

D&S

Home Inspection Service

Inspection Report

Cassandra and Jesus Garza

Property Address:
1113 East Washington Avenue
Navasota TX 77868



1113 East Washington, Navasota, TX

D&S Home Inspection Service PLLC

Dianna B. Rose TREC # 6847
P.O. Box 631
Bastrop, TX 78602
512-585-4610

PROPERTY INSPECTION REPORT

Prepared For:

Cassandra and Jesus Garza

(Name of Client)

Concerning:

1113 East Washington Avenue, Navasota, TX 77868

(Address or Other Identification of Inspected Property)

By:

William Baldwin TREC 21825 10/22/2018

(Name and License Number of Inspector)

(Date)

Dianna B. Rose TREC # 6847 / D&S Home Inspection Service PLLC

(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.

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Report Identification: 1113 East Washington Avenue

Standards of Practice:

Texas Real Estate Commission

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Style of Home:

Victorian

Approximate age of building:

Over 75 Years/ Historic Home

Home Faces:

South

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

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

I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

A. Foundations

Type of Foundation (s): Pier and Beam

Columns or Piers: Concrete piers, Dry stacked rock or stone, Steel screw jacks

Method used to observe Crawlspace: Crawled

Comments:

(1)

- The piers are the original stacked stones and also stacked concrete masonry blocks placed under the porches. The mortar between the stacked stones has deteriorated at all of the piers, which then allows the house to settle and become out of level. The upstairs floors are out of level, and the downstairs floors slope towards the center of the home.
- There are wide spans between the piers under the center of the home, which may be contributing to the sagging. An engineer is recommended to determine the best layout of piers and repairs that need to be made.
- Loose stones and step cracks throughout perimeter stone walls under bay window at North wall.
- Loose and missing stone at piers on NE corner.
- There are a couple of screw jacks that are rusted and appear to have been added as floors sagged.

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A. Item 1(Picture)

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A. Item 2(Picture)

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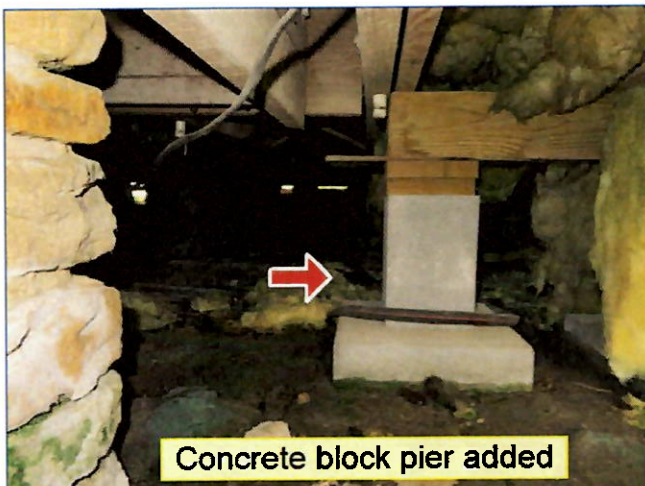
A. Item 3(Picture)



A. Item 4(Picture)

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A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)

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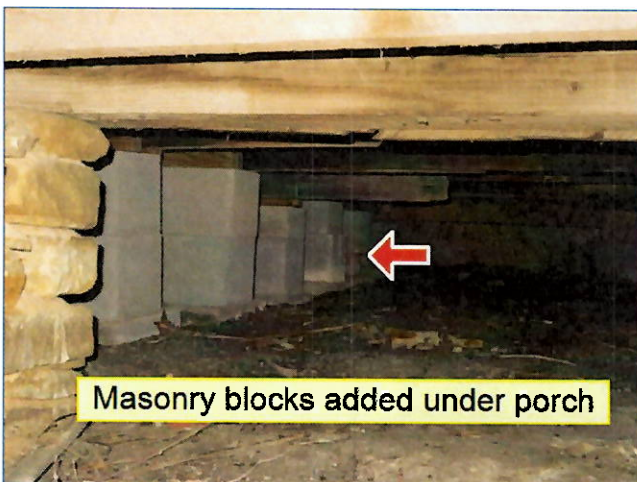
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A. Item 8(Picture)



A. Item 9(Picture)



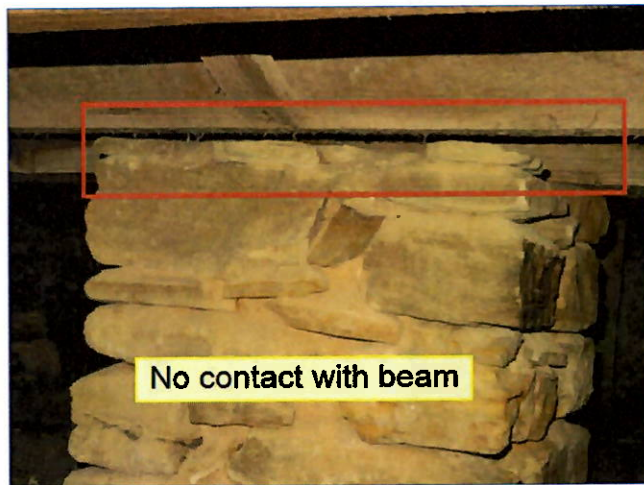
A. Item 10(Picture)

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A. Item 11(Picture)



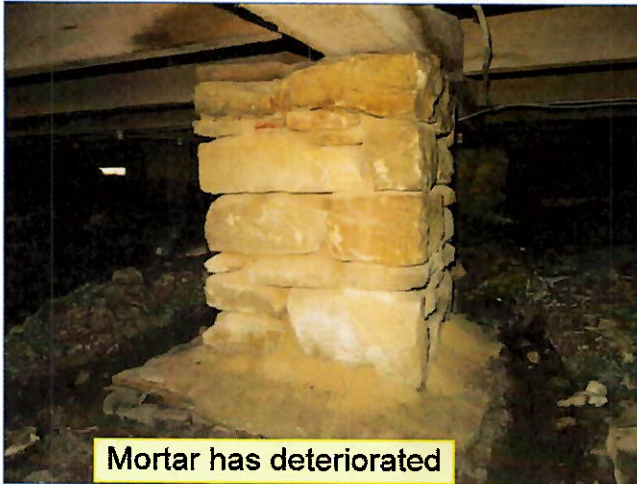
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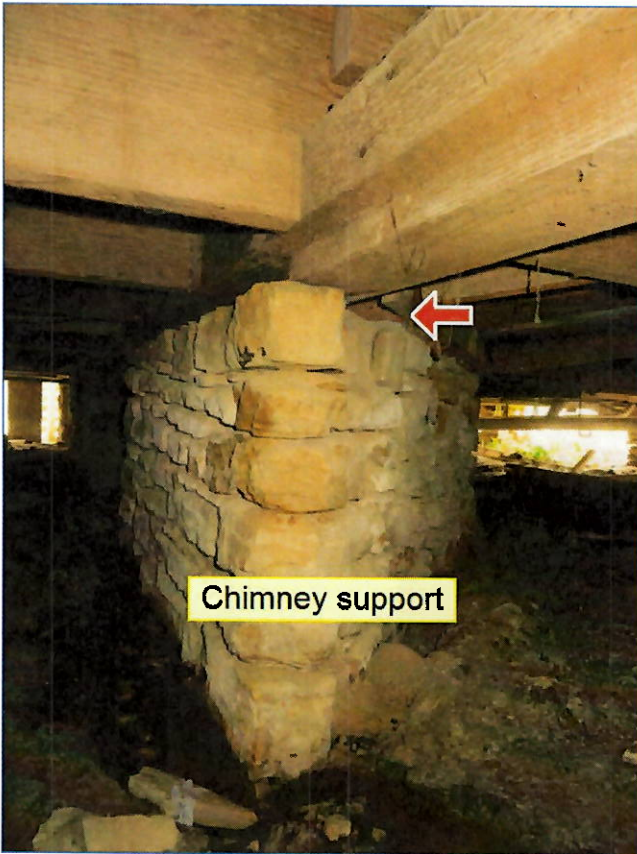
A. Item 13(Picture)

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A. Item 14(Picture)



A. Item 15(Picture)

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A. Item 16(Picture)



A. Item 17(Picture)

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A. Item 18(Picture)

(2)

- While a vapor barrier was not necessarily a code requirement when this home was constructed, it is highly recommended. A vapor barrier retards moisture from the ground surface from entering the crawlspace. Additionally, take care to reduce potential moisture from entering the crawlspace in other ways. This may include grading around the crawlspace to direct surface water away from the area.

(3) There is currently no skirting around the foundation. Chicken wire that is in place does not seal the crawlspace and prevent pest intrusion. I recommend to have proper skirting installed after foundation repairs are made.

B. Grading and Drainage

Comments:

(1)

- NE gutter is loose at wall.
- Gully under house from water flowing through the crawlspace. The drainage around the home should be corrected so that water is re-directed away from the foundation. Water in the crawlspace contributes to foundation movement.

(2)

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I NI NP D

- The gutter downspouts should have extensions installed so that the drainage is at least 3 feet away from the foundation. This will help control the moisture and erosion around the foundation.

C. Roof Covering Materials

Types of Roof Covering: Architectural Shingles, Asphalt/Fiberglass, Roll/Selvage

Viewed from: Ground, Walked roof, Binoculars

Roof Ventilation: Ridge vents, Soffit Vents, Thermostatically controlled fan

Comments:

- Roll roofing over porch has areas where water stands, roofing is buckled. I recommend to have a roofer inspect and give estimate for repairs during the option period. This roof covering appears to older than the shingle roof, but I cannot be certain.
- Drip flashing at edge of second story roof is very rusted. This flashing may have been re-used when the new roof was installed.
- Siding is in contact with the shingles at the dormers. There should be a 1/8" gap between the siding and the shingle, per current code.
- Raised flashing at dormers.



C. Item 1(Picture)



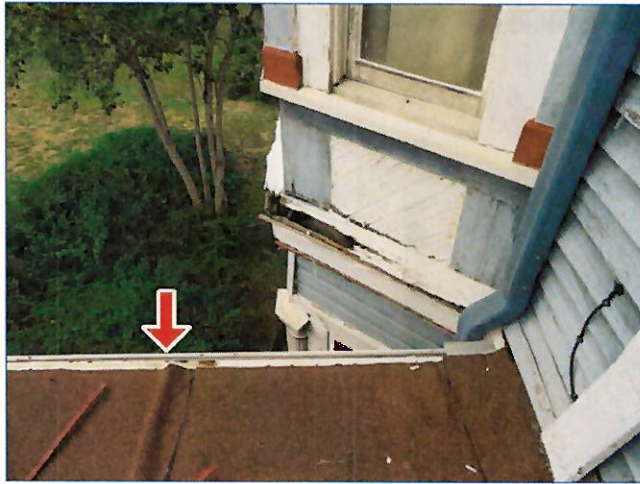
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C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

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C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)

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C. Item 9(Picture)



C. Item 10(Picture)

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C. Item 11(Picture)



C. Item 12(Picture)

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: Stick-built, 2 X 4 Rafters, Wood slats, OSB Sheathing

Attic Insulation: Blown, Cellulose, Below, R-19

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: None

Attic info: No light in attic, Attic Access Door

Comments:

(1)

- Current attic access door is not safe, a hatch or other access door should be constructed. Attic is not sealed from pests.
- Raised roof decking at corner of front porch.
- Missing panes of glass at the dormers.

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I NI NP D

- Water stains visible from inside the attic at the dormers where there is wood rot and missing panes of glass. Water intrusion from these areas can cause damage to the second floor ceilings and walls.
- Daylight is visible through the siding at the dormers, from the attic area. Water intrusion can easily occur in these areas.



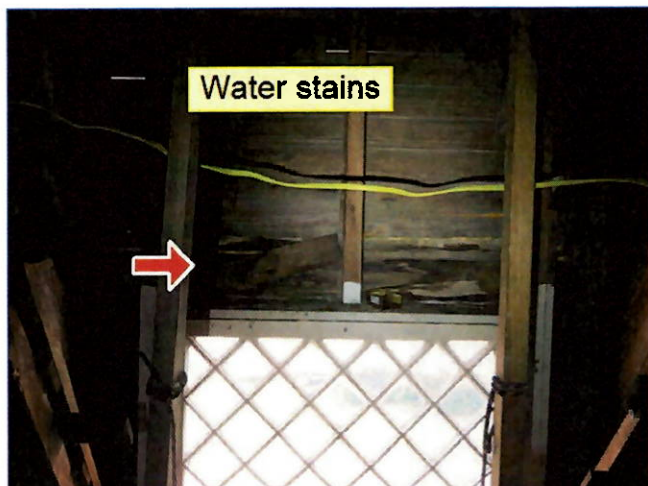
D. Item 1(Picture)



D. Item 2(Picture)

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D. Item 3(Picture)



D. Item 4(Picture)

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D. Item 5(Picture)



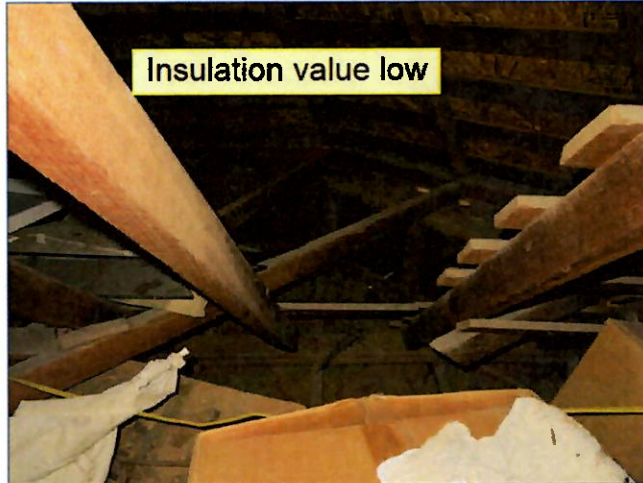
D. Item 6(Picture)

(2)

- Insulation value is below the minimum recommend for Texas, which is R30. The insulation depth should be at least 10-12 inches to achieve a minimum of R30. This depth can vary depending on the type of insulation material used. The current insulation depth is 4". I recommend to add insulation to improve the energy efficiency of the home.
- Currently the attic is decked and is being used for storage. The decking will have to be temporarily removed for insulation to be added.
- Much of the attic was not visible due to homeowner's belongings. There may be deficiencies such as electrical, that we were not able to view.

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D. Item 7(Picture)



D. Item 8(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood and/or Cement Fiber

Comments:

(1)

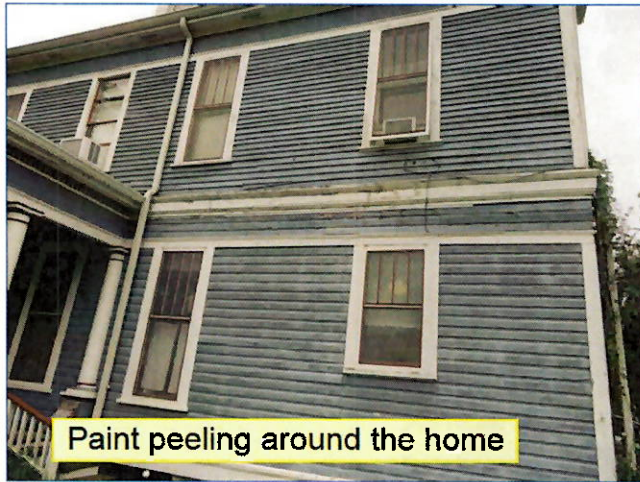
- Exterior siding has extensive wood rot at the attic dormers, which is allowing water intrusion into the attic area. Some sections are missing siding completely. These types of leaks will contribute to damage inside the walls, which may not be visible during a home inspection.
- Around the home, the siding is overdue for maintenance, the paint is peeling, there is wood rot at the trim boards in many locations and on the siding, which will allow for water intrusion inside walls. The flashing at the trim is an aged lead flashing which will require replacement when the repairs are made. I recommend to have contractors inspect the exterior of the home and give you bids during your option period. It's possible that there may be additional damage that was not visible during this inspection.
- Exposed nails at siding are rusted.
- Exterior trim boards have wood rot and are separated/loose in many locations.
- Soffits are loose in several areas.

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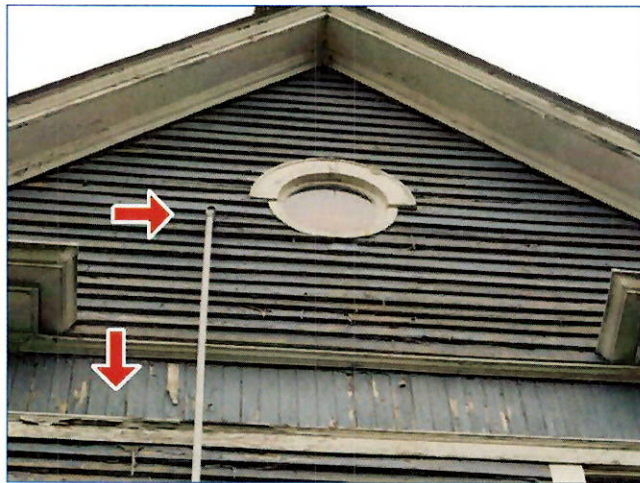
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E. Item 1(Picture)



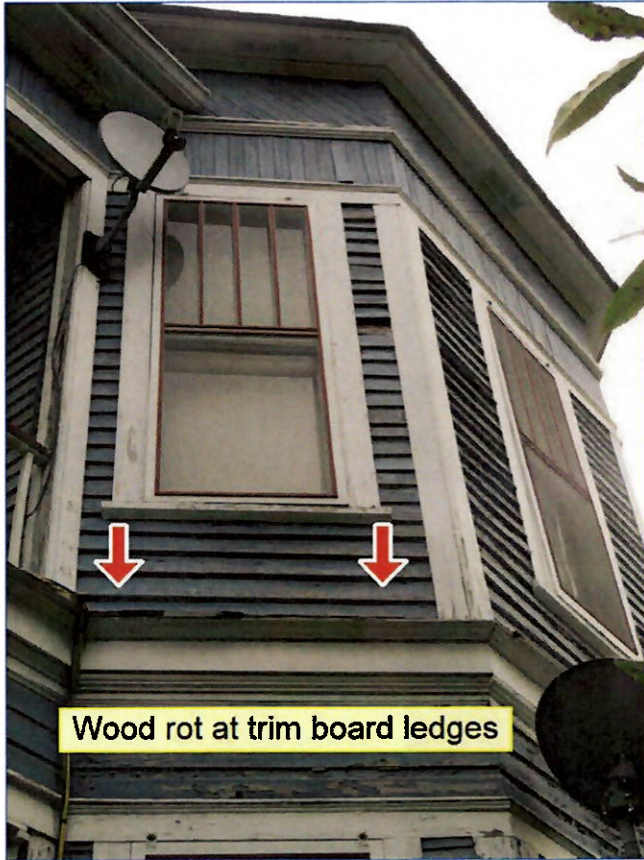
E. Item 2(Picture)



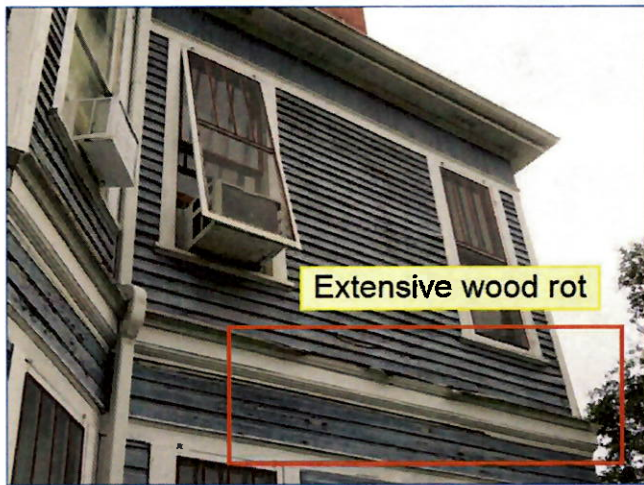
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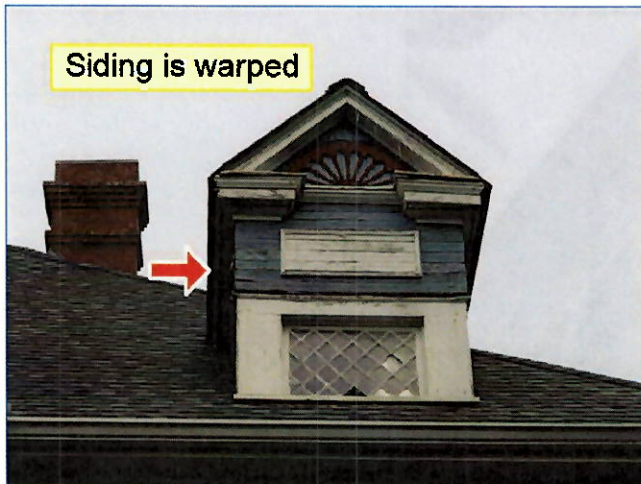
E. Item 4(Picture)



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E. Item 6(Picture)



E. Item 7(Picture)



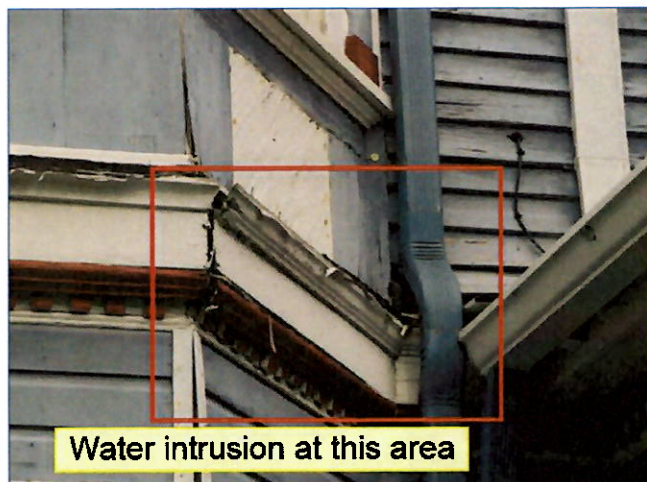
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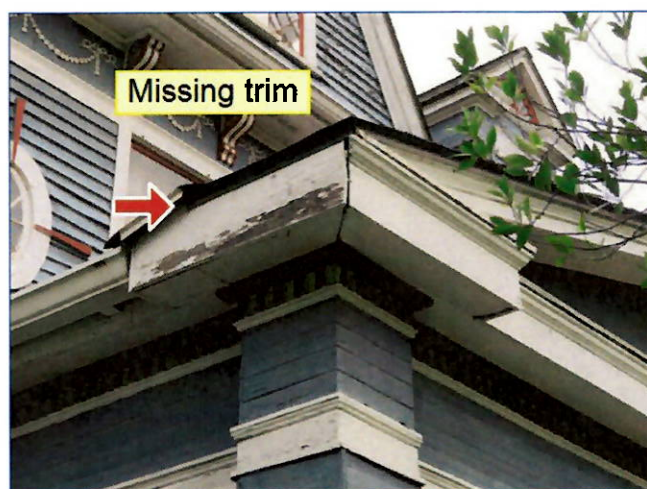
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E. Item 9(Picture)



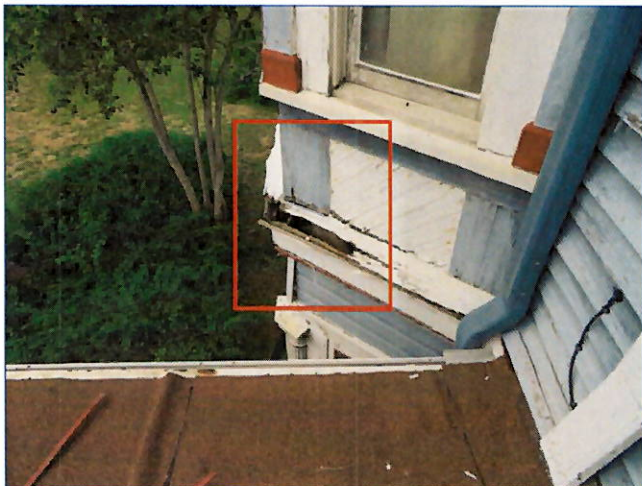
E. Item 10(Picture)



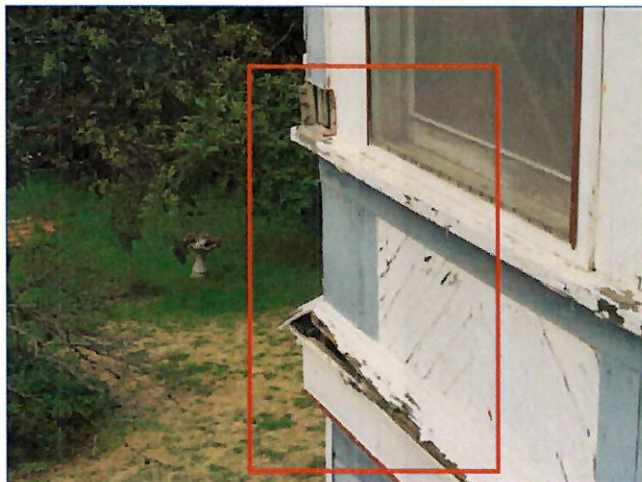
E. Item 11(Picture)

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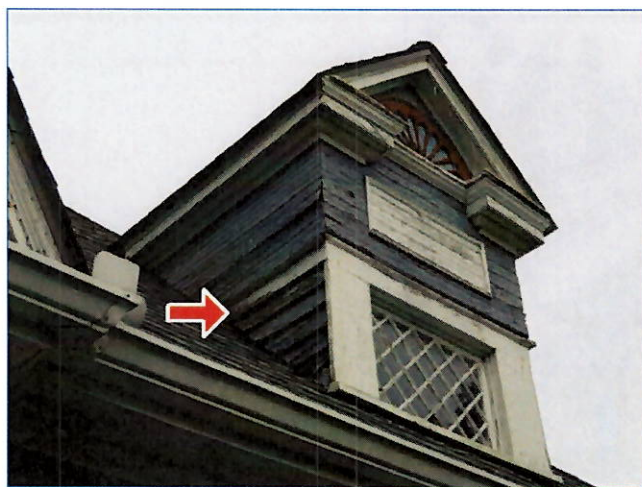
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E. Item 12(Picture)



E. Item 13(Picture)



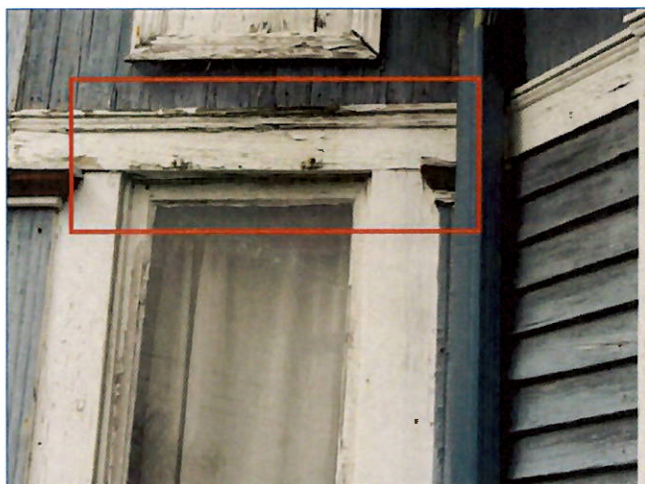
E. Item 14(Picture)

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E. Item 15(Picture)



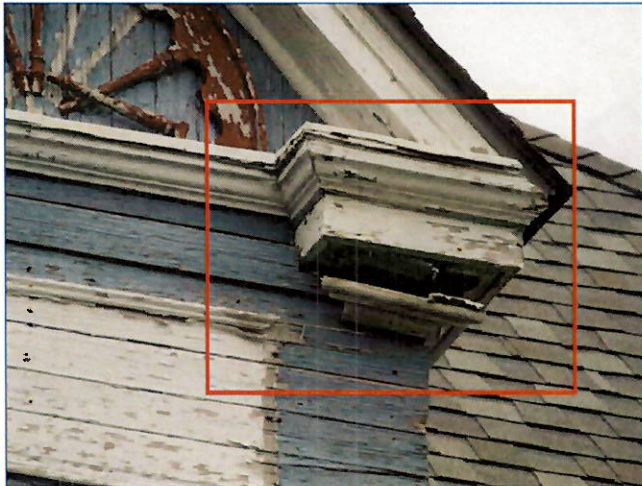
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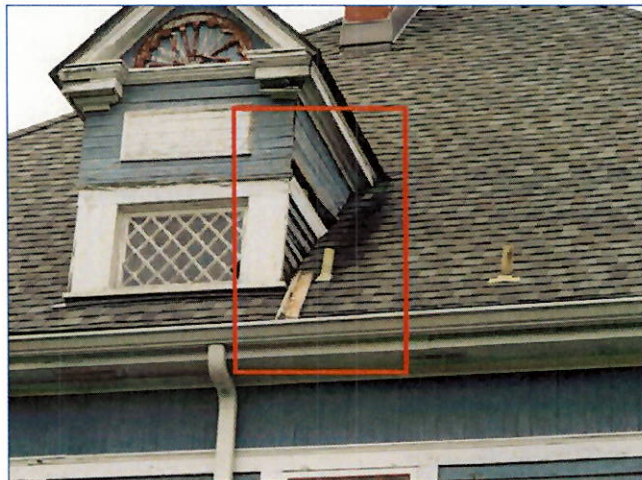
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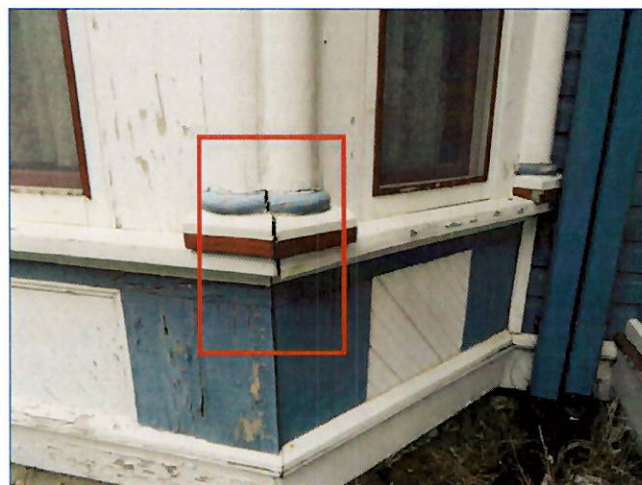
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E. Item 18(Picture)



E. Item 19(Picture)



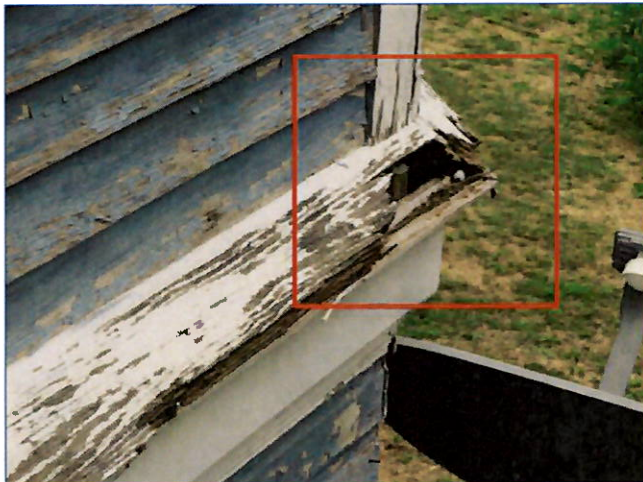
E. Item 20(Picture)

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E. Item 21(Picture)



E. Item 22(Picture)

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E. Item 23(Picture)

(2)

- Foliage, such as shrubs and tree limbs, are in contact with the siding in several locations around the home. This condition contributes to moisture problems, such as wood rot, and can cause pest issues. I recommend to trim all foliage away from the walls.



E. Item 24(Picture)

(3)

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

I NI NP D

- Interior walls upstairs have aged wallpaper, which is water stained and loose. It's likely there are active water leaks based on the condition of the exterior cladding.



E. Item 25(Picture)

F. Ceilings and Floors

Floor Structure: 2 X 8, 2 X 10, 6" or better, Wood beams, Wood joists

Floor System Insulation: NONE, Faced, Batts, Fiberglass, Below R-19

Ceiling Structure: 2X4

Comments:

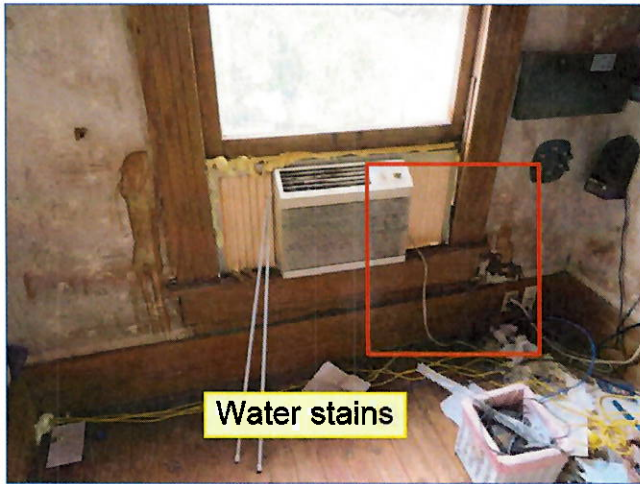
- Floor insulation is falling in various locations in crawlspace. Some of the insulation can be re-used. but the wet insulation will need to be replaced.
- Floors at the upstairs and downstairs are not level and slope in various locations. Leveling the foundation will correct most of these issues.
- There are water stains on the upstairs walls and ceilings and wall paper that is stained and is peeling.
- There is no central heat and air, and window A/C appear to have caused some water stains where they are installed.
- There is insulating board installed over a ceiling upstairs. There is likely water damage underneath these panels.
- There is a 2x4 post in an upstairs bedroom. I'm not sure if it's being used to support a sagging ceiling.

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F. Item 1(Picture)



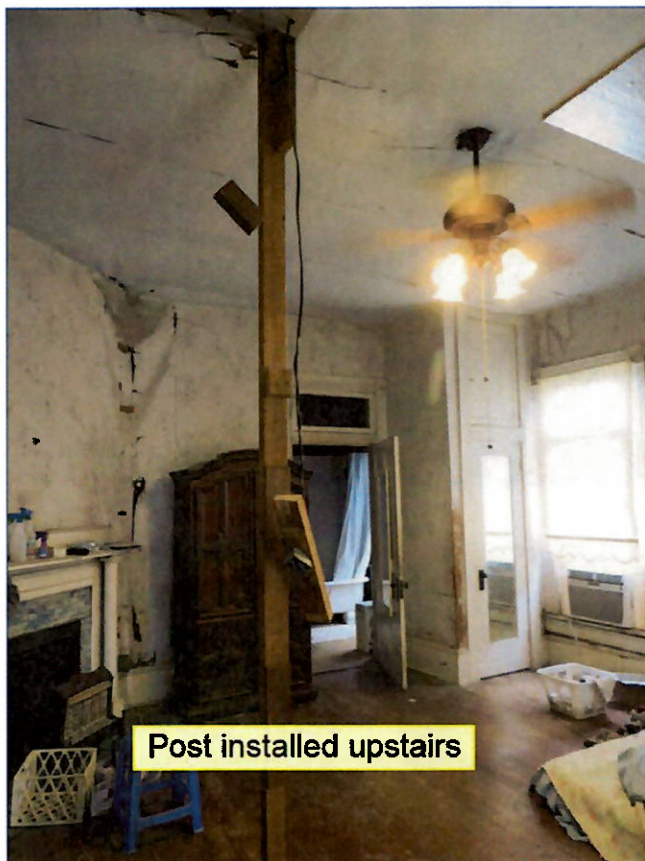
F. Item 2(Picture)



F. Item 3(Picture)

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F. Item 4(Picture)



F. Item 5(Picture)

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I NI NP D



F. Item 6(Picture)



F. Item 7(Picture)



F. Item 8(Picture)

G. Doors (Interior and Exterior)

Comments:

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I NI NP D

- Hall bathroom door hits frame.
- Upstairs porch entry door hits frame and is difficult to open.
- Upstairs office room door hits frame.
- SW bedroom door ghosts open.
- SW bedroom closet door hits frame.
- Upstairs hallway door ghosts shut.
- Door knobs are original and aged, you may find that they are overall loose in nature.
- The large sliding pocket doors downstairs functioned, but did not meet evenly. This may be due to the slope of the floors.
- The front doors appeared to be original. The doors may need some repairs, the lead is very soft and has moved or shifted.

H. Windows

Comments:

- Window at at back porch is broken.
- Broken and missing panes in attic windows.
- Window frame at front dormer is pushed into the attic. This window has been shimmed but will need further repairs.
- Broken glass at mosaic window at stairway.
- Window at SE corner upstairs bedroom is shimmed in.
- Window latches are original, some are damaged or difficult to operate.
- Window mullions on interior at attic are deteriorated.
- Interior of windows, in various locations, has moisture damage.

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

I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

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

I NI NP D



H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)

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H. Item 7(Picture)



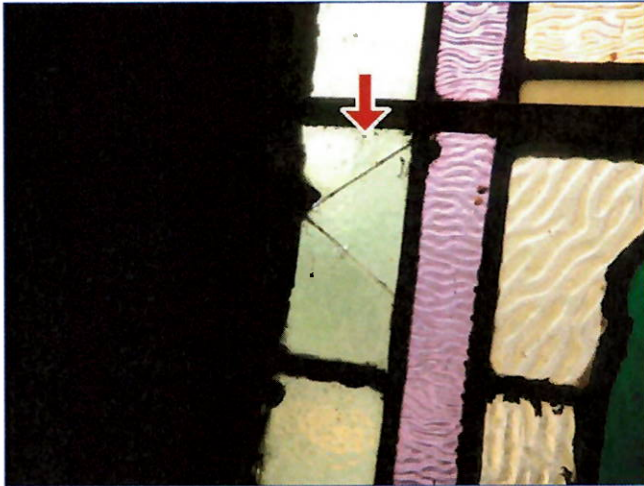
H. Item 8(Picture)



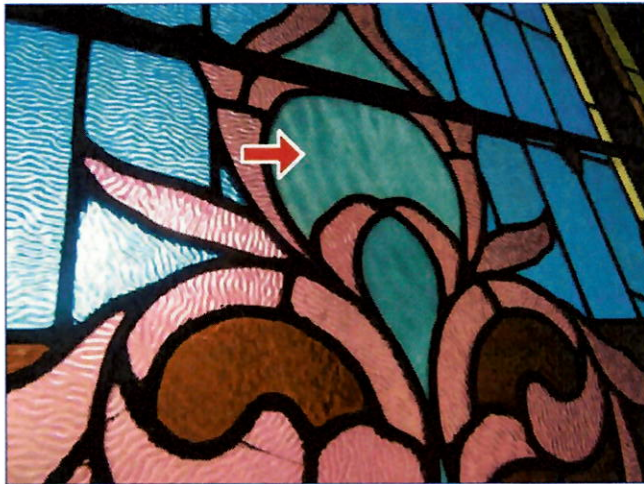
H. Item 9(Picture)

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

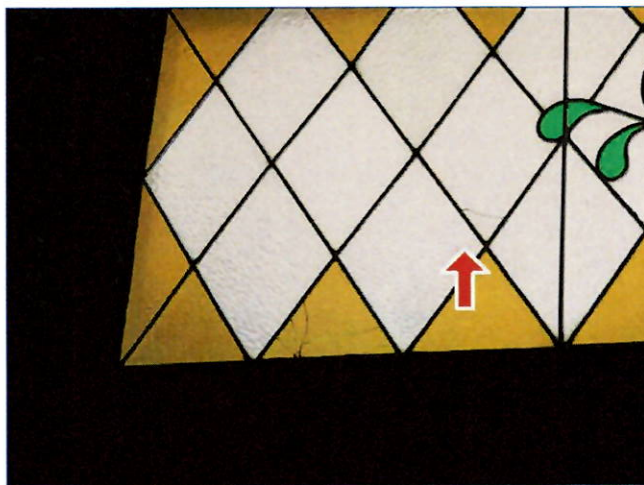
I NI NP D



H. Item 10(Picture)



H. Item 11(Picture)



H. Item 12(Picture)

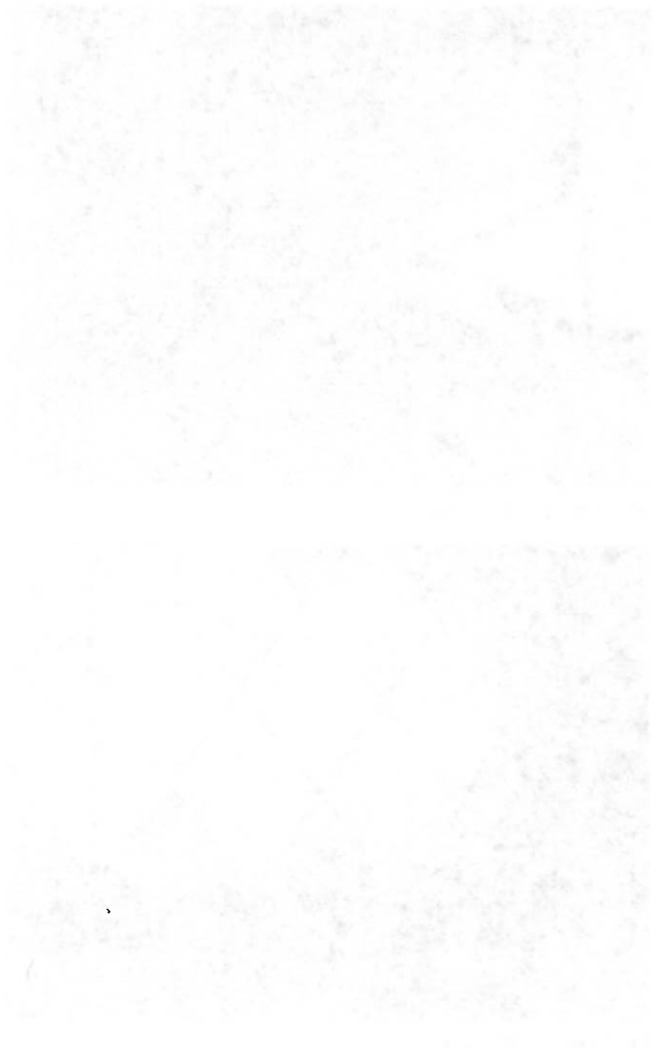
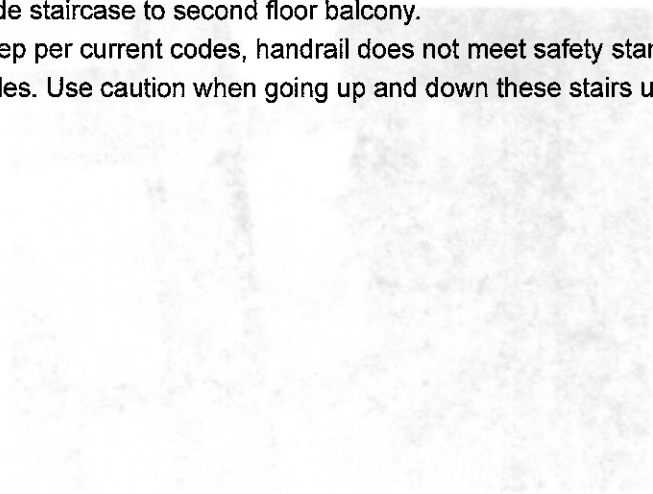
I. Stairways (Interior and Exterior)

Comments:

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

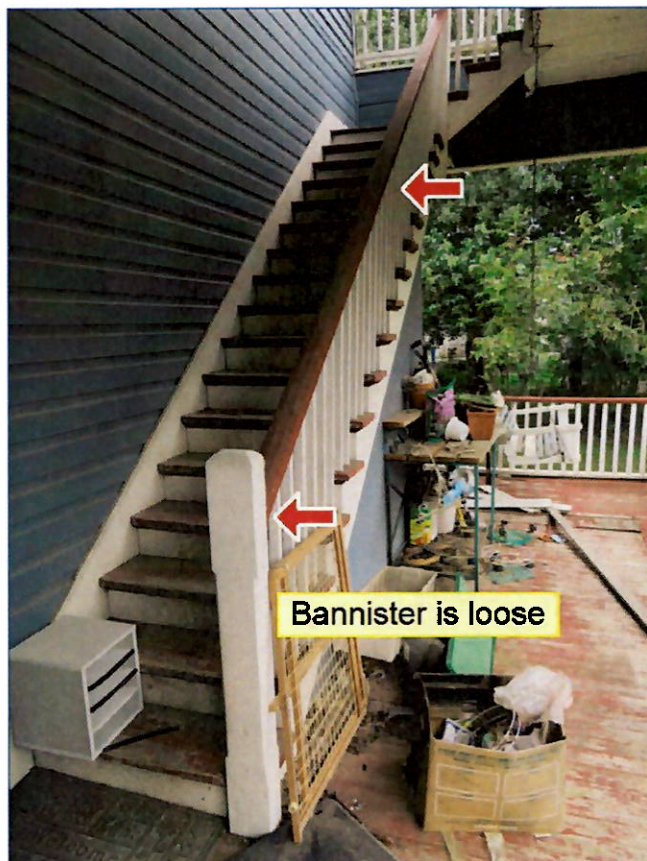
I NI NP D

- Loose bannister at outside staircase to second floor balcony.
- Steps to attic are too steep per current codes, handrail does not meet safety standards of current code, there are no spindles. Use caution when going up and down these stairs until repaired.



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

I NI NP D



I. Item 1(Picture)

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

I NI NP D



I. Item 2(Picture)

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Extra Info: 3 chimneys

Operable Fireplaces: Four

Extra Info: not sure if operable

Types of Fireplaces: Conventional, Sealed off

Number of Woodstoves: None

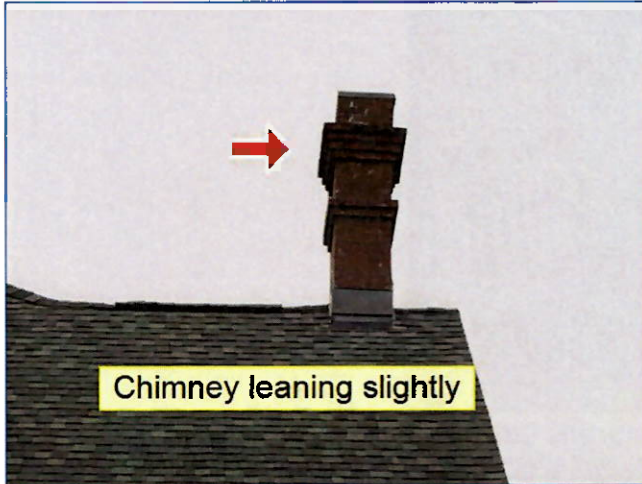
Comments:

(1)

- The three fireplaces were sealed with a cast iron cover. I did not inspect the fireplaces for proper operation.
- Chimney leaning at NE corner . This is the chimney that would have been used at the kitchen.

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

I NI NP D



J. Item 1(Picture)



J. Item 2(Picture)

(2)

- The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

K. Porches, Balconies, Decks and Carports

Comments:

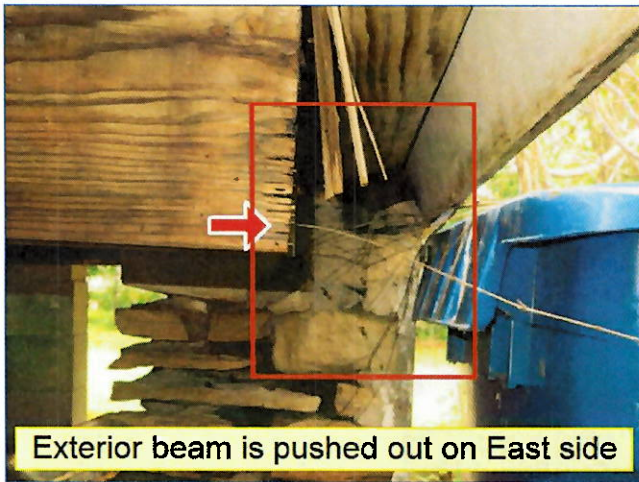
- Front and back porch deck boards have buckled in several locations and there is extensive wood rot. The porches have settled and are shifting, which is contributing to the buckling. This is a safety item and repairs are necessary.
- Wood rot at front and back porch stairs, the steps should be replaced as necessary for safety. .
- Support columns for porches are leaning, specifically on the East side.
- Porches are out of level and may be unsafe.
- Outside porch beam on East side has shifted and pulled outwards, specifically where the stacked stone piers have shifted. The porch is sagging at this center column.
- Loose, sagging, and separated bead board porch ceilings are due to water leaks and age. You may find more water damage once the ceilings are removed during renovation.

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

I NI NP D



K. Item 1(Picture)



K. Item 2(Picture)



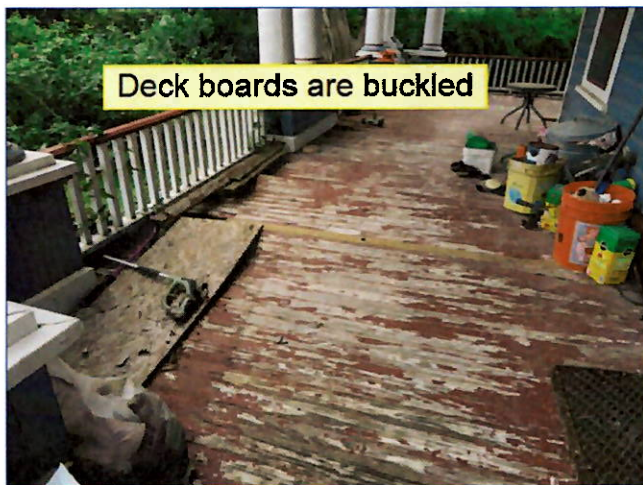
K. Item 3(Picture)

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

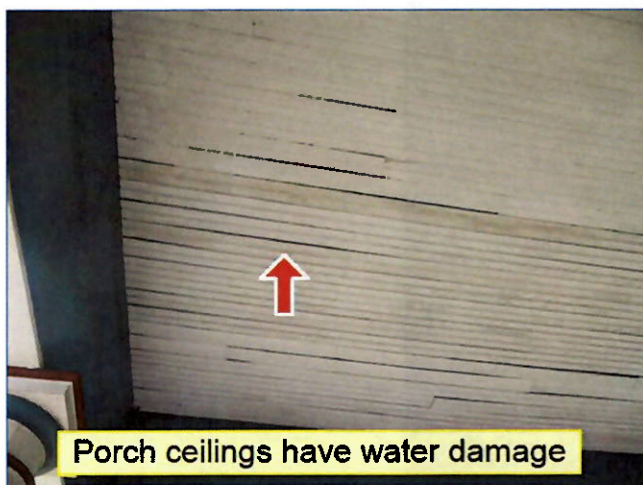
I NI NP D



K. Item 4(Picture)



K. Item 5(Picture)



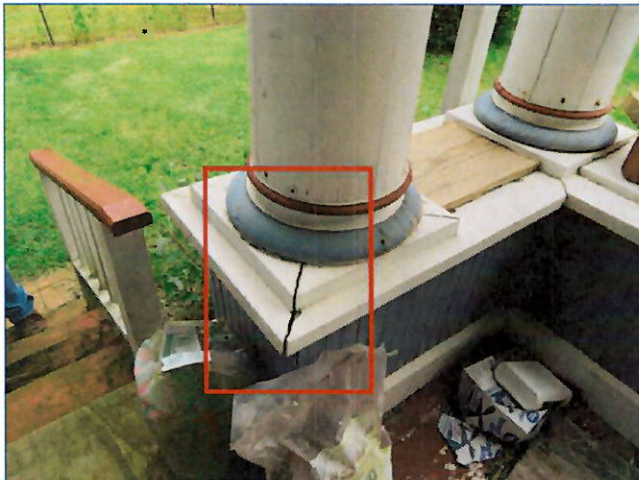
K. Item 6(Picture)

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

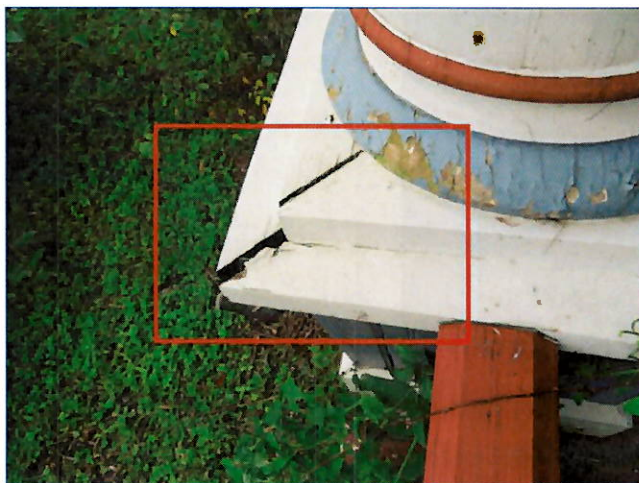
I NI NP D



K. Item 7(Picture)



K. Item 8(Picture)



K. Item 9(Picture)

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

I NI NP D



K. Item 10(Picture)



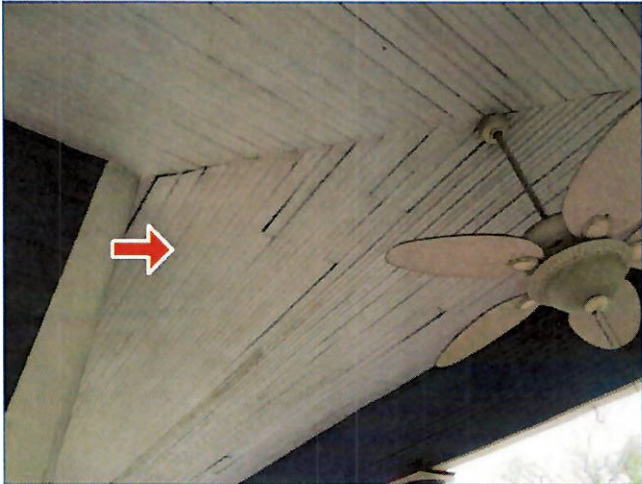
K. Item 11(Picture)



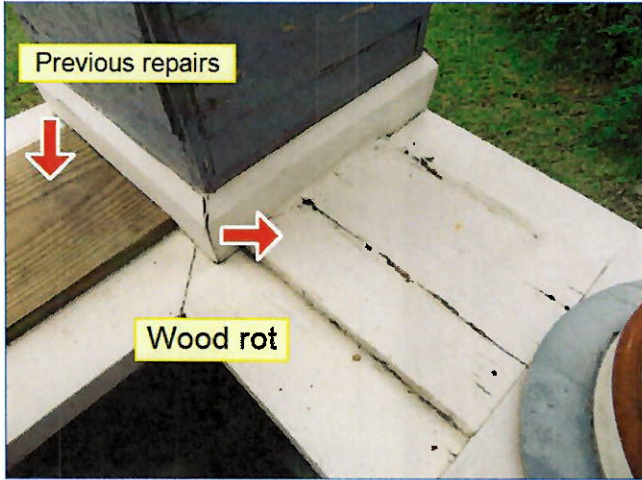
K. Item 12(Picture)

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

I NI NP D



K. Item 13(Picture)



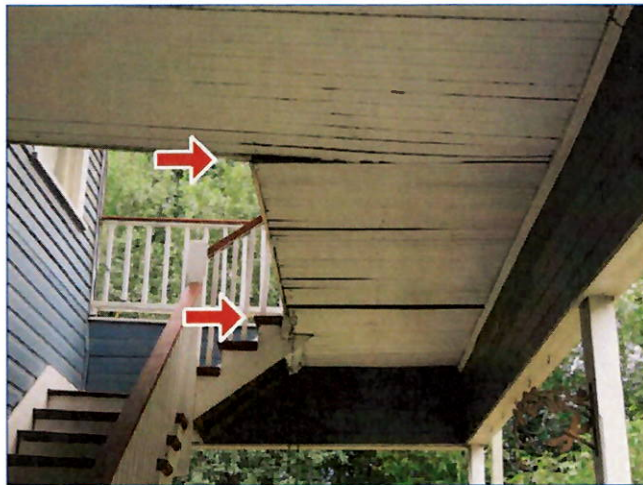
K. Item 14(Picture)

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

I NI NP D



K. Item 15(Picture)



K. Item 16(Picture)

L. Other

Comments:

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

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

I NI NP D

II. ELECTRICAL SYSTEMS

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

A. Service Entrance and Panels

Panel Capacity: 200 AMP

Electrical Service Conductors: Overhead service

Panel Type: Circuit breakers

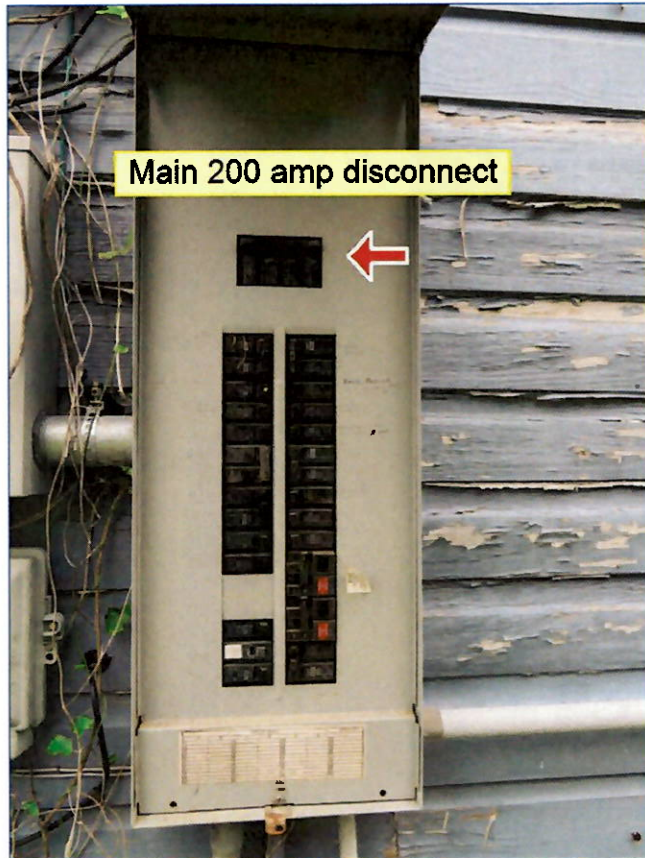
Electric Panel Manufacturer: General Electric

Comments:

(1) The main panel with 200 amp disconnect is located on the SE wall at the exterior. There is another sub-panel in the attic.

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

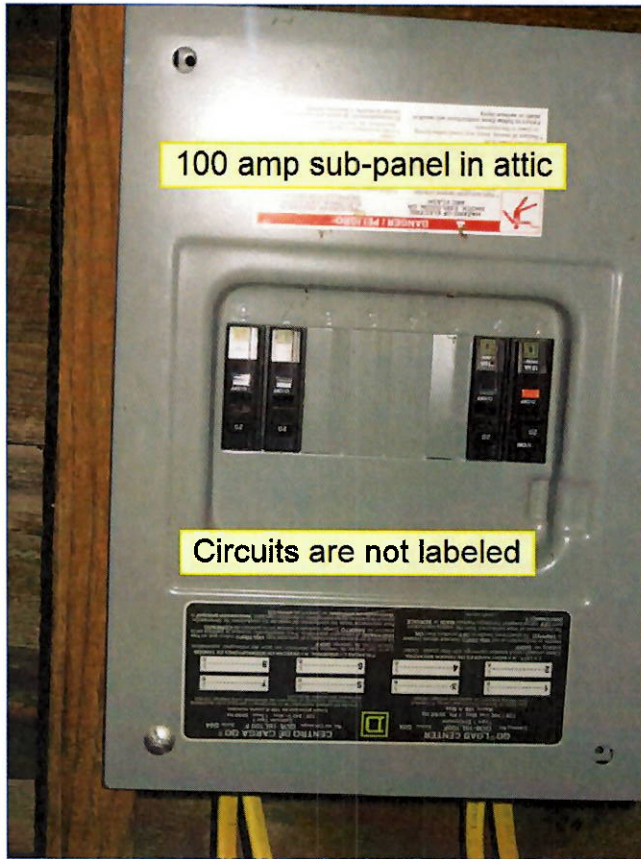
I NI NP D



A. Item 1(Picture)

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

I NI NP D



A. Item 2(Picture)

(2)

- The circuits in the main panel and the 100 amp sub-panel in the attic are not fully labeled. I am unable to verify the amperage of the circuits v/s equipment.
- There are two breakers in the main panel that are GFCI, and are off. These breakers are likely for the hot tub.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

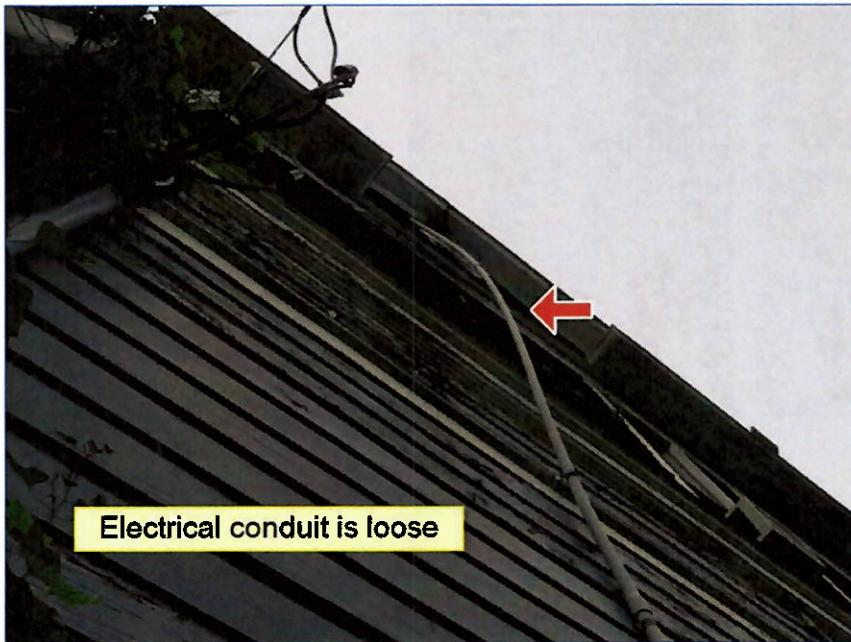
(1)

- Electrical conduit from main panel to the attic on the East wall should be secured to exterior wall.
- Remove vines around the main panel and Service Entrance wires.
- The water heater circuit does not have a lockout installed on the breaker. This is a safety item and is required for servicing the unit.
- Open junction box at crawlspace should have a metal cover installed.
- SE upstairs bedroom ceiling light switch is hanging from ceiling and does not have a cover plate. This type of wiring is dangerous.
- Some 2 prong outlets in bedrooms upstairs are still hot. These outlets are not grounded.
- Upstairs fans wobble.

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

I NI NP D

- Mis-matched circuit breaker and panels in main panel at 30 amp breaker.
- The wiring in the attic is not properly secured to the framing. It is required to be secured every 6 feet.
- Each bedroom and hallway should have a combo smoke and carbon monoxide detector. There were no smoke detectors in the bedrooms.
- Missing cover plate at upstairs receptacle.
- There are push button light switches throughout the home. This is not a defect, but I recommend to have an electrician inspect the wiring at the switches to make sure all are grounded.



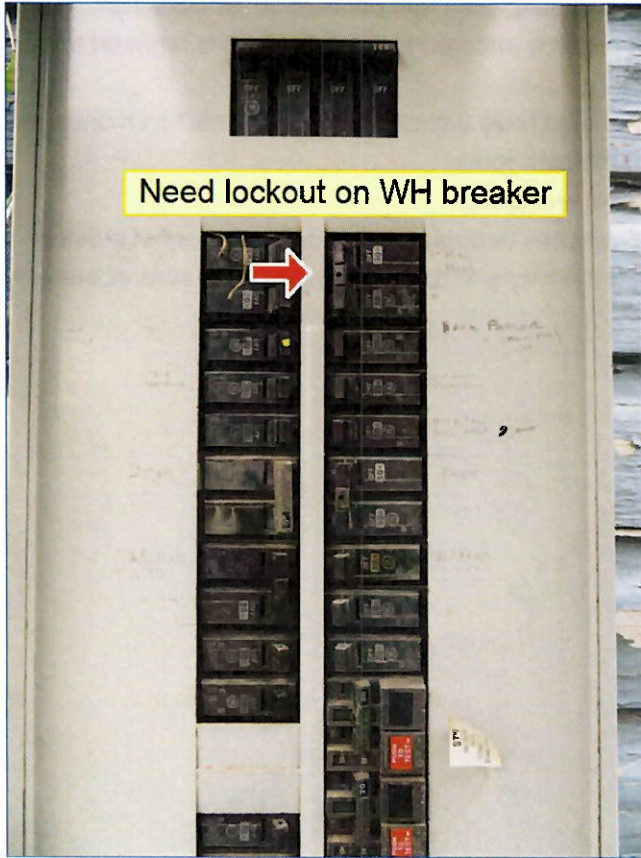
B. Item 1(Picture)



B. Item 2(Picture)

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

I NI NP D



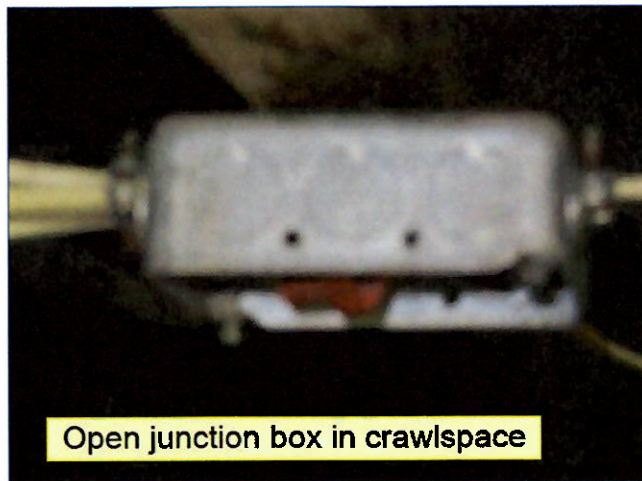
B. Item 3(Picture)

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

I NI NP D



B. Item 4(Picture)



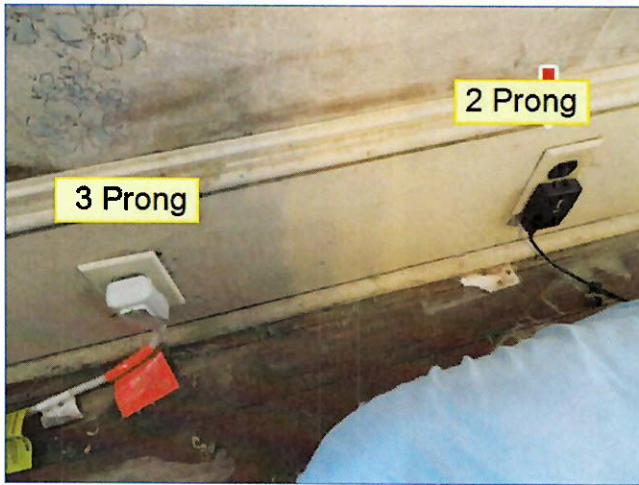
B. Item 5(Picture)

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

I NI NP D



B. Item 6(Picture)



B. Item 7(Picture)

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

I NI NP D



B. Item 8(Picture)

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

I NI NP D



B. Item 9(Picture)



B. Item 10(Picture)

(2)

- I could not find a visible bond of the gas piping system. Typically, this would be located at the gas meter.

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

I NI NP D

Bonding is provided primarily to prevent a possible electric shock hazard for persons coming into contact with the gas piping and other metal objects that are connected to the grounding system, but which may be energized at a different level of electrical potential. Gas piping can become energized by an electrical fault in the branch circuit of a gas appliance connected to the piping system. Nearby lightning strikes can also result in an unbalanced voltage build-up and a resulting high electrical potential difference. That potential can cause an electrical arc between the gas piping and another nearby metallic system such as the copper water piping or electric wiring or structural steel. The arc may cause damage to certain gas tubing systems.

- I recommend to consult a licensed electrician who can test the circuits and determine if there is a bond in another location that I did not observe.



B. Item 11(Picture)

(3) The exterior, kitchen and bathroom outlets are not protected by GFCI receptacles. A ground-fault circuit interrupter or GFCI receptacle is an outlet that can help to prevent electrical shock due to an accident or equipment failure. GFCIs are most commonly found in areas of the home where the potential for water and electricity to meet are high, such as in the bathroom, along the kitchen countertop or on the outside of the home. In fact, the National Electric Code (section 210.8) requires GFCI outlets to be installed in those three areas plus unfinished basements, garages, crawlspaces, near wet bar sinks and outbuildings.

(4) The exterior and bathroom outlets are not protected by GFCI receptacles. A ground-fault circuit interrupter or GFCI receptacle is an outlet that can help to prevent electrical shock due to an accident or equipment failure. GFCIs are most commonly found in areas of the home where the potential for water and electricity to meet are high, such as in the bathroom, along the kitchen countertop or on the outside of the home. In fact, the National Electric Code (Section 210.8) requires GFCI outlets to be installed in those three areas plus unfinished basements, garages, crawl spaces, near wet bar sinks and outbuildings.

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

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

A. Heating Equipment

Type of Systems: No Central Heat System Present

Energy Sources: Electric

Heat System Brand: Unknown

Serial #: None

Number of Heat Systems (excluding wood): None

Comments:

The gas was turned off at the gas heaters that were in place. I did not inspect these heaters.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)

B. Cooling Equipment

Central Air Manufacturer: None

Type of Systems: Window AC

Comments:

C. Duct Systems, Chases, and Vents

Ductwork: N/A

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

I NI NP D

Filter Type: N/A

Filter Size: N/A

Comments:

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

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

I NI NP D

IV. PLUMBING SYSTEM

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

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

 A. Plumbing Supply Distribution Systems and Fixtures**Location of water meter:** Front, Right Side**Location of main water supply valve:** In crawlspace, Front**Static water pressure reading:** 59 pounds/square inch**Water Source:** Public**Plumbing Water Supply (into home):** PVC, Not visible**Plumbing Water Distribution (inside home):** Galvanized, Not visible, CPVC**Water Filters:** Sediment filter*Comments:*

(1)

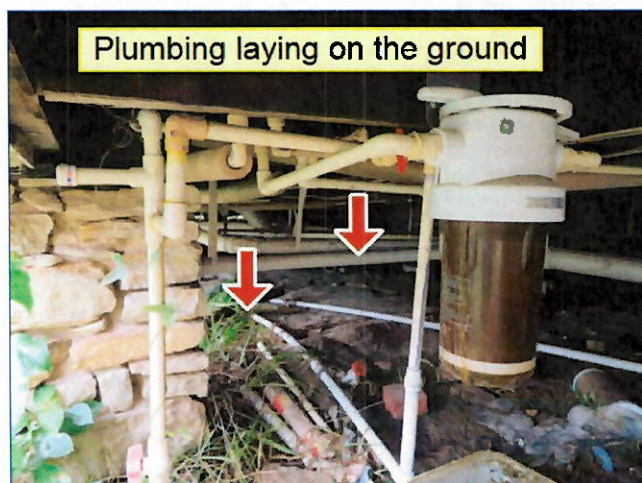
- All hose bibbs around the home are disconnected.
- The sediment whole house filter is leaking constantly and is due to be changed and for repairs.
- Supply plumbing is laying on ground and is not insulated. All plumbing is required to be suspended and properly supported. I do not feel that a licensed plumber installed the CPVC piping to plumbing code.
- Washer water lines are dripping constantly.
- Upstairs bathroom sink is in poor condition, rust around drain connection.
- Upstairs toilet has a crack in tank.
- Kitchen sink leaks at handles.
- No cold water at downstairs powder room sink.
- The upstairs shower piping is galvanized connected to CPVC. The galvanized pipe is aged and the shower pipe is not supported properly and is taped together. Repair are necessary to this plumbing.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



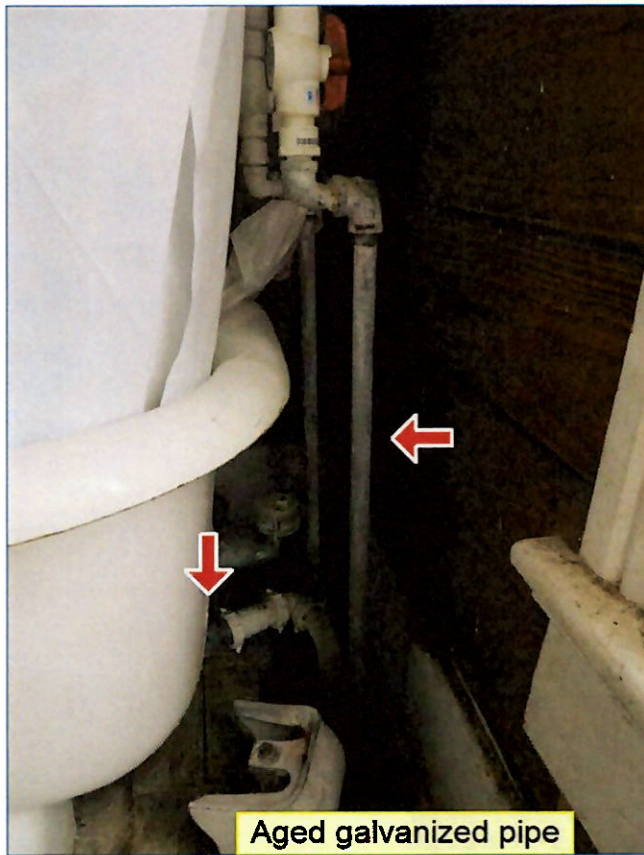
A. Item 3(Picture)

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

I NI NP D



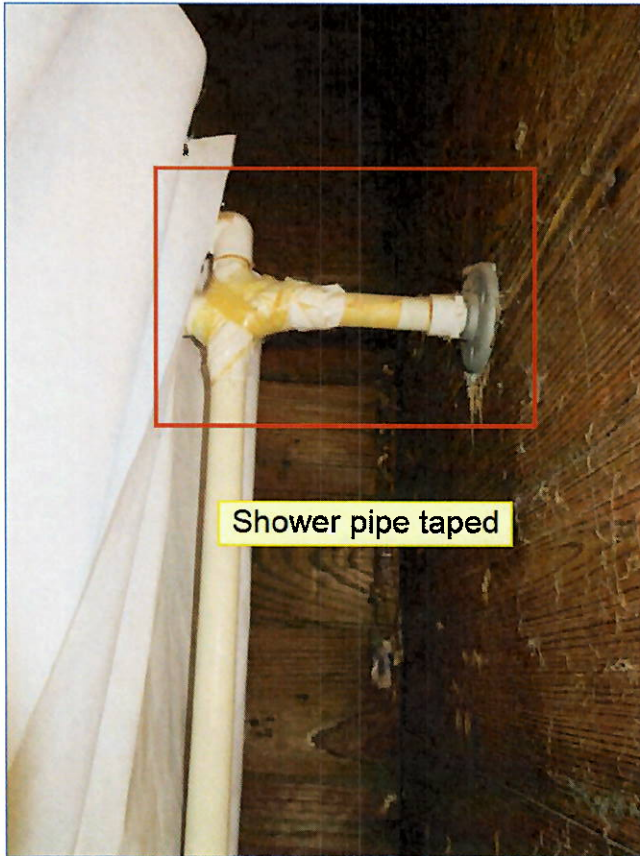
A. Item 4(Picture)



A. Item 5(Picture)

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

I NI NP D



A. Item 6(Picture)



A. Item 7(Picture)

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

I NI NP D



A. Item 8(Picture)



A. Item 9(Picture)

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

I NI NP D



A. Item 10(Picture)

(2)

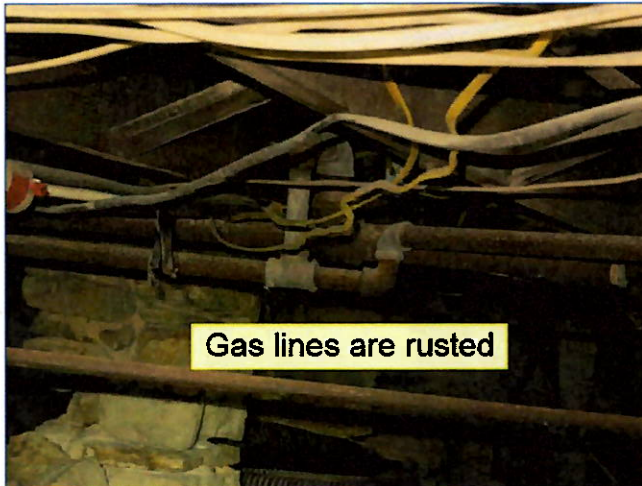
- No anti-siphon device on hose bibbs. An anti-siphon device (or vacuum breaker) prevents unsanitary water from being pulled back through a garden hose and contaminating your water system. Otherwise known as a "Cross Connection".

(3)

- Gas lines should be inspected by a plumber. The pipes are rusted in several areas and may be due for replacement.
- I recommend to seal all gas piping throughout the house that will not be used.

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

I NI NP D



A. Item 11(Picture)



A. Item 12(Picture)



A. Item 13(Picture)

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

I NI NP D



A. Item 14(Picture)



A. Item 15(Picture)

(4) Galvanized steel water piping is subject to rusting and scale/mineral deposits accumulating with the pipe with age. The accumulation of these deposits will eventually decrease the diameter of the waterway resulting in restricted water flow, poor functional fixture flow and reduction in water pressure. When pressure and flow falls below an acceptable level, many homeowners have the galvanized pipes replaced with an other suitable water supply piping system.

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

I NI NP D



A. Item 16(Picture)

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC, Cast iron

Comments:

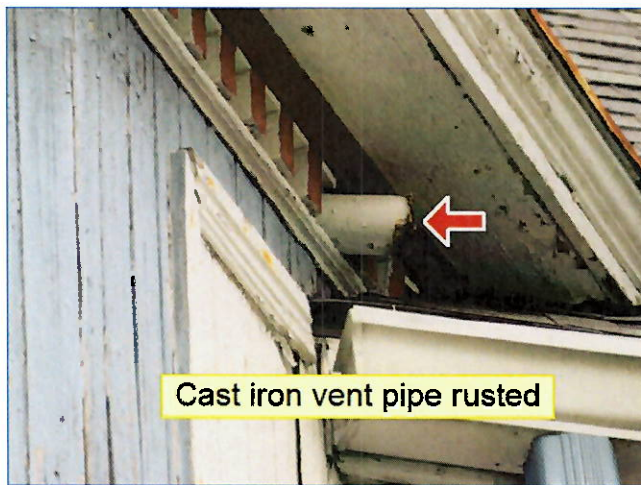
- There is standing water around the cast iron and PVC drain lines in the SE area of the foundation. There are two water leaks under the home that are contributing to water under the home, but I cannot rule out that the cast iron is not leaking also. The cast iron pipe is in poor condition and is overdue for replacement. Cast iron may also be the main drain to the city sewer. I recommend to have a plumber inspect the drain pipes during your option period.
- Appears to be leak at main sewage pipe under foundation.
- The cast iron vent pipe, visible from the front of the home at the dormer, is rusted.
- Drain pipe from the upstairs bathtub is connected to cast iron and there are three different pipe materials at this drain. I recommend to have a plumber inspect the connections.

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

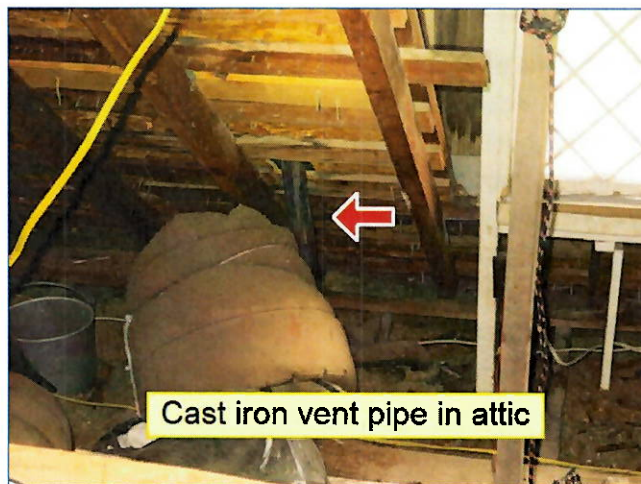
I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



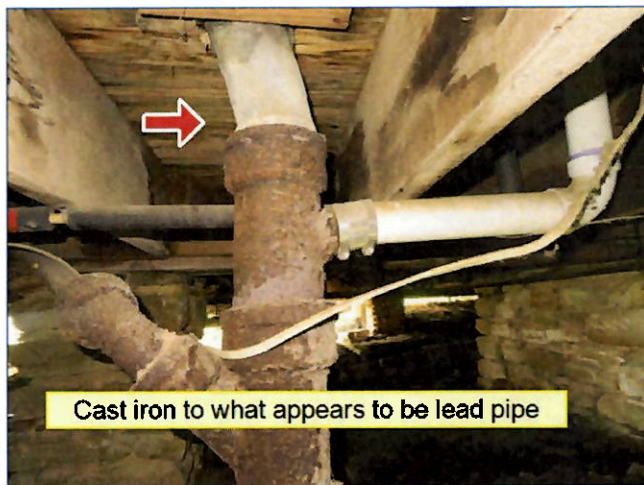
B. Item 3(Picture)

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)

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

I NI NP D



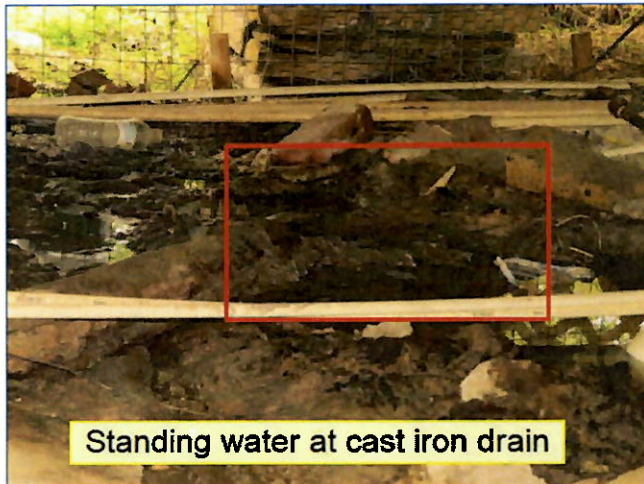
B. Item 6(Picture)



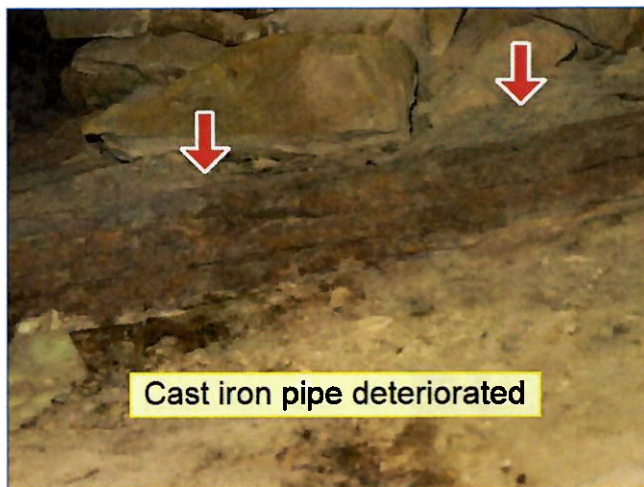
B. Item 7(Picture)

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

I NI NP D



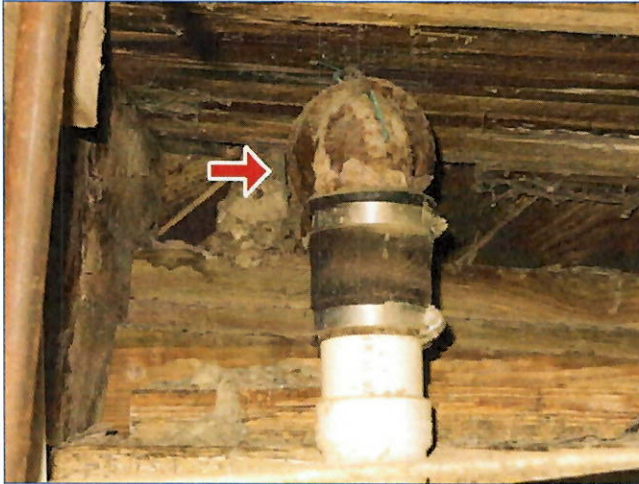
B. Item 8(Picture)



B. Item 9(Picture)

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

I NI NP D



B. Item 10(Picture)



B. Item 11(Picture)

C. Water Heating Equipment

Energy Sources: Electric

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

Water Heater Manufacturer: Craftmaster

Serial#: 0023114381 Model E1F40LD045V

Water Heater Location: Washer Dryer Room

Comments:

(1)

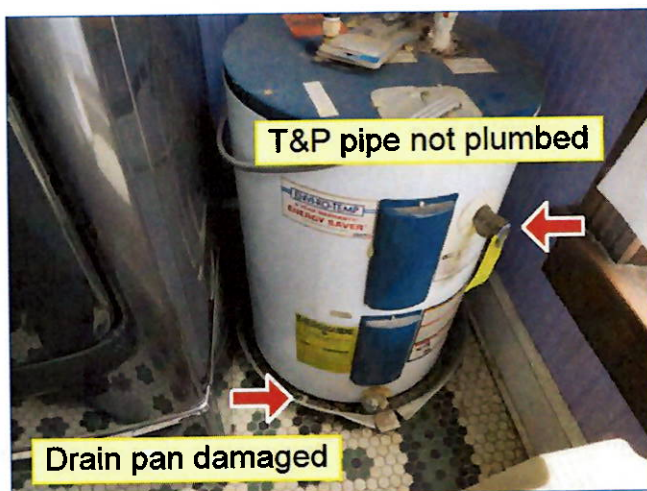
- Corrosion at pipe to water heater. The water heater is aged and due for replacement.
- Drain pan damaged.
- The T&P, temperature and pressure valve is not plumbed. This is a safety item and repair is necessary.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)

(2)

- The water heater is aged and is due for replacement. Water heaters typically have a 10-12 year life span, depending on maintenance, such as draining yearly. This unit is 18 years old.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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

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

I NI NP D

V. APPLIANCES

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

A. Dishwashers

Dishwasher Brand: None

Garage Door Opener: None

Comments:

B. Food Waste Disposers

Disposer Brand: None

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range hood: None

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: General Electric

Serial #: RT235518G Model J440003W

Comments:

(1)

- Left front burner is not functioning.

(2)

- There is no anti-tip bracket on the oven. This bracket secures the oven to the floor. Anti-tip bracket provides protection when excess force or weight is applied to an open oven door. Repair is recommended for safety.

E. Microwave Ovens

Built in Microwave: None

Comments:

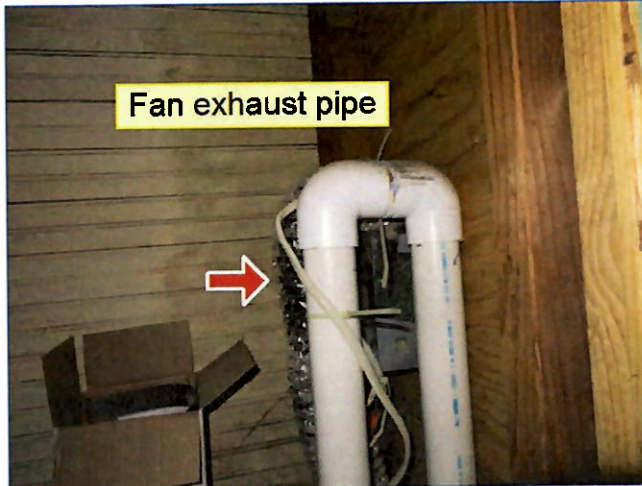
F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The exhaust fan in the downstairs bathroom vents into the little room behind the bathroom wall. An exhaust fan should be vented to the exterior.

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

I NI NP D



F. Item 1(Picture)

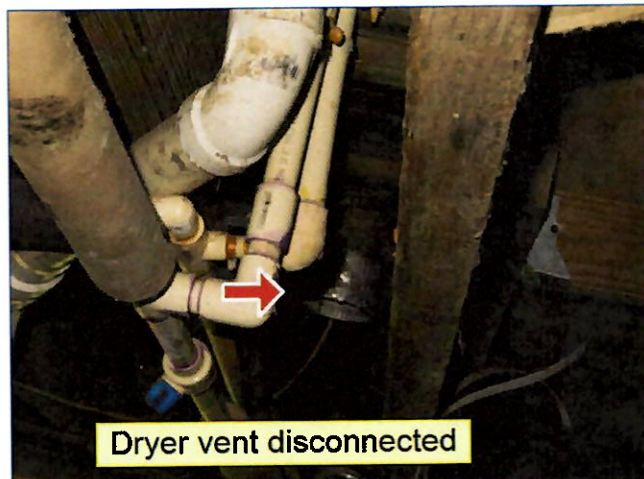
G. Garage Door Operator(s)

Comments:

H. Dryer Exhaust Systems

Comments:

- The dryer vent is disconnected under house. The vent pipe should be reconnected so that it vents outside the crawlspace.



H. Item 1(Picture)

I. Other

Comments:

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

