CMG-Texas LLC

11788 N. Dowling Road

College Station Texas, 77845

979-220-0014

Pat Altemus

207 E Texas

Calvert, TX

Frontier Title Co

CMG-Texas, LLC

11788 N. Dowling Rd
College Station, TX 77845

Phone 979-220-0014
don@cmgtexas.com

TREC #2674

INVOICE

SOLD TO:

Pat Altemus
207 E Texas
Calvert, TX

INVOICE NUMBER	20210322-03
INVOICE DATE	03/22/2021
LOCATION	207 E Texas
REALTOR	David Schmiediche

DESCRIPTION	PRICE	AMOUNT
Large Home Inspection Fee (4200-4600)	$500.00	$500.00
	SUBTOTAL	$500.00
	TAX	$0.00
	TOTAL	$500.00
	BALANCE DUE	**$500.00**

THANK YOU FOR YOUR BUSINESS!

CMG-Texas, LLC
11788 N. Dowling Rd
College Station, TX 77845

Phone: 979-220-0014
Fax:
Email: don@cmgtexas.com

PROPERTY INSPECTION REPORT

Prepared For: Pat Altemus
(Name of Client)

Concerning: 207 E Texas, Calvert, TX
(Address or Other Identification of Inspected Property)

By: Don Murphy, Lic ##2674 03/22/2021
(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.

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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.

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, bathroom, 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).

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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

Present at Inspection:	☑ Buyer	☑ Selling Agent	☐ Listing Agent	☐ Occupant
Building Status:	☐ Vacant	☑ Owner Occupied	☑ Tenant Occupied	☐ Other
Weather Conditions:	☐ Fair	☐ Cloudy	☐ Rain	Temp: 65-75
Utilities On:	☐ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring	☐ Attic Space is Limited - Viewed from Accessible Areas
☑ Floors Covered	☑ Plumbing Areas - Only Visible Plumbing Inspected
☐ Walls/Ceilings Covered or Freshly Painted	☐ Siding Over Older Existing Siding
☑ Behind/Under Furniture and/or Stored Items	☑ Crawl Space is limited - Viewed From Accessible Areas

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

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I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

FOUNDATION:

Type of Foundation(s): Pier & Beam - Crawlspace

The foundation was inspected by walking the perimeter of the structure and through the accessible areas of the interior rooms. This is a visual only type inspection for general foundation performance and does *not* use any instruments or tools for measurement of any movement or settlement in the structure.

A pier foundation lifts a house up off the ground so that the building is separated from the soil. Because there is little direct contact with the ground, moisture and termites are less of a problem than with other foundations. Piers themselves are made of concrete, masonry or insect-resistant wood. Pier foundations are unlike conventional concrete foundations in that they support structural loads at a number of distinct points. All foundations can have problems in wet clay soils, especially when they freeze. However, this is especially true of pier-and-beam foundations where differential settlement can cause alignment problems. In solid soil, a pier foundation can provide a stable and long-lasting structural foundation.

*** Due to the hazardous conditions at the time of the inspection, primarily loose and disconnected electrical wires under the house in the crawl space, the crawl space was not fully entered and some areas were viewed from a distance and through the lattice work that surrounds the exterior of the crawl space.*

Signs of Structural Movement or Settling

☑ Strike plate/alignment (on several of the interior doors).
☑ Twisted float joints
☑ The kitchen floors and consequently the upper level floors were not level
☑ Deteriorated brick pier/beam condition
☑ Some of the brick piers may need additional supports or piers installed near the brick piers.
☑ Door / window frames out of square

Performance Opinion: (An opinion on performance is mandatory)
Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

☑ Signs of structural movement or settling noted primarily in the kitchen area where the old brick piers are in use for foundation support. We suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation.*

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In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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☑ ☐ ☐ ☑ **B. Grading and Drainage**

GRADE / DRAINAGE / LANDSCAPE:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

At the time of this inspection it appeared that most of the yard had a proper grade clearance between the top of the soil and base of the exterior wall. The drainage slope for most of the areas around the house also appeared adequate for water movement away from the structure for normal weather conditions.

☑ Improper drainage mainly on the right side of the house. The grade and drainage slopes towards foundation or where depressions in the grade can allow for water to stand or collect next to the structure or run below the foundation into the crawl space. All soil grade and drainage should be maintained to allow for water to drain away from the structure. Poor drainage or pooling water next to or under the foundation can cause negative hydraulic effects in the supporting soil under and the piers below the foundation. The grade and drainage will need some attention and repair.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

ROOF:

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Edge of Roof

At the time of the inspection the roof was visually inspected for excessive wear or visible damage.

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The composition shingled roof appeared in very poor condition at the time of the inspection.** *The aging of roof material is somewhat subjective with some reasonable differing of opinions depending on the inspector. We have made our best judgment on the current condition, age and functional condition of the roof at this time. The roof was not inspected for any insurable condition, which can vary by agency, but was inspected only for the ability of the current roof and roof coverings effectiveness to function.*

☑ Torn, damaged and perforated shingles. Some signs of hail damage and excessive wear. The roof exhibited excessive granule loss typical of long-term weathering. This is a natural part of the aging process and can be expected to continue. The roof covering is in need of replacement or extensive repairs, a Professional Roofing Company should be consulted.

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

ATTIC / ROOF FRAMING / INSULATION:
Viewed From: Entered the Attic
Approximate Average Depth of Insulation:
Approximate Average Thickness of Vertical Insulation:
Comments:
The roof deck and attic framing were viewed from inside the attic space. The framing appeared to be consistent with the current framing methods and codes. The visible attic areas appeared to be reasonably insulated and should meet or exceed the minimum standards at the time of the homes original construction. Some small areas had been disturbed and may be slightly less than the required minimum. This usually occurs over time with movement through the attic to work in the space or store items.

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

The interior walls were in good condition with some normal wear visible from the past occupancy of the house.

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☑ The interior of the house had some typical and expected signs of structural settling

EXTERIOR WALLS AND FINISHED SURFACES:

The exterior walls of the house were on good condition with some normal age and wear common for the age and past use of the structure.

Siding Materials: ☐ Brick ☐ Stone ☑ Wood ☑ Wood byproducts ☐ Stucco ☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Cement Board ☐ Other

☑ Wood siding in the areas where the older (original) siding was located had areas with some visible decay or damage to the old siding.

☑ There were areas around several of the windows with the bottom areas of the window trim having some visible decay.

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☑ ☐ ☐ ☑ **F. Ceilings and Floors**

CEILINGS / FLOORS:

The interior floors and ceilings were in generally good condition with only some minor or

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I	NI	NP	D

expected wear visible.

☑ In several areas of the house the interior floors appeared to be the old original pine floors. Some areas of the floor appeared to have the finish worn. The kitchen floor had some signs of old damage to the surface.

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I	NI	NP	D

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

I	NI	NP	D

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

INTERIOR DOORS:

The interior doors were found to be in generally good condition.

☑ There were numerous doors needing some minor adjustment or repairs. With a pier and beam structure and the typical ongoing settling of the structure, door will need to be adjusted form time to time. Currently the following doors were noted as needing some adjustment. The double action door out of the kitchen, The front parlor door (door frame separating), Master bedroom closet door (drags on the floor and the door knob did not function), The double pocket door to the front parlor (rub or hit inside the pocket frame and one section was difficult to roll),The upstairs utility closet and left rear bedroom closet double doors (needed some adjustment), the rear upstairs bathroom entry door (rubs in the frame).

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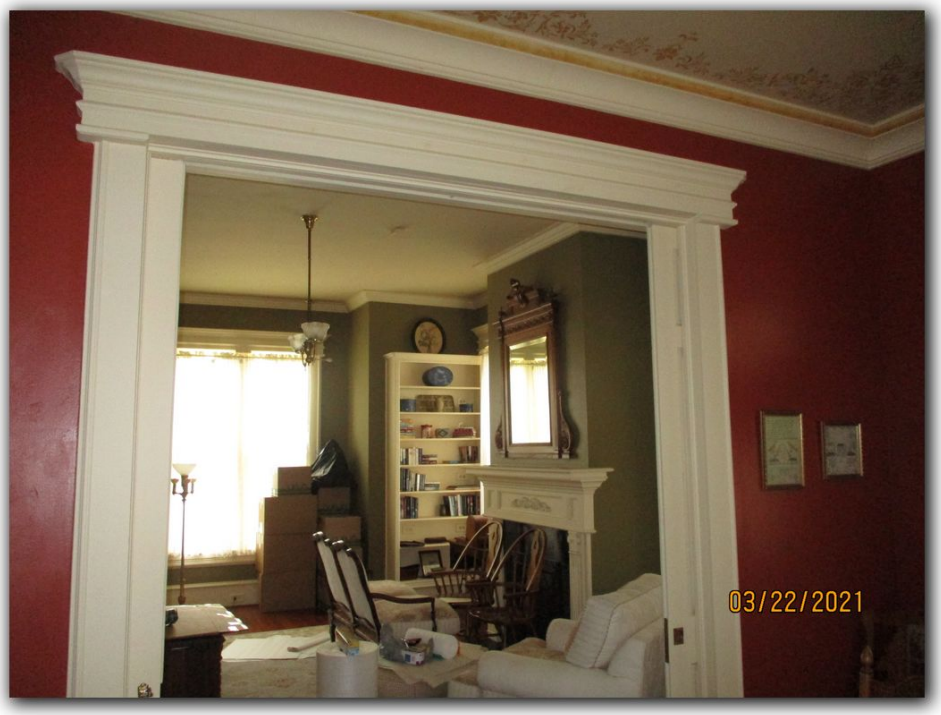

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EXTERIOR DOORS:

The exterior doors were operated and found to be in good operational condition.

☑ The front exterior door could not be opened and may not be functional.

☑ The side exterior door to the porch and the front entry doors did not have a dead bolt locks installed.

☑ The rear exterior door had some visible light seen between the door and frame and may not be sealing well.

☑ The door to the garage had damage to the door sill.

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I	NI	NP	D

GARAGE DOORS:

Type: ☑ Metal ☐ Wood ☐ Fiberglass ☐ Doors / panels are damaged

☑ ☐ ☐ ☑ **H. Windows**

WINDOWS:

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The house had the original wood frame single pane glass windows. The windows were in generally good to fair condition. Most of the windows were not able to be open and had been caulked and painted closed. There should be at least one operable window in the bedrooms to allow for fire egress. *NOTE: With occupied structures, windows that are blocked by the current occupants furniture or personal effects are not able to be properly inspected or tested are excluded from the inspection.*

☑ There were at least 5 windows with cracks in the glass panes. This included the leaded glass window at the front of the upper floor.

☑ The windows were in generally good to fair condition. Most of the windows were not able to be open and had been caulked and painted closed. There should be at least one operable window in the bedrooms to allow for fire egress

☑ The window at the front of the house on the second floor level had some wood decay and water damage around the window frame and to the interior wall below the window.

☑ Most of the window screens were removed or missing

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☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

INTERIOR STAIRS:

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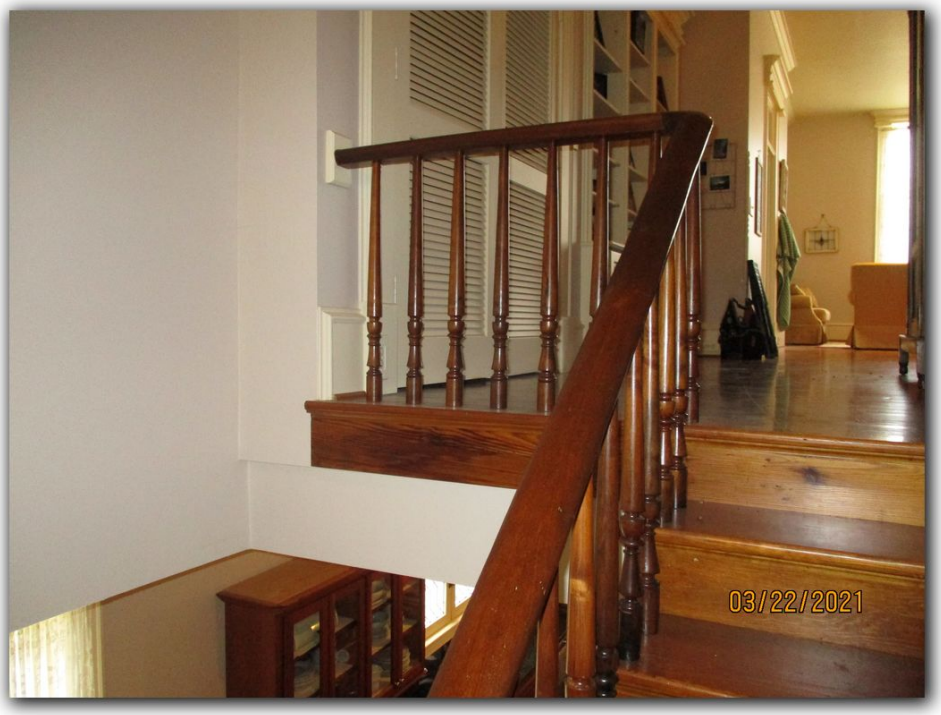
I	NI	NP	D

☑ There were some codes changes that had been made to interior stairs and stairwells since the construction of the structure. There are items seen that will not meet the new or current codes. This included but may not be limited to the vertical railing spacing, is grater than 4" on center, and the depth of the step treads, less than 11 inches) The structure does fall under the grandfather codes and does not have to be brought up to the current code requirements but we would like to point out the deficiency and not it as a safety concern. Hand railing not at proper height. The hand rail height was low and appeared to be lower than the current requirement of 36 inches above floor level or step level. *The stairs and stairwells were built to the codes and specifications from the time of the structures original construction. The stairwells were functional and in generally good condition at the time of the inspection*. *The stairs and stairwells may not meet all new code requirements but are grandfathered and not required to be brought up to meet all new codes.*



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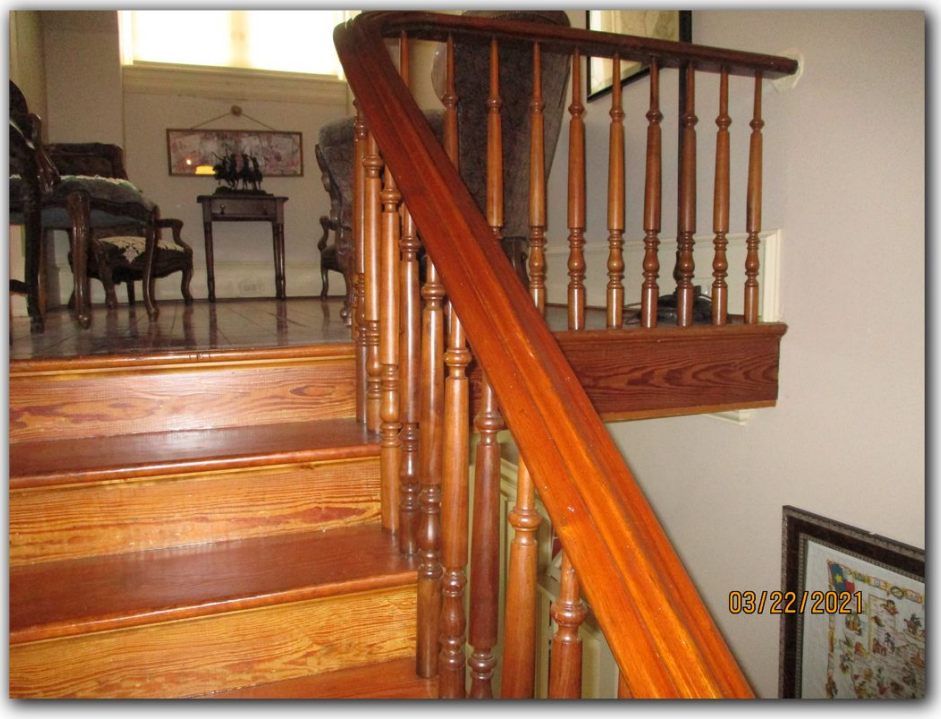

EXTERIOR

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**
FIREPLACE / CHIMNEY

Type of Fireplace: ☐ Factory ☑ Masonry ☐ Free Standing

☑ The interior parts of the fireplaces were not accessible. We would recommend that the buyer have a professional chimney sweep or other chimney and fireplace professional to investigate the interior condition of the chimneys prior to use.

☑ Both of the chimney need the brick masonry tuck-pointed to repair the mortar. (The roof was not walked and the chimneys were viewed from a distance)

☑ The chimneys did not appear to have proper rain caps or spark screens.

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☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**

PORCHES / PATIOS / WALKS &. DRIVES / FENCES:

The front and rear porch and patio areas were in good condition.

☑ There were numerous of the porch post with visible wood decay to the base of the post. (The bottom few inches of several of the post) This could affect the structural integrity of the post and the ability for the porch post to support the roof.

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☐ ☑ ☑ ☐ **L. Other**

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:

☑ Overhead Service ☐ Underground Service

Main Disconnect Panel

The main service panels appeared in good condition with no visual deficiencies found during the inspection.

The house had additional panels in the utility closet downstairs, a panel in the storage closet upstairs and in the garage.

☑

Type of Wire: ☑ Copper ☐ Aluminum

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

ELECTRICAL:

Type of Wiring: ☑ Copper ☐ Aluminum Conduit _____

Comments:

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Outlet and Switches

☑ As noted in the foundation section of the report there were loose or improperly secured wire under the house foundation. Many of these had been improperly joined without the use of junction boxes and proper wire connections. Some electrical boxes and wires were lying on ground under house. This is a potential hazardous condition for wiring and the wiring should be reviewed evaluated and repaired by a licensed electrician to meet the current code requirements.

☑ One or more wall outlet or wall switch did not have cover-plates installed. In the master closet there was an improperly secured wall switch and switch that did not have cover-plate.

Ground/ARC Fault Circuit Interrupt Safety Protection:

Kitchen:	☐ Yes	☐ No	☑ Partial	Bathrooms:	☑ Yes	☐ No	☐ Partial
Exterior:	☐ Yes	☑ No	☐ Partial	Garage:	☑ Yes	☐ No	☐ Partial

☑ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.GFCI are not properly installed or operate properly installed or in place at the required locations including the kitchen and exterior outlets.

☑ *NOTE: Some of the building codes for this type of structure have changes over the years since the house was built. While this is not a code compliance type inspection and most of these type concerns are grandfathered and would not require repair or alterations for occupancy, we do try to point out any new safety code changes where noticed. On this structure this would include the house did not having the proper quantity or locations for smoke alarms installed and the lack of arch fault protection and child safety protection as would be needed to meet the current building safety codes. The house should have one or more Carbon Monoxide detectors installed to meet the current safety codes.*

Fixtures

Smoke and Fire Alarms

☑ Proper smoke alarms are not present in all the required areas. Power for the smoke alarms should be hard-wired , (not battery only type). When and where possible, homeowners should install smoke alarms that are hard-wired with a battery backup to meet all the current building safety codes. The smoke alarms should also be interconnected so that if one sounds, they all sound in unison. Interconnected smoke alarms are typically connected with a wire, but new technology allows them to be interconnected wirelessly. The National Fire Protection Agency requires that smoke alarms be AFCI-protected. The house should also have at least one carbon monoxide detector near the bedroom on each level of the house.

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I	NI	NP	D

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☑ ☐ ☐ **A. Heating Equipment**

Type of System:
Energy Source:
Comments:
The heating and cooling system(s) were not inspected as part of this report but were inspected by a separate licensed mechanical company. The buyer should refer to the reports from that company concerning any issues or condition of these items.

☐ ☑ ☐ ☐ **B. Cooling Equipment**

Type of System:
Comments:
The heating and cooling system(s) were not inspected as part of this report but were inspected by a separate licensed mechanical company. The buyer should refer to the reports from that company concerning any issues or condition of these items.

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

The heating and cooling system(s) were not inspected as part of this report but were inspected by a separate licensed mechanical company. The buyer should refer to the reports from that company concerning any issues or condition of these items.

Type of Ducting: ☐ Flex Ducting ☐ Duct Board ☐ Metal

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

PLUMBING:

Location of water meter: in the front yard ☐ Functional Flow Inadequate
Location of main water supply valve: at the meter
Static water pressure reading: 50-60 ☐ below 40 psi ☐ above 80 psi
☐ Lack of reducing valve over 80 psi
Comments:
Water Source: ☑ Public ☐ Private **Sewer Type:** ☑ Public ☐ Private

Sinks

The kitchen and bathroom sink valves and the visible water supply lines were all in good condition and test to be functioning properly during the inspection.

☑ The kitchen sink valve was loose at the counter top connection. .

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Bathtubs and Showers

The tub and shower valves and the visible water supply lines that were accessible were all in good condition and test to be functioning properly during the inspection.

☑ The hand held shower in the upstairs right side bathroom had low water flow.

☑ In the upstairs rear bathroom the tub valve was missing the riser for the shower head. The connection was left open and if the shower diverter was turned it would leak water from this opening.

☑ There was a leak at one of the hot water supply lines under the master bathroom section of the foundation. The line may have burst during the last freeze and on the day of the inspection hot water was gushing out of the broken line.

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Commodes
The toilets were all tested by flushing each unit at least 3 times and all of the units were found to be functioning properly during the inspection.

Washing Machine Connections

Exterior Plumbing

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

DRAINS / VENTS:
To test the drains the water was left active at the sink shower and tub locations for several minutes at each location and the drains examined for proper flow and the presence of any leaks at the visible sections of the drains. At the time of the inspection the visible drain lines and the sink and tub drain were functioning well and in good repair. NOTE: Only the visible sections of the drains were inspected. The tub drains that were not accessible and the drains running in the walls below, the foundation, and the main drain under the yard were not inspected as part of this inspection.

☑ There was a vent stack in the upper attic that was disconnected and is not running through the roof but terminating in the attic space.

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☑ ☐ ☐ ☑ **C. Water Heating Equipment**

WATER HEATER:

Energy Source: Gas

Capacity: 50

Comments:

The structure had an gas water heater located in the second floor level closet. The unit was visually inspected for noticeable defects and operated during the inspection. At the time of the inspection the unit was in reasonable condition and functioning when tested.

☑ Flue/Vent is loose or poorly connected and had inadequate clearances

Water heater Temperature and Pressure Relief Valve

☑ T/P valve inspected / verified, but NOT TESTED

☑ The relief valve drain line runs down to the safety pan and was not plumbed to the exterior

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☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

☐ ☑ ☑ ☐ **E. Other**

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

The dishwasher was tested during this inspection and found to be operating properly.

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☑ ☐ ☐ ☐ **B. Food Waste Disposers**

The food waste disposer was operated and found to be in proper working condition at the time of this inspection.

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I	NI	NP	D

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

RANGE VENT

None:

☑ The house did to have a range vent.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**

RANGES, COOK TOPS, WALL OVENS:

Range Type: ☐ Electric ☑ Gas

☑ The left rear cook top burners do not light from the ignition source.

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Oven(s):

Unit #1: ☐ Electric ☑ Gas

Tested at 350°F, Variance noted: ___°F (max 25°F)

☑ The convention part of the wall oven had an issues with the fan. The unit will need repair.

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☑ ☐ ☐ ☑ **E. Microwave Ovens**

MICROWAVE:

The microwave unit was tested by heating a small amount of water and from this test the unit was

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found to be operating properly and appeared in good overall condition.

☑ The unit does not operate from the control panel and we are not able to test the unit. It may not be functional.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

BATHROOM VENTS:

The bathroom power vents were operated and found to be in proper working condition.

☑ The upstairs rear bathroom vent did not function.

☑ ☐ ☐ ☐ **G. Garage Door Operators**

The garage door operator was checked in the manual operation only (wall button) The remote control not checked. The door operator test to be functioning properly and the reverse sensor operated as needed when testing.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

The dryer vent was visually inspected and found to be in good condition.

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I	NI	NP	D	
☐	☑	☑	☐	**I. Other**

VI. OPTIONAL SYSTEMS

☐	☑	☑	☐	**A. Landscape Irrigation (Sprinkler) Systems**
☐	☑	☑	☐	**B. Swimming Pools, Spas, Hot Tubs, and Equipment**
☐	☑	☑	☐	**C. Outbuildings**
☐	☑	☑	☐	**D. Private Water Wells** (A coliform analysis is recommended)
☐	☑	☑	☐	**E. Private Sewage Disposal (Septic) Systems**
☐	☑	☑	☐	**F. Other**

FOUNDATION:

*** Due to the hazardous conditions at the time of the inspection, primarily loose and disconnected electrical wires under the house in the crawl space, the crawl space was not fully entered and some areas were viewed from a distance and through the lattice work that surrounds the exterior of the crawl space.*

Signs of Structural Movement or Settling

☑ Strike plate/alignment (on several of the interior doors).

☑ Twisted float joints

☑ The kitchen floors and consequently the upper level floors were not level

☑ Deteriorated brick pier/beam condition

☑ Some of the brick piers may need additional supports or piers installed near the brick piers.

☑ Door / window frames out of square

☑ Signs of structural movement or settling noted primarily in the kitchen area where the old brick piers are in use for foundation support. We suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

GRADE / DRAINAGE / LANDSCAPE:

☑ Improper drainage mainly on the right side of the house. The grade and drainage slopes towards foundation or where depressions in the grade can allow for water to stand or collect next to the structure or run below the foundation into the crawl space. All soil grade and drainage should be maintained to allow for water to drain away from the structure. Poor drainage or pooling water next to or under the foundation can cause negative hydraulic effects in the supporting soil under and the piers below the foundation. The grade and drainage will need some attention and repair.

ROOF:

☑ Torn, damaged and perforated shingles. Some signs of hail damage and excessive wear. The roof exhibited excessive granule loss typical of long-term weathering. This is a natural part of the aging process and can be expected to continue. The roof covering is in need of replacement or extensive repairs, a Professional Roofing Company should be consulted.

EXTERIOR WALLS AND FINISHED SURFACES:

☑ Wood siding in the areas where the older (original) siding was located had areas with some visible decay or damage to the old siding.

☑ There were areas around several of the windows with the bottom areas of the window trim having some visible decay.

CEILINGS / FLOORS:

☑ In several areas of the house the interior floors appeared to be the old original pine floors. Some areas of the floor appeared to have the finish worn. The kitchen floor had some signs of old damage to the surface.

INTERIOR DOORS:

☑ There were numerous doors needing some minor adjustment or repairs. With a pier and beam structure and the typical ongoing settling of the structure, door will need to be adjusted form time to time. Currently the following doors were noted as needing some adjustment. The double action door out of the kitchen, The front parlor door (door frame separating), Master bedroom closet door (drags on the floor and the door knob did not function), The double pocket door to the front parlor (rub or hit inside the pocket frame and one section was difficult to roll),The upstairs utility closet and left rear bedroom closet double doors (needed some adjustment), the rear upstairs bathroom entry door (rubs in the frame).

EXTERIOR DOORS:

☑ The front exterior door could not be opened and may not be functional.

☑ The side exterior door to the porch and the front entry doors did not have a dead bolt locks installed.

☑ The rear exterior door had some visible light seen between the door and frame and may not be sealing well.

☑ The door to the garage had damage to the door sill.

WINDOWS:

☑ There were at least 5 windows with cracks in the glass panes. This included the leaded glass window at the front of the upper floor.

☑ The windows were in generally good to fair condition. Most of the windows were not able to be open and had been caulked and painted closed. There should be at least one operable window in the bedrooms to allow for fire egress

☑ The window at the front of the house on the second floor level had some wood decay and water damage around the window frame and to the interior wall below the window.

☑ Most of the window screens were removed or missing

INTERIOR STAIRS:

☑ There were some codes changes that had been made to interior stairs and stairwells since the construction of the structure. There are items seen that will not meet the new or current codes. This included but may not be limited to the vertical railing spacing, is grater than 4" on center, and the depth of the step treads, less than 11 inches) The structure does fall under the grandfather codes and does not have to be brought up to the current code requirements but we would like to point out the deficiency and not it as a safety concern. Hand railing not at proper height. The hand rail height was low and appeared to be lower than the current requirement of 36 inches above floor level or step level. *The stairs and stairwells were built to the codes and specifications from the time of the structures original construction. The stairwells were functional and in generally good condition at the time of the inspection*. *The stairs and stairwells may not meet all new code requirements but are grandfathered and not required to be brought up to meet all new codes.*

FIREPLACE / CHIMNEY

☑ The interior parts of the fireplaces were not accessible. We would recommend that the buyer have a professional chimney sweep or other chimney and fireplace professional to investigate the interior condition of the chimneys prior to use.

☑ Both of the chimney need the brick masonry tuck-pointed to repair the mortar. (The roof was not walked and the chimneys were viewed from a distance)

☑ The chimneys did not appear to have proper rain caps or spark screens.

PORCHES / PATIOS / WALKS &. DRIVES / FENCES:

☑ There were numerous of the porch post with visible wood decay to the base of the post. (The bottom few inches of several of the post) This could affect the structural integrity of the post and the ability for the porch post to support the roof.

ELECTRICAL:

☑ As noted in the foundation section of the report there were loose or improperly secured wire under the house foundation. Many of these had been improperly joined without the use of junction boxes and proper wire connections. Some electrical boxes and wires were lying on ground under house. This is a potential hazardous condition for wiring and the wiring should be reviewed evaluated and repaired by a licensed electrician to meet the current code requirements.

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☑ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.GFCI are not properly installed or operate properly installed or in place at the required locations including the kitchen and exterior outlets.

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PLUMBING:

☑ The kitchen sink valve was loose at the counter top connection. .

☑ The hand held shower in the upstairs right side bathroom had low water flow.

☑ In the upstairs rear bathroom the tub valve was missing the riser for the shower head. The connection was left open and if the shower diverter was turned it would leak water from this opening.

☑ There was a leak at one of the hot water supply lines under the master bathroom section of the foundation. The line may have burst during the last freeze and on the day of the inspection hot water was gushing out of the broken line.

DRAINS / VENTS:

☑ There was a vent stack in the upper attic that was disconnected and is not running through the roof but terminating in the attic space.

WATER HEATER:

☑ Flue/Vent is loose or poorly connected and had inadequate clearances

☑ The relief valve drain line runs down to the safety pan and was not plumbed to the exterior

RANGE VENT

☑ The house did to have a range vent.

RANGES, COOK TOPS, WALL OVENS:

☑ The left rear cook top burners do not light from the ignition source.

☑ The convention part of the wall oven had an issues with the fan. The unit will need repair.

MICROWAVE:

☑ The unit does not operate from the control panel and we are not able to test the unit. It may not be functional.

BATHROOM VENTS:

☑ The upstairs rear bathroom vent did not function.