



BPG Inspection, LLC



**3146 Castlewood Street
Houston TX 77025**

Client(s): Martin
Inspection Date: 3/28/2021
Inspector: Steve Fusselman , TREC 10405

Prepared For: Emil Martin

(Name of Client)

Concerning: 3146 Castlewood Street, Houston, TX 77025

(Address or Other Identification of Inspected Property)

By: Steve Fusselman TREC 10405 / BPG Inspection, LLC 3/28/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Thank you for choosing BPG Inspection, LLC.

Steve Fusselman
Inspector

TREC Licensed Professional #10405
TDA Certified Applicator #0687176

Mobile: 832-349-0028
Scheduling: 1-800-285-3001

The Best Inspectors anywhere.

WWW.BPGINSPECTIONS.COM

This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Home: Single Family, One Story, Ranch	Age Of Home: 1952	Home Faces: South
Vacant or Occupied: Vacant	Utilities Active: No water service	Client(s) Present: Buyer, Buyer's Agent
Weather: Cloudy, Rain	Temperature: Over 60	Rain in last 3 days: Yes
Ground/Soil Condition: Damp	Ancillary Services: Wood destroying insect	Recommended Professionals: (Based on reported deficiencies), Roofer, Licensed Electrician, Licensed HVAC, Licensed Plumber, Structural Engineer, General Labor, Licensed Pest Control


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 874567
 - Client's Last Name: Martin
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action / Consideration Items

STRUCTURAL SYSTEMS

Foundations

- 1. At the time of inspection the foundation appeared to have some movement considered beyond normal, exceeding acceptable tolerances. Observations made to support this opinion are listed, but not limited to the following: Significant cracks observed on the exterior foundation; Changes in the floor elevation; Step cracks in exterior veneer wall covering; Interior Sheetrock cracks and/or stress indicators; Doors will not close properly, stick or bind in jamb and washout of foundation area at rear exterior. A professional engineer should be consulted to evaluate the current integrity of the foundation and propose necessary repairs (if any).
- 2. 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.

Grading and Drainage

- 3. Often times a property owner will add dirt or landscaping materials against the siding and cover the exposed foundation. Maybe the owner was doing some landscape work, or the original grading was simply poorly done. Whatever the reason current building standards require at least four inches of foundation visible below masonry veneer and six inches of foundation below wood siding. Present condition is considered conducive to possible moisture and insect related issues.
- 4. There is a negative slope at the rear of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home. Further review and consultation with engineer needed.
- 5. The gutters are rusted and deteriorated in various areas. they may require replacing. Consult with a qualified contractor for repairs.

Roof Covering Materials

- 6. The shingles are worn with some granular loss/damage in various areas. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.
- 7. Remove all debris from roof slopes and valleys. Leaf debris may hide possible defects and damage to roofing materials. Debris may also cause water to dam up under shingle tabs.
- 8. Noted age and damage to skylights on roof. Areas have been temporarily repaired and covered with tarp. Noted no signs of damage or water moisture at interior areas. Recommend further investigation and full repair and seal as needed.
- 9. Rubber gasket for main electrical mast is deteriorated and aged and will allow rain water into area. Recommend having area fully repaired as needed.

Roof Structures and Attics

- 10. Insulation in contact with can lighting with no I.C. (in contact) rating observed. 3 inch clearance needed. Insulation dams may be installed to create required gap while reducing energy loss.

Ceilings and Floors

- 11. Signs of fungi growth are present on ceiling in several areas in the living room. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend you contact a mold inspector or expert for investigation or correction if needed.

Doors (Interior and Exterior)

- 12. The door from inside garage to inside the home is not a solid core or metal clad, fire rated door. Replacement is recommended to meet modern standards.

Action / Consideration Items

- 13. The occupant door leading from the attached garage into the house is not self closing. I recommend installing/ adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.

Windows

- 14. Torn screens observed in various areas of exterior. Have a contractor evaluate all screens and repair or replace as necessary.
- 15. Fresh sealant/caulk applications recommended on exterior window frames at walls. This is an ongoing maintenance item that should be performed on a regular basis to prevent the entry and subsequent damage from water/moisture.

Other

- 16. Recommend general pest control for interior/exterior pest insect infestations.

ELECTRICAL SYSTEMS

Service Entrance and Panels

- 17. There was no system ground (rod or Ufer) identified. I recommend an electrician install a system ground in accordance with current standards.
- 18. Possible concern but could not be verified due to panel no labeling: A/C condenser circuit breaker is oversized for unit. Per the manufacturer's face plate 45 amp maximum breaker required; 60 amp is installed in the service panel. Replace to specified rating to properly protect the condenser and ensure any warranties to be in effect.
- 19. Multiple wires are installed on an individual circuit breaker terminal(s). This "double tapping" is an improper short-cut wiring technique and can be a safety hazard. Only one wire should be connected to each breaker. A qualified electrician should correct all double taps.
- 20. Knockout covers are missing in main panel. These should be replaced to prevent access to live electrical components, preventing injury.

Branch Circuits, Connected Devices, and Fixtures

- 21. There were exposed connections, open boxes observed in the attic/garage/interior. Secure, enclose in rated enclosures to prevent hazards.
- 22. There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: kitchen, bathrooms, non dedicated garage below 6', exterior outlets,. I recommend updating to current standards.
- 23. House was originally wired with a two wire system. The majority of the electrical outlets and fixtures are not grounded.
- 24. Home is wired with original 2-wire non-grounded branch circuits. Three prong outlets identified, as having an "open ground" are modern three slotted receptacles attached to an older two-wire system. This creates the appearance of a grounded outlet without providing the safety of a ground wire. Correction is to eliminate the deception by installing two slotted type receptacles, providing a ground wire or providing properly installed GFCI protection in the circuit. Grounding is most important at locations near water or where appliances with ground pin plugs are likely to be used. All construction after 1965 required three slotted grounded outlets. The two slotted outlets noted at this property are, therefore, functional but not technically correct; update with grounded three prong outlets.
- 25. Due to number of electrical deficiencies/improper workmanship, a licensed electrician must evaluate the panels and branch circuitry.
- 26. A GFCI is not functioning in the kitchen/exterior. I recommend an electrician to evaluate and repair or replace as needed.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

Action / Consideration Items

- 27. Furnace flue at roof top is missing extension and area is prone to allowing rain water into area. Recommend having HVAC technician further evaluate and repair as needed.

Cooling Equipment

- 28. There is no emergency float electrical cutoff switch installed as called for by today's standards. These devices prevent condensate from overflowing into the interior house structure, and turn the unit off until service is performed to the unit. I recommend updating to current standards to prevent water incursion.
- 29. Rust was observed in the secondary drain pan. This is from excess condensation. This is common for cooling systems that are installed in a interior closet, or even in the attic. Ensure air flow is not restricted (dirty filters) and the condensation drain line is periodically flushed to prevent drain line blockage. Consider having the unit serviced by a licensed HVAC technician.

Duct Systems, Chases, and Vents

- 30. Ducts are damaged in areas of the attic. HVAC technician should repair as necessary.

PLUMBING SYSTEM

Plumbing Supply, Distribution Systems and Fixtures

- 31. The water was not on (fully) for inspection. I did not inspect condition of faucets, fixtures, plumbing, pressure or volume. There is an additional charge for a separate trip to return and inspect plumbing.
- 32. Supply pipes in Exterior must be properly insulated. Current condition will not protect piping during hard freeze periods

Water Heating Equipment

- 33. The drain pan line has been improperly plumbed into the temperature and pressure relief line. If there is a discharge, it must be directed and terminated to the exterior without interruption. The drain pan requires its own pipe/drain. Have plumber make necessary corrections.
- 34. Noted significant rust at water heater inlet/outlet lines at top of tank. No active leaking at time of inspection. Recommend having licensed plumber evaluate and repair, maintenance or replace as needed.

Other

- 35. Older "grease pack" gas valves are out of code, and are known to leak over time. These should be replaced.



















APPLIANCES





Garage Door Operators

- 36. I recommend a general maintenance check and service to the appliance, hinges and rollers before closing. Garage opener is operational at time of inspection.

Legend

X No Action Items Found	 Action Item	 Consideration Item
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STRUCTURAL SYSTEMS			
A.	Foundations		
B.	Grading and Drainage		 
C.	Roof Covering Materials		 
D.	Roof Structures and Attics	X	
E.	Walls (Interior and Exterior)	X	
F.	Ceilings and Floors		
G.	Doors (Interior and Exterior)		 
H.	Windows		 
I.	Stairways (Interior and Exterior)	X	
J.	Fireplaces and Chimneys	X	
K.	Porches, Balconies, Decks, and Carports	X	
L.	Other	X	
ELECTRICAL SYSTEMS			
A.	Service Entrance and Panels		
B.	Branch Circuits, Connected Devices, and Fixtures		
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS			
A.	Heating Equipment		
B.	Cooling Equipment	X	
C.	Duct Systems, Chases, and Vents		
PLUMBING SYSTEM			
A.	Plumbing Supply, Distribution Systems and Fixtures		

B.	Drains, Wastes, and Vents	X	
C.	Water Heating Equipment		 
D.	Hydro-Massage Therapy Equipment	X	
E.	Other	X	
APPLIANCES			
A.	Dishwashers	X	
B.	Food Waste Disposers	X	
C.	Range Hood and Exhaust Systems	X	
D.	Ranges, Cooktops, and Ovens	X	
E.	Microwave Ovens	X	
F.	Mechanical Exhaust Vents and Bathroom Heaters	X	
G.	Garage Door Operators		
H.	Dryer Exhaust Systems	X	
I.	Other	X	
OPTIONAL SYSTEMS			
A.	Landscape Irrigation (Sprinkler) Systems	X	
B.	Swimming Pools, Spas, Hot Tubs, and Equipment	X	
C.	Outbuildings	X	
D.	Private Water Wells (A coliform analysis is recommended)	X	
E.	Private Sewage Disposal (Septic) Systems	X	
F.	Other	X	
G.	Sewer Scope Inspection	X	

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Foundation method of inspection: Visual inspection of exterior

Foundation performance: Not performing as intended. See additional comments below

Comments:

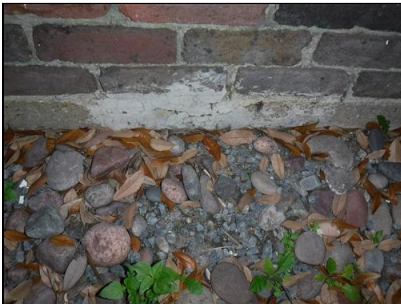
The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection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

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

Noted cracks and slab shifting at driveway, patio slabs and sidewalks. Recommend having all concrete slab cracks filled with exterior grade sidewalk repair flexible caulking. This will allow sealant of cracks preventing water infiltration into area that causes further damage until full concrete seal can be applied or total replacement of slabs. Sidewalk repair caulking is the typical product used for this repair. Some trip hazards present.



No parging is present on the exposed foundation face. This exterior mortar application aids in shedding of cascading water, filling in minor imperfections and prevents absorption of some moisture into foundation. This component is standard and typically installed on common era houses.



At the time of inspection the foundation appeared to have some movement considered beyond normal, exceeding acceptable tolerances. Observations made to support this opinion are listed, but not limited to the following: Significant cracks observed on the exterior foundation; Changes in the floor elevation; Step cracks in exterior veneer wall covering; Interior Sheetrock cracks and/or stress indicators; Doors will not close

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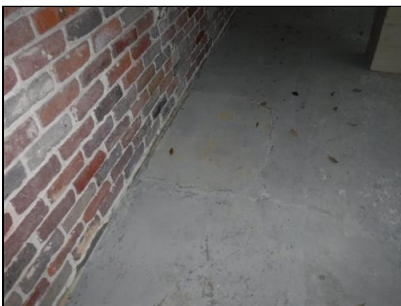
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properly, stick or bind in jamb and washout of foundation area at rear exterior. A professional engineer should be consulted to evaluate the current integrity of the foundation and propose necessary repairs (if any).



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.



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B. Grading and Drainage

Comments:

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.

The grading surrounding the structure appears adequate to properly drain runoff away from foundation.

Often times a property owner will add dirt or landscaping materials against the siding and cover the exposed foundation. Maybe the owner was doing some landscape work, or the original grading was simply poorly done. Whatever the reason current building standards require at least four inches of foundation visible below masonry veneer and six inches of foundation below wood siding. Present condition is considered conducive to possible moisture and insect related issues.



There is a negative slope at the rear of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home. Further review and consultation with engineer needed.



Gutter downspouts should discharge water at least 36 inches away from the foundation. Storm water should flow freely away from structure at points of discharge. (Discharging roof water next to the structure has the potential of causing foundation movement)



The gutters are rusted and deteriorated in various areas. they may require replacing. Consult with a qualified contractor for repairs.

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C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass/asphalt

Approximate Age of Roof: Estimated, 6-10 Years Old

Roof Viewed From: Walked roof, Ground

Comments:

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 a certification that this roof is or will be free of leaks, or of its insurability.

The roof covering appeared in good fair condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened.



There were several roofing fasteners observed to be improperly sealed or exposed. Left unsealed the fastener

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penetrations could present a point of water penetration into the roof structure. Seal (caulk) all exposed roofing fasteners (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines).

The shingles are worn with some granular loss/damage in various areas. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.



Remove all debris from roof slopes and valleys. Leaf debris may hide possible defects and damage to roofing materials. Debris may also cause water to dam up under shingle tabs.



The sewer vent lead boot flashing is damaged or does not cover the vent pipe at one or more locations. These areas are susceptible to moisture penetration at a result. Replacement is advised



Noted age and damage to skylights on roof. Areas have been temporarily repaired and covered with tarp. Noted no signs of damage or water moisture at interior areas. Recommend further investigation and full repair and seal as needed.

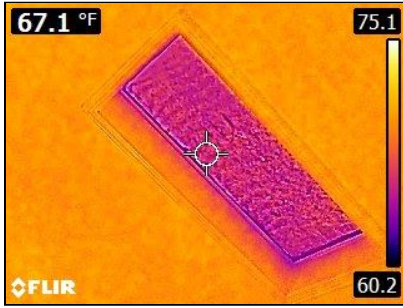
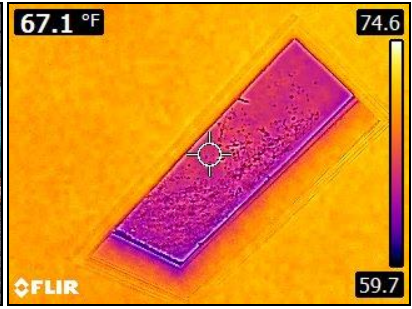
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I	NI	NP	D
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Rubber gasket for main electrical mast is deteriorated and aged and will allow rain water into area. Recommend having area fully repaired as needed.



D. Roof Structures and Attics

Method used to observe attic: Entered attic and performed a visual inspection, Limited Access

Roof Structure: 2 X 4 Rafters, 2 X 6 Rafters, Plywood sheathing, Radiant Barrier

Roof Ventilation: Soffit Vents, Turbines

Attic Access Info: Pull Down stairs

Attic Insulation: Approximate, 7-9 Inches, Blown, Cellulose

Comments:

Only areas of the attic determined accessible by the inspector are inspected.

Charring on the rafters and sheathing inside the attic appears to indicate evidence of a previous fire. I probed charred wood members with a "stab tool" or awl. A qualified licensed general contractor should inspect further and repair as needed.

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The structure was in fair condition with noted exceptions. Insulation determined to be at acceptable levels/ depths. At accessible areas inspected.



Insulation in contact with can lighting with no I.C. (in contact) rating observed. 3 inch clearance needed. Insulation dams may be installed to create required gap while reducing energy loss.



Noted area at left rear side of attic with possible point of water infiltration due to wet insulation, compressed insulation and water staining around turbine vent. Recommend repairing fully.

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E. Walls (Interior and Exterior)

Wall covering/siding type: Brick, Wood, Pressed wood fiberboard

Comments:

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

It is recommended that all protrusions through the exterior siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light fixtures etc. can prevent moisture related failure of electrical components and siding materials.



Noted areas of wood fascia/soffits that show signs of age, rot, peeling paint. Recommend all affected areas are fully repaired and sealed as needed.



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Noted multiple areas of siding board damage. Recommend having areas repaired as needed.



There are joint cracks on the walls in various locations. These cracks appear to be typical settlement/shifting joint cracks with no other visible displacement. Recommend sealing (mortar) crack to prevent moisture incursion and monitor for further settlement/separation



Interior area between living room and foyer appears to have possible header deficiencies due to patched wall cracking, difference in measurements between ceiling and opening and tiles cracked at flooring. Recommend having structural engineer further evaluate and repair as needed by qualified contractor.



F. Ceilings and Floors

Ceiling Structure: 2X6

Comments:

Observation of floors are related to structural performance and water penetration only. The inspection does

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not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

There is evidence of previous repairs on the ceiling/walls in multiple areas of home. There was no prior disclosure of this repair, and no evidence of damage in the attic. I recommend you query the owner for the history on this area.

Cracks/voids/damage observed at the ceiling of the garage. Recommend properly repair/refinish the walls/ceiling using proper fire-rated material. Materials should be rated for minimum of 1 hour fire protection.



Signs of fungi growth are present on ceiling in several areas in the living room. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend you contact a mold inspector or expert for investigation or correction if needed.



G. Doors (Interior and Exterior)

Comments:

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.

Garage door has signs of age and damage. Recommend having door repaired fully.



The door from inside garage to inside the home is not a solid core or metal clad, fire rated door. Replacement is recommended to meet modern standards.

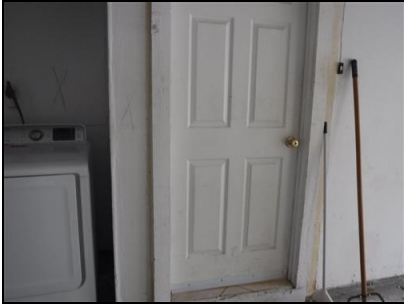
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The occupant door leading from the attached garage into the house is not self closing. I recommend installing/adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.



H. Windows

Window Type: Aluminum Frame, Double Pane, Single Pane

Comments:

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.

All accessible windows were opened and found to be in operable condition.

Torn screens observed in various areas of exterior. Have a contractor evaluate all screens and repair or replace as necessary.



Fresh sealant/caulk applications recommended on exterior window frames at walls. This is an ongoing maintenance item that should be performed on a regular basis to prevent the entry and subsequent damage from water/moisture.

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Noted several exterior brick window ledges with deteriorated and missing mortar. Area has potential to be point of water infiltration into home and to home wood structural members which over time can cause damage. Recommend having brick window ledges properly and fully sealed with mortar to reduce risk of water infiltration.

All glass in any bathroom or wet area such as showers, bathtubs, hot tubs, steam rooms, whirlpools, saunas, spa decks, and swimming pools should be made of tempered glass or safety glass if the bottom edge is less than 60 inches above the walkway or standing surface and within 60 inches of the water.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Operable Fireplaces: None

Comments:

The inspection does not include the adequacy of draft or condition of flue tiles. Fireplaces are only operated if there is an electronic ignition source, with no open flame being applied to the gas source.

K. Porches, Balconies, Decks, and Carports

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

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of load carrying capability of the deck is not included with this inspection.

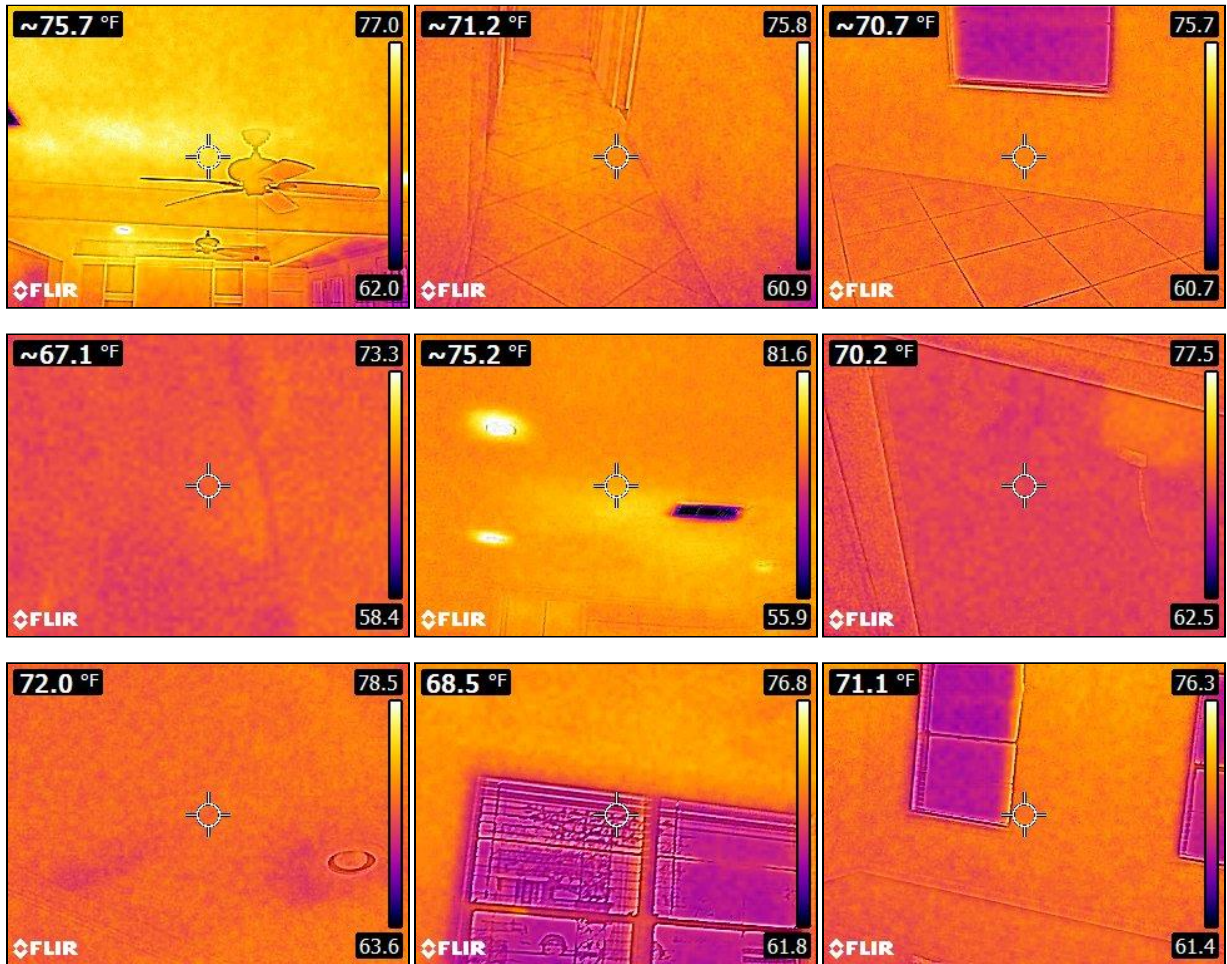
L. Other

Comments:

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

Recommend general pest control for interior/exterior pest insect infestations.

We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyze surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspectors ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects. Sample photos added to show examples of areas of concentration during the full home infrared scan (walls/Ceilings, under sinks, around toilets, around windows, other water source areas)



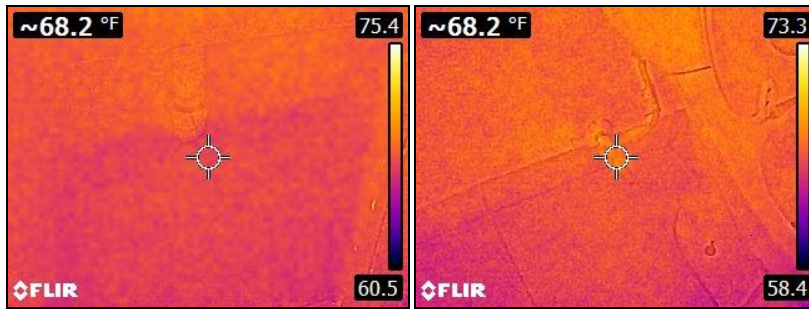
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II. ELECTRICAL SYSTEMS

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

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 fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation.

A. Service Entrance and Panels

Electrical Service: Overhead service, Copper, 240 volts

Main Breaker: 125 AMP

Sub-Panel Capacity: Adequate

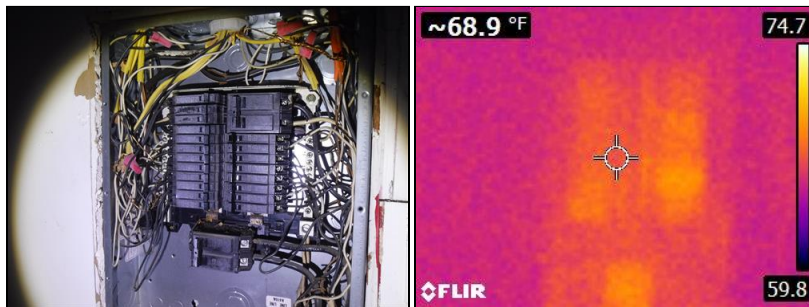
Panel Type: Circuit breakers

Ground System: Driven Ground Rod

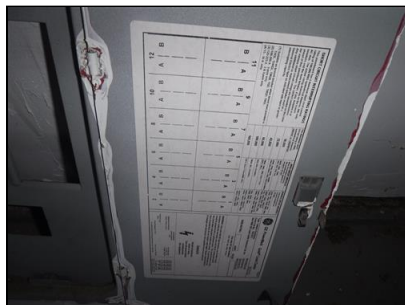
Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

The main panel box is located in/at the Garage.



All breakers should be properly labeled to identify branch circuits controlled



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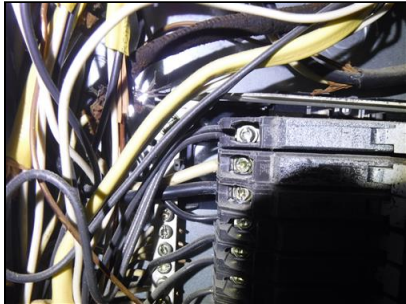
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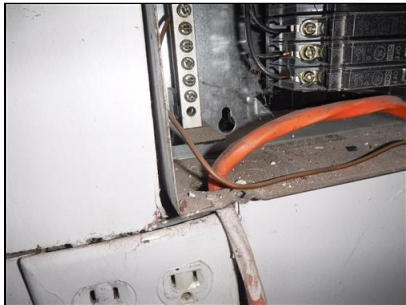
There was no system ground (rod or Ufer) identified. I recommend an electrician install a system ground in accordance with current standards.

Possible concern but could not be verified due to panel no labeling: A/C condenser circuit breaker is oversized for unit. Per the manufacturer's face plate 45 amp maximum breaker required; 60 amp is installed in the service panel. Replace to specified rating to properly protect the condenser and ensure any warranties to be in effect.

Multiple wires are installed on an individual circuit breaker terminal(s). This "double tapping" is an improper short-cut wiring technique and can be a safety hazard. Only one wire should be connected to each breaker. A qualified electrician should correct all double taps.



Knockout covers are missing in main panel. These should be replaced to prevent access to live electrical components, preventing injury.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: NM (non-metallic sheathed)

Type of Branch Circuit Wiring: Copper

Comments:

It is recommended that smoke detector batteries are replaced semi-annually. Smoke detectors should be replaced every 10 years. Initiate and practice plans for escape periodically. Failure to repair defective or install absent alarms, detectors and other safety devices immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and read the following links: www.cpsc.gov and www.nfpa.org



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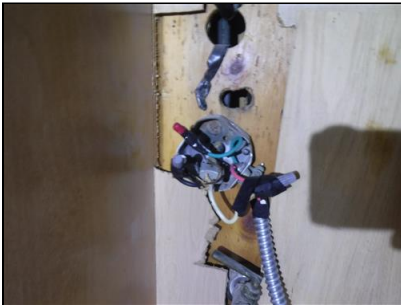
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☒ There were exposed connections, open boxes observed in the attic/garage/interior. Secure, enclose in rated enclosures to prevent hazards.



☒ There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: kitchen, bathrooms, non dedicated garage below 6', exterior outlets,. I recommend updating to current standards.



☒ House was originally wired with a two wire system. The majority of the electrical outlets and fixtures are not grounded.



☒ Home is wired with original 2-wire non-grounded branch circuits. Three prong outlets identified, as having an "open ground" are modern three slotted receptacles attached to an older two-wire system. This creates the appearance of a grounded outlet without providing the safety of a ground wire. Correction is to eliminate the deception by installing two slotted type receptacles, providing a ground wire or providing properly installed

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GFCI protection in the circuit. Grounding is most important at locations near water or where appliances with ground pin plugs are likely to be used. All construction after 1965 required three slotted grounded outlets. The two slotted outlets noted at this property are, therefore, functional but not technically correct; update with grounded three prong outlets.

Conduit damaged at rear. Recommend full repair as needed to properly conceal wiring.



Loose fixture at rear exterior not well installed. Recommend repairing as needed.



Doorbell system not operational at time of inspection. Recommend full repair or replacement as needed.



If older than 10 yrs, we recommend you replace all smoke detector batteries and test each unit upon taking possession of your home.

✘ Due to number of electrical deficiencies/improper workmanship, a licensed electrician must evaluate the panels and branch circuitry.

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A GFCI is not functioning in the kitchen/exterior. I recommend an electrician to evaluate and repair or replace as needed.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to system.

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

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.

A. Heating Equipment

Type of Systems: Forced Air

Heating Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: RUUD

Comments:

The unit(s) functioned at the time of inspection. Proper heating operation is determined by at minimum of 100 degrees being supplied from all home supply grills.

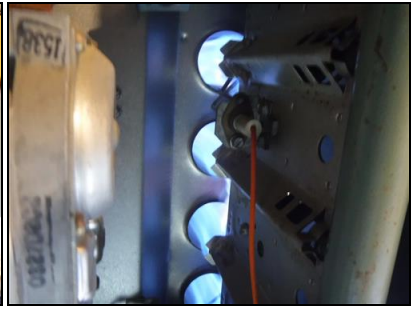
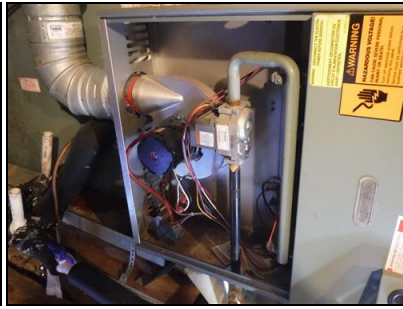
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Gas supply to unit is missing a sediment trap, or drip leg as called for by current standards.



Furnace flue at roof top is missing extension and area is prone to allowing rain water into area. Recommend having HVAC technician further evaluate and repair as needed.



B. Cooling Equipment

Type of Cooling Systems: Central air conditioner unit

Coolant Type: R-22

Tonnage: 5 Ton

Temperature Differential: 14 Degrees

Number of Cooling Systems: One

A/C Age: 2004

Central Air Manufacturer: RUUD

Location of Secondary pan drain line: Rear

Comments:

The main unit(s) functioned at time of inspection. Target temperature drops between 14-22 degrees were obtained. Thermal imaging of the condenser coil did show possible evidence of constricted coolant lines at time of inspection.

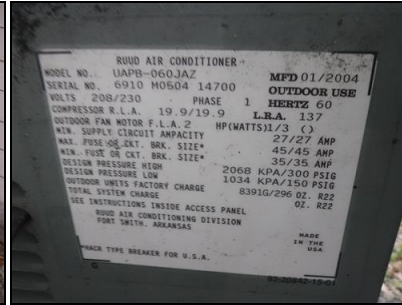
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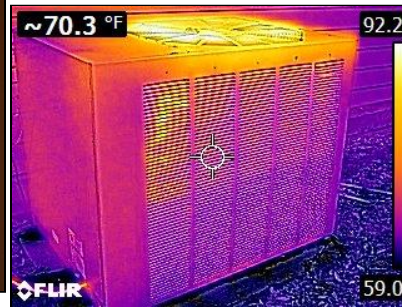
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Return Temp



Supply Temp



It is recommended prior to closing that a licensed HVAC technician perform a full service tune-up on HVAC system to ensure system is in peak performance state. Thereafter it is recommended homeowners perform a bi-annual inspection on system to ensure you get the most life out of system and protect this major system of the home.

If your air conditioning fails it might be subject to the following: On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components.

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.

To prevent blockages in the condensation drain line, pour mixture of 1c. warm water and 2 capfuls of bleach into condensate drain every 8 weeks during the hot months when the A/C is in use to prevent bio-growth in drain lines and prevent blockages.

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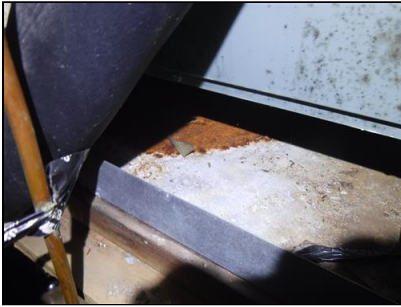
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⚠ There is no emergency float electrical cutoff switch installed as called for by today's standards. These devices prevent condensate from overflowing into the interior house structure, and turn the unit off until service is performed to the unit. I recommend updating to current standards to prevent water incursion.

⚠ Rust was observed in the secondary drain pan. This is from excess condensation. This is common for cooling systems that are installed in a interior closet, or even in the attic. Ensure air flow is not restricted (dirty filters) and the condensation drain line is periodically flushed to prevent drain line blockage. Consider having the unit serviced by a licensed HVAC technician.



☒☐☐☒ C. Duct Systems, Chases, and Vents

Ductwork: Insulated Flex Duct

Filter Type: Disposable

Filter Size: 20x25, 1" Standard

Comments:

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.

Ducts and ventilation system appeared serviceable. Note: we are only able to evaluate visible and accessible ducts.

There are several duct runs that are not strapped up to the roof framing as called for by today's standards

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Ducts are damaged in areas of the attic. HVAC technician should repair as necessary.



Debris collection in return area. Recommend cleaning return.



IV. PLUMBING SYSTEM

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, unless other wise noted. Clothes washing machine and Icemaker hose bibs are not tested.

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Front

Static water pressure reading: 50 PSI

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Galvanized

Gas Meter Location: Rear Backyard

Comments:

Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city 50 PSI. Recommended satisfactory range 40 PSI – 80 PSI. Plumbing system was limited due to water OFF to property but was water still in system to run some water and flush toilets.

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Some exterior hose bibs (faucets) are missing back-flow check valves as called for by today's standards



The water was not on (fully) for inspection. I did not inspect condition of faucets, fixtures, plumbing, pressure or volume. There is an additional charge for a separate trip to return and inspect plumbing.



Main shut-off

Supply pipes in Exterior must be properly insulated. Current condition will not protect piping during hard freeze periods



B. Drains, Wastes, and Vents

Location of drain cleanout: Rear, Right side (facing front)

Plumbing Waste: PVC, Underground unknown

Washer Drain Size: 2" Diameter

Comments:

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Clean out located at left exterior for kitchen is missing cap. Recommend installing cap as required for today's standards.



☒☒☐☒ C. Water Heating Equipment

WH Energy Sources: Gas

Capacity: 65 Gallon

Water Heater Age: 2003

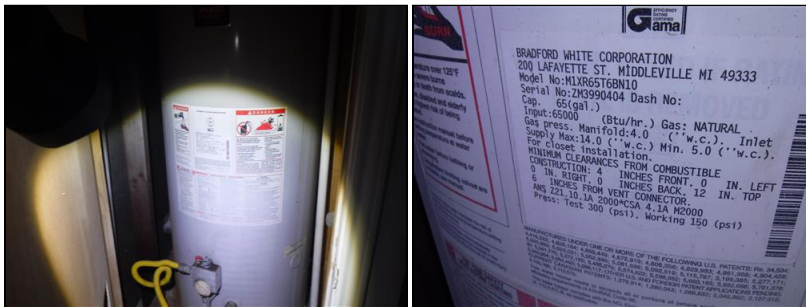
Water Heater Location: Garage

Water Heater Manufacturer: BRADFORD-WHITE

Comments:

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.

The water heater was functioned at time of inspection, due to water off to home. Unit was inspected visually.



Gas supply to unit is missing a sediment trap, or drip leg as called for by current standards.



☒ The drain pan line has been improperly plumbed into the temperature and pressure relief line. If there is a discharge, it must be directed and terminated to the exterior without interruption. The drain pan requires its own pipe/drain. Have plumber make necessary corrections.

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Noted the discharge piping for the water heater T&P valve is plumbed in with PVC. Sch. 40 PVC is only rated for a maximum temperature of 140F and the T&P discharge will be approx. 200F+. Recommend having licensed plumber further evaluate and replace as needed.



 Noted significant rust at water heater inlet/outlet lines at top of tank. No active leaking at time of inspection. Recommend having licensed plumber evaluate and repair, maintenance or replace as needed.



D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

Unit was functional.

Unit properly protected on GFCI circuit.

There is a visible Jacuzzi equipment access panel installed that would allow repairs/replacement in case of failure.

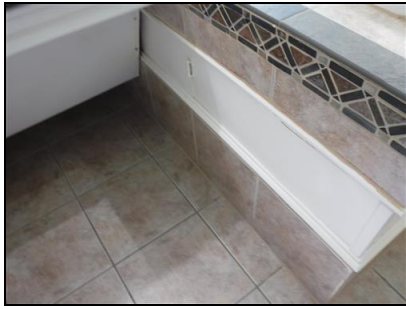
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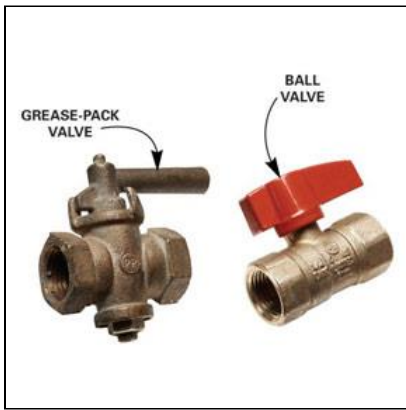
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E. Other

Comments:

Older "grease pack" gas valves are out of code, and are known to leak over time. These should be replaced.



V. APPLIANCES

A. Dishwashers

Comments:

The appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser. Average life expectancy - 10 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

Dishwasher door when opened hits drawer knob. Recommend repairing as needed.



B. Food Waste Disposers

Comments:

Appliance was functional at time of inspection. Average life expectancy - 12 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions

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of normal wear and tear.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: VENTED

Comments:

Functional with no concerns noted. Average life expectancy - 15 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



D. Ranges, Cooktops, and Ovens

Comments:

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

Cooktop and oven functional at time of inspection. Average industry average life expectancy 10 to 18 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



E. Microwave Ovens

Comments:

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

G. Garage Door Operators

Comments:

Functional. Auto-reversed when IR beams obstructed. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

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I recommend a general maintenance check and service to the appliance, hinges and rollers before closing. Garage opener is operational at time of inspection.

H. **Dryer Exhaust Systems**

Comments:

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

I. **Other**

Comments:

VI. OPTIONAL SYSTEMS

A. **Landscape Irrigation (Sprinkler) Systems**

Comments:

If the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected for.

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

Comments:

If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected.

C. **Outbuildings**

Comments:

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

Comments:

E. **Private Sewage Disposal (Septic) Systems**

Comments:

Inspections, when performed, are limited scope only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection. Only accessible areas are visually observed.

F. **Other**

Comments:

G. **Sewer Scope Inspection**

Comments: