and fungi. Filters and ductwork lining are porous and tend to catch water and many types of microorganisms. When water builds up in the ductwork, odors may result. In addition, it is common for rats and mice to chew their way into ductwork, then die and decay, which causes a highly objectionable odor in the entire building. It is extremely difficult and expensive to locate and eliminate the source of these odors. Inspector suggest and encourage owner or potential buyer to have any HVAC unit more than half of its life unit (5-7 years) needed to be maintenance on internal duct lines and vents for better environmental living.

(2) Ducts and ventilation system appeared serviceable.



Attic registry & return duct lines

⊘ (3) The disposable filter was clogged and dirty. Recommend filter to be replace by a qualified technician.



Downstair hallway air return filter replacement

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Location of main water meter: Left side

Location of main water supply valve: Left side

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Galvanized

Age of Water heater: 2018

Static water pressure reading: 60 psi

Comments:

(1) Attention:


The inspection does not include gas lines or condition of plumbing lines of inner walls, floors, attic, ground or foundation. During the time of the inspection water will be running throughout the time of the inspection on all water fixtures of bathroom sinks, shower, tubs, dishwasher, toilet flushing to check for leakage, water pressure and drainage and inspector will not be responsible any damage after the inspection due to any post repair. 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) Standard water pressure normally is about 45psi to 75psi with fixtures functional, flow acceptable. The toilets flushed on the day of the inspection.



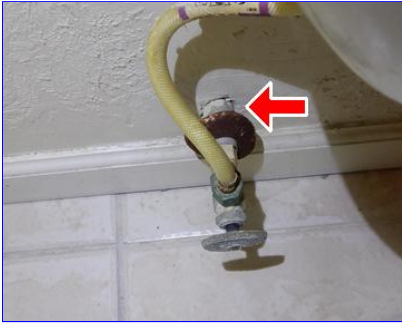
Water pressure @60psi

(3) 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.

 (4) Home build during the 50, 60 70 and early 80 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.

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I NI NP D



Galvanize piping

(5) Main water valve in which to shut off just incase of major water pipe leakage within the house.



Left siding main water shut off valve

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

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

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can turn 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) Inspecting main sewer line for proper drainage at the time of inspection.




Rear main sewer drainage line



Normal drainage

 (4) **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 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.

 (5) There was water leakage during the water testing, inspector was unable to determine where the leakage came from but it happened between the master bathroom sink and master bathtub during the water testing, that's including Hydro massager unit testing. Have a qualified plumber to evaluates for more information.



Master bathroom sink & bathtub

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

I NI NP D

C. Water Heating Equipment

Water Heater Power Energy Source: Gas (quick recovery)

Water Heater Capacity: 40 Gallon (1-2 people)

Water Heater Location: Garage

Name of water heater: A.O. SMITH

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) Water heater is functions at the time of inspection



AO Smith,40gal,elect240V,2018

(4) 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.

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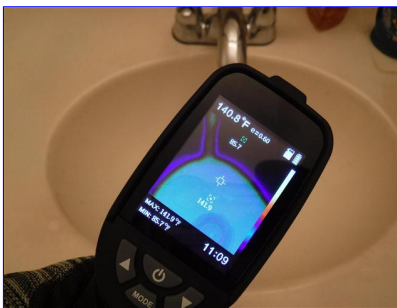
Hot water temperature Kitchen @143F



Bathtub @142F



Bath sink @127F

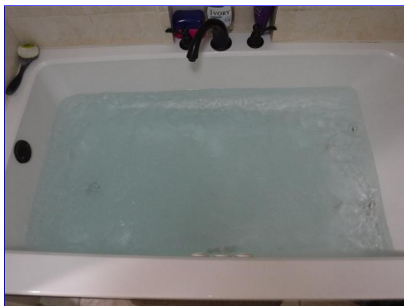


Bath sink @140F

D. Hydro-Massage Therapy Equipment

[Comments:](#)

- (1) In-line water heaters are not tested
- (2) Hydro massage unit functional at the time of inspection.



Master Hydro massger unit

E. Other

[Comments:](#)

- (1) Sprinkler system unit function at the time of inspection.


[NOTE:](#)

Inspection sprinkler system unit was only as a complimentary and not to be charge, this inspection only to check if all sprinkler heads and sprinkler controller unit were working properly at the time of inspection and not to be check on any valve or underground piping and inspector will notify if any issue occurs during the

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test and suggest to have a qualified sprinkler contractor to evaluate for more information.

 (2) Softener system or it's pipe line unit into attic, within wall of the house will not be test at the time of inspection, this is an optional system installed by third party and due to age and mechanical operation. Have a qualified plumber to evaluate for more information before closing

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I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: FRIGIDAIRE

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 functions when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser.

[NOTE:](#)

Limited inspection on any hidden deficiency within unit drainage line and any accumulation of debris within drainage line and unit itself. Have a qualified appliance to evaluate and maintenance.



Unknown brand of dishwasher unit

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

Disposal unit functions at the time of inspection.

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

I	NI	NP	D
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Badger disposal unit

C. Range Hood and Exhaust System

Exhaust/Range hood: Microwave vented not to exterior

Comments:

Kitchen exhaust vent functions at the time of inspection and vented NOT to exterior.



Kitchen exhaust vented NOT to exterior

D. Ranges, Cooktops and Ovens

Oven/Range: FRIGIDAIRE

Comments:

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

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

I NI NP D



Frigidaire oven & cooktop

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



Elect burnes



Oven set @175F read @174F

E. Microwave Ovens

Built in Microwave: FRIGIDAIRE

Comments:

(1) 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.

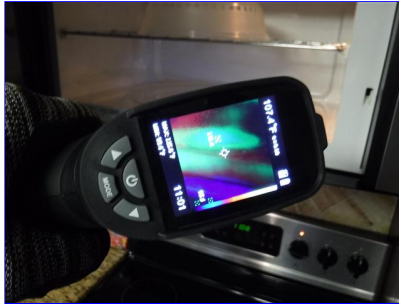
(2) Microwave oven functions normally at the time of inspection

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

I NI NP D



Frigidaire microwave oven



Microwave set @1minute read @107F

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

(1) Ventilation systems should be present in all bathrooms either bathroom window or ceiling exhaust vent, this ventilation base on when the year when the house was build. Older home in the 50,60,and 70 normal only have window for ventilation.

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

G. Garage Door Operator(s)

Auto-opener Manufacturer: CHAMBERLAIN

Garage Door Type: One 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 doors auto



Chamberlain garage controller unit, X2 units


H. Dryer Exhaust System

Comments:

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

I. Other

Comments:

 Washing and dryer were not tested at the time of inspection due to these units are third party install and washer unit drainage line will not be inspect due to washer unit water line hooked up and its not

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

I	NI	NP	D
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permitting to removed. Have a qualified plumber to evaluates washer drainage line for more information before closing.