



BPG Inspection, LLC



**12043 Sela Lane
Houston TX 77072**

Client(s): Fuentes Vides
Inspection Date: 3/25/2022
Inspector: Ana Aponte , TREC #22375 (TX)

Mirna Elizabeth Fuentes Vides	3/25/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
12043 Sela Lane, Houston, TX 77072	
<i>Address of Inspected Property</i>	
Ana Aponte	TREC #22375 (TX)
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Thank you for choosing BPG Inspections.

Ana Aponte
Inspector

TREC Licensed Professional #22375
InterNACHI #17020630

Mobile: 832-870-4134
Scheduling: 1-800-285-3001

The Best Inspectors anywhere.

WWW.BPGInspections.com

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home. NOTE: Please read all of the pages of the contract to better understand all the provisions and Limitations of your home inspection company 90 Day Guarantee.

During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk through inspection should be discussed with your agent/representative, prior to closing.

Many homes we inspect are freshly painted. While this is often done for aesthetic reasons, unfortunately this can often conceal signs of conditions that could have been reportable had they been seen. It is also very common to find homes that have had repairs or renovations done in the months prior to the inspection. Your inspector cannot know what conditions existed prior to the repairs or all of the reasons that the repairs were performed. It is important for the buyer to obtain from the seller a full list of the repairs and renovations, cosmetic and otherwise, that were done on the home during their ownership. The buyer should ensure that this list always includes any permits that were obtained and any warranties that are still in place on the work done or the equipment installed. Any inconsistencies in the seller's disclosures should always be addressed with the seller prior to closing.

Style of Home: Single Family, One Story	Age Of Home: 1969	Home Faces: North
Vacant or Occupied: Occupied	Utilities Active: All	Client(s) Present: No
Weather: Clear	Temperature: Over 65	Rain in last 3 days: No
Ground/Soil Condition: Dry	Ancillary Services: Thermal Imaging	Recommended Professionals: (Based on reported deficiencies), Foundation, Licensed Electrician, Licensed HVAC, Licensed Plumber, General Labor, Appliance, Garage Door, Window

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

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

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

 Action Items may include:

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

 Consideration Items may include:

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

SECTION I. KEY FINDINGS

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

SECTION II. PROPERTY INFORMATION

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

SECTION III. INSPECTION AGREEMENT

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

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

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 940490
 - Client's Last Name: Fuentes Vides
- Follow the instructions to either view the report online or download it to your computer.

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

Action / Consideration Items

Structural Systems

Foundations

- ❌ 1. Previous repairs to the foundation have been disclosed and/or were detected. Refer to the seller for any documentation and possible warranties for further information.

Grading and Drainage

- ❌ 2. There is a downspout and/or turnout missing. Replace the missing components and extend 3ft from foundation.
- ⚠️ 3. Current building standards require at least four inches of foundation visible below masonry veneer and six inches of foundation below wood siding. Present condition is considered conducive to possible moisture and insect related issues.
- ⚠️ 4. Some downspouts are damaged/crushed at the exterior. Repair needed by a qualified contractor/technician to prevent obstruction.
- ⚠️ 5. Debris was observed in the gutters. This condition prevents proper drainage of water off and away from structure. Debris in gutters can conceal rust, deterioration or holes that are not visible until cleaned.

Roof Structures and Attics

- ❌ 6. The attic pull down stairs hardware is loose and/or missing at hinges. Injury from use may occur if not repaired.
- ⚠️ 7. Insulation is deficient by current standards. Have contractor install additional insulation to R-30 for improved energy efficiency.

Ceilings and Floors

- ⚠️ 8. Loose tiles were observed in the living room. It appears to be following a pattern consistent with typical of foundation settlement. Repair as needed.

Doors (Interior and Exterior)

- ⚠️ 9. The occupant door leading from the attached garage into the house is not self closing. I recommend installing/ adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.
- ⚠️ 10. Rear door hardware missing/damaged. Repair as needed.
- ⚠️ 11. Door at rear does not close properly, binds in frames. Recommend carpenter to make adjustments.

Windows

- ⚠️ 12. Windows were in generally poor condition due to age. Though maintenance and repairs may allow for a few more years of use, consider updating the windows with newer, more energy efficient versions.
- ⚠️ 13. Fresh sealant/caulk applications recommended on exterior window frames at walls. This is an ongoing maintenance item that should be performed on a regular basis to prevent the entry and subsequent damage from water/moisture.

Electrical Systems

Service Entrance and Panels

- ❌ 14. Main electrical service drop wiring is in contact with main structure. Recommend repairs by a professional to avoid circuit contact and damage.
- ❌ 15. The main panel outside has pulled loose from siding, which can allow debris and water to become trapped behind panel and will eventually deteriorate the siding. Have a contractor perform any necessary siding and/or structural repairs. A licensed electrician should perform work to secure electrical components.

Action / Consideration Items

- 16. The main service panel does not have a main disconnect breaker as called for by today's standards in service panels with more than 6 breakers
- 17. Recommend sealant between panels/meters and wall to prevent moisture entry into wall.

Branch Circuits, Connected Devices, and Fixtures

- 18. Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.
- 19. There were exposed connections, open boxes observed in the attic and in the garage. Secure, enclose in rated enclosures to prevent hazards.
- 20. There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: all kitchen, and baths,. I recommend updating to current standards.
- 21. There was an ungrounded circuit observed in the guest bath and kitchen counter. The cause should be diagnosed and repaired by a licensed electrician.
- 22. There are no visible outside electrical outlets as required by current standards.
- 23. Some lights were not functioning. These are usually just a case of burned out bulbs. Recommend replacing bulbs before closing as needed. If fixtures are still not functioning, then a licensed electrician should diagnose for deficiencies.

Heating, Ventilation and Air Conditioning Systems

Heating Equipment

- 24. The flue from furnace as it terminates through roof is not strapped to rafters. Recommend properly securing flue to rafters with metal straps.
- 25. The heating system flue is in contact with building materials. Gas flues should have 1.5" of clearance surrounding the flue pipe. A heat shield should also be installed at the penetration.

Cooling Equipment

- 26. The condenser slab was observed to be out of level. Compressor oil may not properly lubricate the piston if compressor is not level causing premature failure. I recommend a qualified contractor make the necessary corrections.
- 27. There is no electrical cutoff within sight/6ft from condenser as required by current standards.

Plumbing System

Plumbing Supply, Distribution Systems and Fixtures

- 28. Supply pipes in attic space must be properly insulated.
- 29. Home has original galvanized supply lines. Lines of this age are known to develop leaks and clogs overtime. Supply problems may not be detectable until they actually fail. Consider updating these supply lines. Consult with licensed plumber for options and pricing.

Drains, Wastes, and Vents

- 30. The drain was slow, and may be clogged in the kitchen sink and bath tub. I recommend repair by a plumber.

Action / Consideration Items

- ☒ 31. Galvanized pipes were observed on the bath and/or kitchen sink drains and attic. These pipes are known to corrode from the inside out and fail causing leaks. Consider replacing these with newer PVC drains to prevent this from occurring.
- ☒ 32. The washer drain is undersized and draining to the front of the home. There is an existing drain at the garage, but an improvised line was added. Have a licensed plumber evaluate for repairs and tap the drain to the main line.
- ☒ 33. Recommend replacing damaged drain cleanout covers in front yard (commonly damaged from lawn equipment).

Water Heating Equipment

- ☒ 34. T&P valve does not drain to exterior as required. Injury may occur in the event of a high temperature/pressure discharge. Drains are required to discharge directly to exterior, directed downward to within 6-12" of grade. Drain lines must be high temperature rated (copper, CPVC etc).
- ☒ 35. The water heater flue is in contact with building materials. Gas flues should have a clearance of 1.5" from building materials surrounding the flue pipe. Repair as needed.
- ☒ 36. The flue from water heater as it terminates through roof is not strapped to rafters. Recommend properly securing flue to rafters with metal straps at rafters.
- ☒ 37. The water heater abuts to an interior wall and there is no emergency leak catch pan installed. Today's standards now require a catch pan that is plumbed to the exterior in locations where tank leaks could cause interior water penetration. For interior installations there are retrofits available, with water leak detectors that shut of the water supply. Consult with a licensed plumber for viable solutions.

Appliances

Dishwashers

- ☒ 38. No power to the unit, appliance did not start and was not tested. Repair as needed.
- ☒ 39. Dishwasher drain line does not have a sanitary anti-siphon line loop installed properly as called for by today's standards. An anti-siphon device prevents the wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. A drain loop should be attached to highest possible point in the cabinet, or above the sink water line to prevent drain back from the sink and disposal.

Ranges, Cooktops, and Ovens

- ☒ 40. The distance between your range and the nearest sidewall should be twelve inches at a minimum, no matter the style of range you're having installed. This has to do with the heat coming from the cooktop. Gas range flames or intense heat from electric coils can pose some serious danger if they are close to a wall or another appliance.

Microwave Ovens

- ☒ 41. The National Kitchen and Bath Association recommends that the bottom of the microwave should be no higher than 54 inches above the floor, which would allow for **18 inches** of clearance between the microwave and the typical cooktop height of 36 inches. Reviewing your manufacturers specification is recommended.

Garage Door Operators

- ☒ 42. The garage door IR auto reversing sensors should be mounted no higher than 6" above the entry threshold

Legend	<input checked="" type="checkbox"/> No Action Items Found	<input checked="" type="checkbox"/> Action Item	<input checked="" type="checkbox"/> Consideration Item
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Structural Systems			
A.	Foundations		<input checked="" type="checkbox"/>
B.	Grading and Drainage		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
C.	Roof Covering Materials	X	
D.	Roof Structures and Attics		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
E.	Walls (Interior and Exterior)	X	
F.	Ceilings and Floors	X	<input checked="" type="checkbox"/>
G.	Doors (Interior and Exterior)	X	<input checked="" type="checkbox"/>
H.	Windows	X	<input checked="" type="checkbox"/>
I.	Stairways (Interior and Exterior)	X	
J.	Fireplaces and Chimneys	X	
K.	Porches, Balconies, Decks, and Carports	X	
L.	Other	X	

Electrical Systems			
A.	Service Entrance and Panels		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
B.	Branch Circuits, Connected Devices, and Fixtures		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
C.	Other	X	

Heating, Ventilation and Air Conditioning Systems			
A.	Heating Equipment		<input checked="" type="checkbox"/>
B.	Cooling Equipment		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
C.	Duct Systems, Chases, and Vents	X	
D.	Other	X	

Plumbing System			
A.	Plumbing Supply, Distribution Systems and Fixtures		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

B.	Drains, Wastes, and Vents		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
C.	Water Heating Equipment		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
D.	Hydro-Massage Therapy Equipment	X	
E.	Gas Distribution Systems and Gas Appliances	X	
F.	Other	X	

Appliances			
A.	Dishwashers		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
B.	Food Waste Disposers	X	
C.	Range Hood and Exhaust Systems	X	
D.	Ranges, Cooktops, and Ovens	X	<input checked="" type="checkbox"/>
E.	Microwave Ovens	X	<input checked="" type="checkbox"/>
F.	Mechanical Exhaust Vents and Bathroom Heaters	X	
G.	Garage Door Operators	X	<input checked="" type="checkbox"/>
H.	Dryer Exhaust Systems	X	
I.	Other	X	

Optional Systems			
A.	Landscape Irrigation (Sprinkler) Systems	X	
B.	Swimming Pools, Spas, Hot Tubs, and Equipment	X	
C.	Outbuildings	X	
D.	Private Water Wells (A coliform analysis is recommended)	X	
E.	Private Sewage Disposal Systems	X	
F.	Other Built-in Appliances	X	
G.	Other	X	

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NP = Not Present

D = Deficient

I	NI	NP	D
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I. Structural Systems

A. Foundations

Type of Foundation(s): Slab

Foundation method of inspection: Visual inspection of exterior

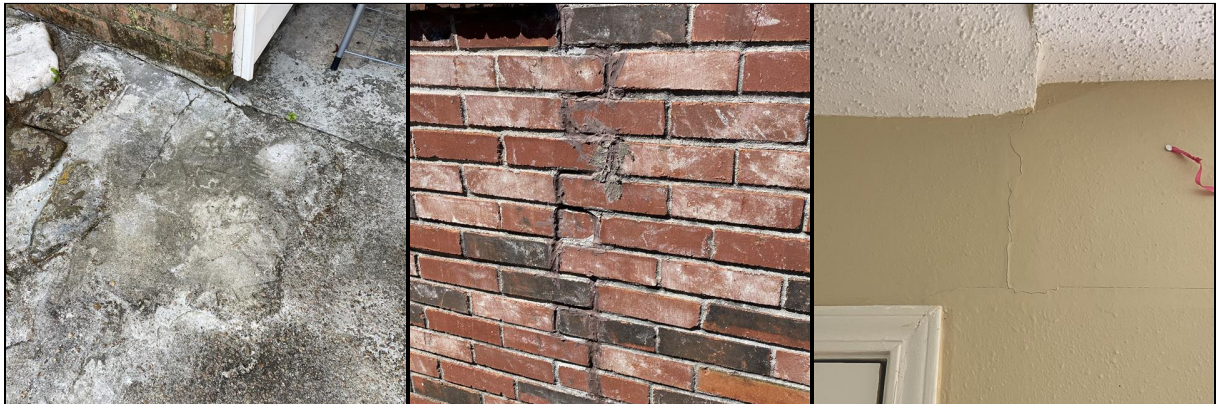
Foundation performance: Performing as intended with some noted movement. See additional comments below, Previous repairs were observed

Comments:

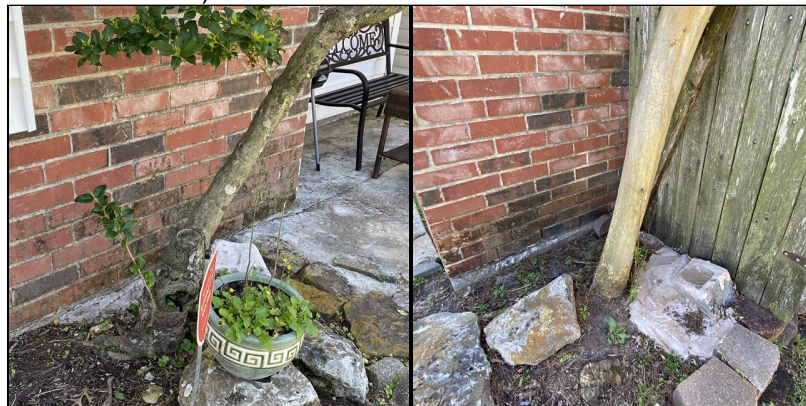
The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection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

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

Previous repairs to the foundation have been disclosed and/or were detected. Refer to the seller for any documentation and possible warranties for further information.



It is recommended that trees be placed no closer than 15ft from foundation structures. All tree roots that are growing beneath the slab should be severed to prevent foundation damage. (Root damming in this area will prevent future grow beneath the slab). Consult with an arborist if tree health is a concern.



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B. Grading and Drainage

Comments:

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

At the time of inspection the grading & drainage surrounding the foundation structure appeared adequate, with the following exceptions:

- There is a downspout and/or turnout missing. Replace the missing components and extend 3ft from foundation.



- Current building standards require at least four inches of foundation visible below masonry veneer and six inches of foundation below wood siding. Present condition is considered conducive to possible moisture and insect related issues.



- Some downspouts are damaged/crushed at the exterior. Repair needed by a qualified contractor/ technician to prevent obstruction.

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D = Deficient

I	NI	NP	D
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Debris was observed in the gutters. This condition prevents proper drainage of water off and away from structure. Debris in gutters can conceal rust, deterioration or holes that are not visible until cleaned.



C. **Roof Covering Materials**

Types of Roof Covering: Dimensional

Approximate Age of Roof: Estimated, 3-5 Years Old

Roof Viewed From: Ground

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is or will be free of leaks, or of its insurability.

The condition of the roofing material is consistent for its age and there are no visible leaks or repair requirements. Based on present condition and normal weather patterns, it is reasonable to expect additional years of service life. This does not preclude the occurrence of leaks or the need for repairs during that period. This inspection is not a guarantee against isolated roofing leaks in the future.

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Tree limbs that are in contact with roof or hanging near roof should be trimmed back 3-5' to prevent any damage to the roof covering.



Metal roofs have an expected maintenance period of about every 8-10 years, where the deficient grommet seals on the roof fasteners are replaced as needed and loose fasteners are reset. Penetrations are replenished of sealant and/or jackboot flashings are replaced. The roof appears to be nearing the period where maintenance is recommended. Recommend query owner for record of last maintenance period. If none in last 7 years, a qualified metal roofer should be contacted and a maintenance check be performed.



D. Roof Structures and Attics

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

Roof Structure: 2 X 4 Rafters, 2 X 6 Rafters, 2x6 Ridge Beam, Wood slats

Roof Ventilation: Ridge vents, Soffit Vents, Passive

Attic Access Info: Pull Down stairs

Attic Insulation: Approximate, 6-7 Inches, Batt, Fiberglass

Extra Info: Upside down carpet on top of insulation observed

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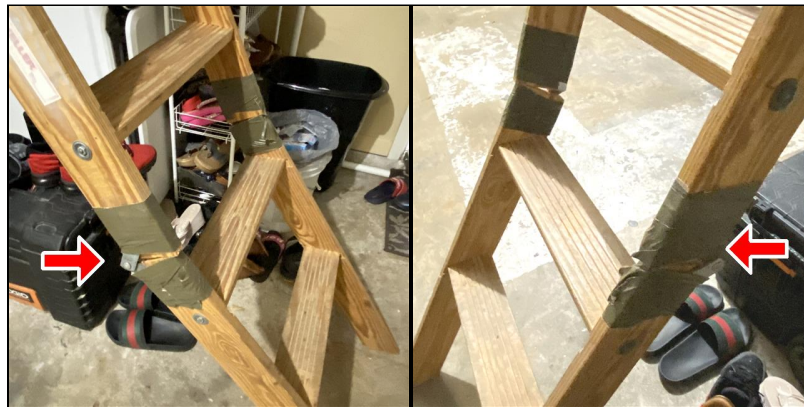
Comments:

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

The structure was in good condition. However, the following exceptions were observed:



The attic pull down stairs hardware is loose and/or missing at hinges. Injury from use may occur if not repaired.



Insulation is deficient by current standards. Have contractor install additional insulation to R-30 for improved energy efficiency.



E. Walls (Interior and Exterior)

Exterior Wall Covering/Siding: Brick, Wood, Vinyl siding

Comments:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues

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that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

There are joint cracks on the walls in various locations. These cracks appear to be typical settlement/shifting joint cracks. Recommend sealing (mortar) crack to prevent moisture incursion and monitor for further settlement/separation



All exterior siding butt & transitional joints that are separated more then 1/8" should be re-sealed (caulk and paint) to prevent moisture incursion



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



F. Ceilings and Floors

Ceiling Structure: 2X6, 2X8, 2X10, Joists, Beams

Comments:

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I NI NP D

Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

Loose tiles were observed in the living room. It appears to be following a pattern consistent with typical of foundation settlement. Repair as needed.



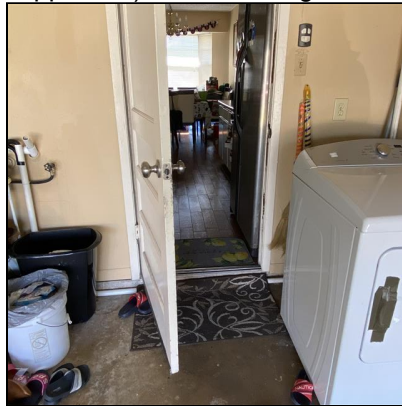
G. Doors (Interior and Exterior)

Comments:

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

All accessible doors were operated and found to be functional, with the following exceptions:

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



Rear door hardware missing/damaged. Repair as needed.

I = Inspected

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D = Deficient

I	NI	NP	D
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 Door at rear does not close properly, binds in frames. Recommend carpenter to make adjustments.





H. **Windows**

Window Type: Aluminum Frame, Single Pane, Aged

Comments:

All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

 Windows were in generally poor condition due to age. Though maintenance and repairs may allow for a few more years of use, consider updating the windows with newer, more energy efficient versions.

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

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Operable Fireplaces: One

Comments:

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

Safe practices for fireplace use are as follows:

- The fireplace damper must be fully open before starting a fire, and left open until the fire is completely out.
- Fireplaces should not be overloaded with fire wood.
- Green or wet wood should never be used.
- Screens should be closed during the fireplace's operation to prevent sparks from flying out into the room.
- Annual chimney inspections and sweeping are recommended.

No deficiencies were observed at the time of inspection.



K. Porches, Balconies, Decks, and Carports

Comments:

No deficiencies of note.

The inspector does not determine the existence or adequacy of flashing at the attachment to the house.

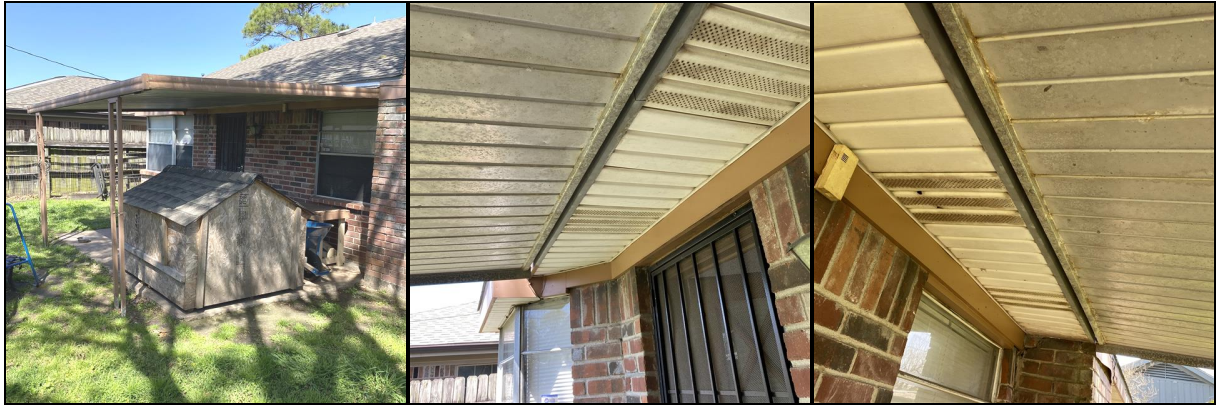
I = Inspected

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L. Other

Comments:

Fences are not inspected unless a swimming pool is present.

II. Electrical Systems

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

The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation.

A. Service Entrance and Panels

Electrical Service: Overhead service, Copper, 240 volts

Main Breaker: No main breaker

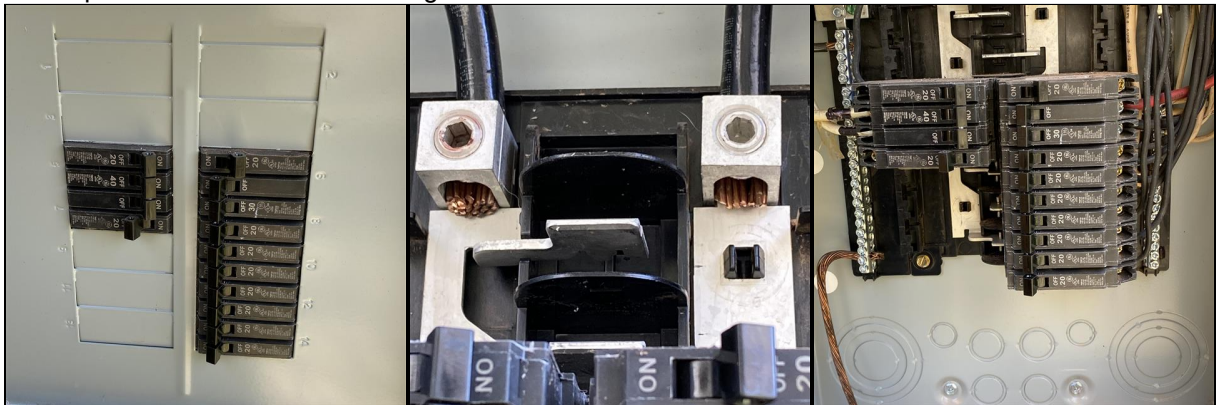
Electric Panel Manufacturer: GENERAL ELECTRIC

Panel Type: Circuit breakers

Ground System: Driven Ground Rod

Comments:

The main panel box is located on the right side of the home.



Main electrical service drop wiring is in contact with main structure. Recommend repairs by a professional to avoid circuit contact and damage.

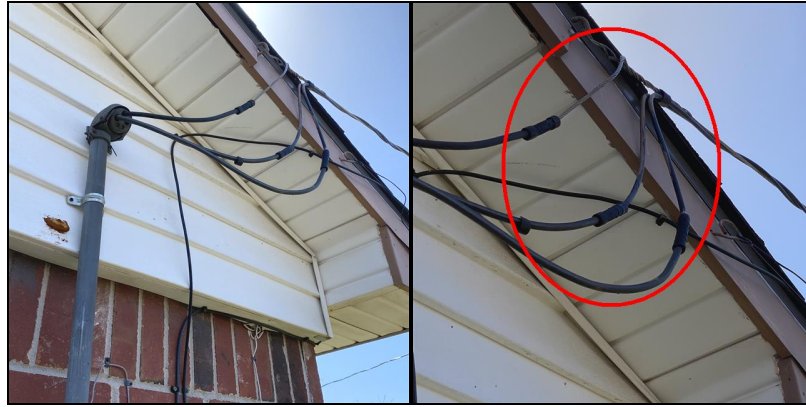
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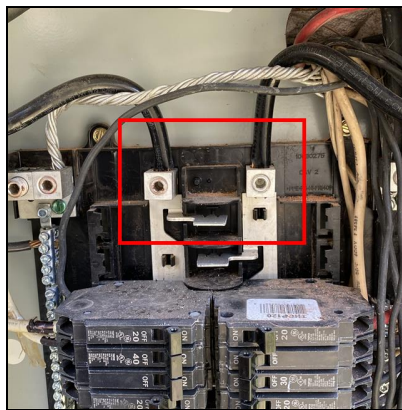
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☒ The main panel outside has pulled loose from siding, which can allow debris and water to become trapped behind panel and will eventually deteriorate the siding. Have a contractor perform any necessary siding and/or structural repairs. A licensed electrician should perform work to secure electrical components.



☒ The main service panel does not have a main disconnect breaker as called for by today's standards in service panels with more than 6 breakers



☒ Recommend sealant between panels/meters and wall to prevent moisture entry into wall.

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I	NI	NP	D
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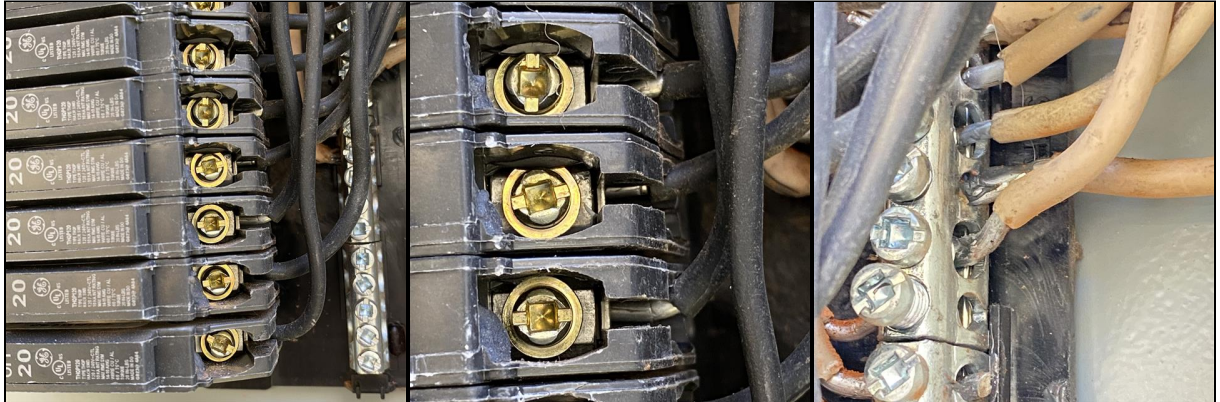
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: NM (non-metallic sheathed)

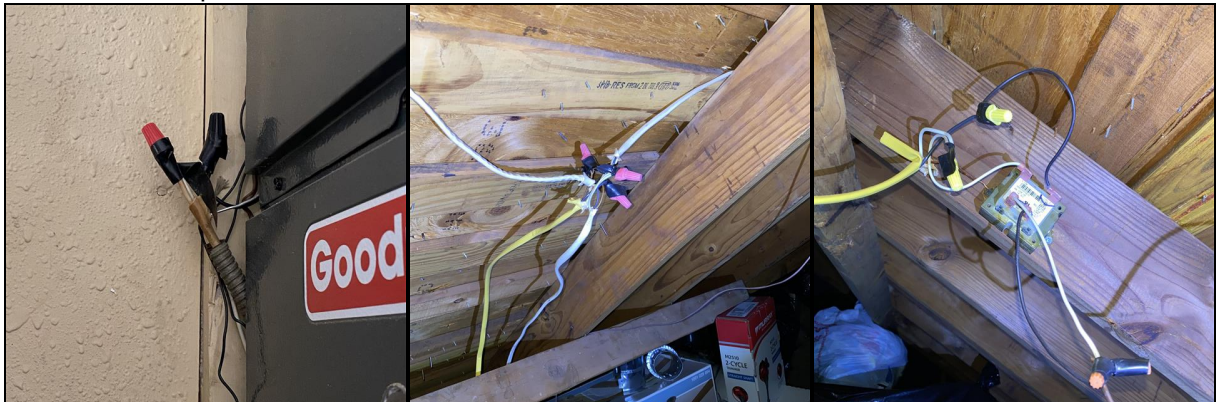
Type of Branch Circuit Wiring: Aluminum

Comments:

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



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



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There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: all kitchen, and baths,. I recommend updating to current standards.



There was an ungrounded circuit observed in the guest bath and kitchen counter. The cause should be diagnosed and repaired by a licensed electrician.



There are no visible outside electrical outlets as required by current standards.

Some lights were not functioning. These are usually just a case of burned out bulbs. Recommend replacing bulbs before closing as needed. If fixtures are still not functioning, then a licensed electrician should diagnose for deficiencies.



C. Other
Comments:

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III. Heating, Ventilation and Air Conditioning Systems

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

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

Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

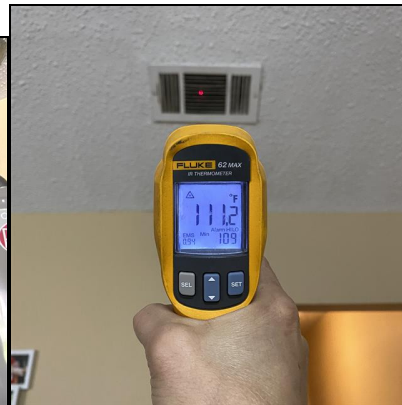
Number of Heat Systems (excluding wood): One

Furnace/Air Handler Age: Unknown (damaged/missing plate)

Tonage: 3

Comments:

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



Supply temp

The flue from furnace as it terminates through roof is not strapped to rafters. Recommend properly securing flue to rafters with metal straps.

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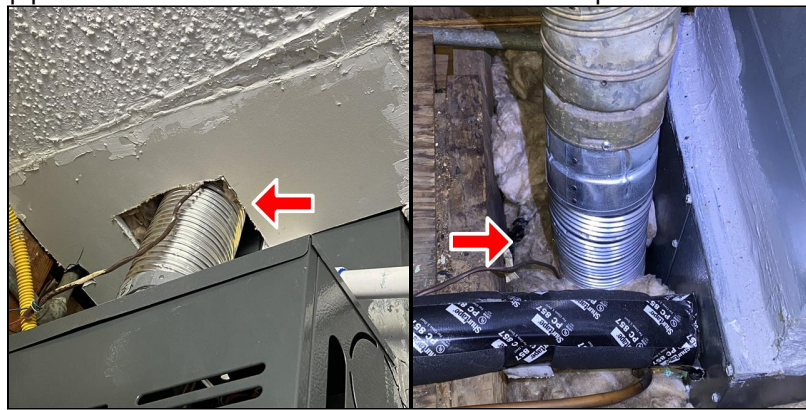
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I	NI	NP	D
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The heating system flue is in contact with building materials. Gas flues should have 1.5" of clearance surrounding the flue pipe. A heat shield should also be installed at the penetration.



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



B. Cooling Equipment

Type of Systems: Central air conditioner unit

Coolant Type: R-410A

A/C Age: 2019

Temperature Differential: 14 Degrees

Number of Cooling Systems: One

Comments:

The main unit(s) functioned at time of inspection. Target temperature drops between 14-22 degrees were obtained.

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I NI NP D

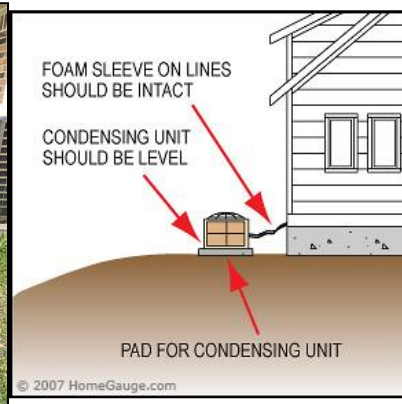


Return temp



Supply temp

The condenser slab was observed to be out of level. Compressor oil may not properly lubricate the piston if compressor is not level causing premature failure. I recommend a qualified contractor make the necessary corrections.



There is no electrical cutoff within sight/6ft from condenser as required by current standards.

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I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Ductwork: Insulated Flex Duct, Metal, insulated

Comments:

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

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



D. Other

Comments:

IV. Plumbing System

The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection, unless other wise noted. Clothes washing machine and Icemaker hose bibs are not tested.

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Left Side, Street

Location of main water supply valve: Left Side

Static water pressure reading: 78 PSI

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I	NI	NP	D
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Water Source: Public

Plumbing Water Supply (into home): Galvanized

Plumbing Water Distribution (inside home): Galvanized

Comments:

Fixtures functional. Flow acceptable. The toilets flushed on the day of the inspection.

Supply pipes in attic space must be properly insulated.



Home has original galvanized supply lines. Lines of this age are known to develop leaks and clogs overtime. Supply problems may not be detectable until they actually fail. Consider updating these supply lines. Consult with licensed plumber for options and pricing.

The main shutoff was buried in grade and water. Have soil removed, and ensure the device to be functional before taking occupancy.



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



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B. Drains, Wastes, and Vents

Location of drain cleanout: Right side (facing front)

Plumbing Waste: Galvanized

Washer Drain Size: 1 1/2" Diameter (undersized)

Comments:

Drains and vents functioned normally, with the following exceptions:

The drain was slow, and may be clogged in the kitchen sink and bath tub. I recommend repair by a plumber.



Galvanized pipes were observed on the bath and/or kitchen sink drains and attic. These pipes are known to corrode from the inside out and fail causing leaks. Consider replacing these with newer PVC drains to prevent this from occurring.

The washer drain is undersized and draining to the front of the home. There is an existing drain at the garage, but an improvised line was added. Have a licensed plumber evaluate for repairs and tap the drain to the main line.



Recommend replacing damaged drain cleanout covers in front yard (commonly damaged from lawn equipment).

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I NI NP D



C. Water Heating Equipment

Water Heater Age: 2015

Capacity: 40 Gallon

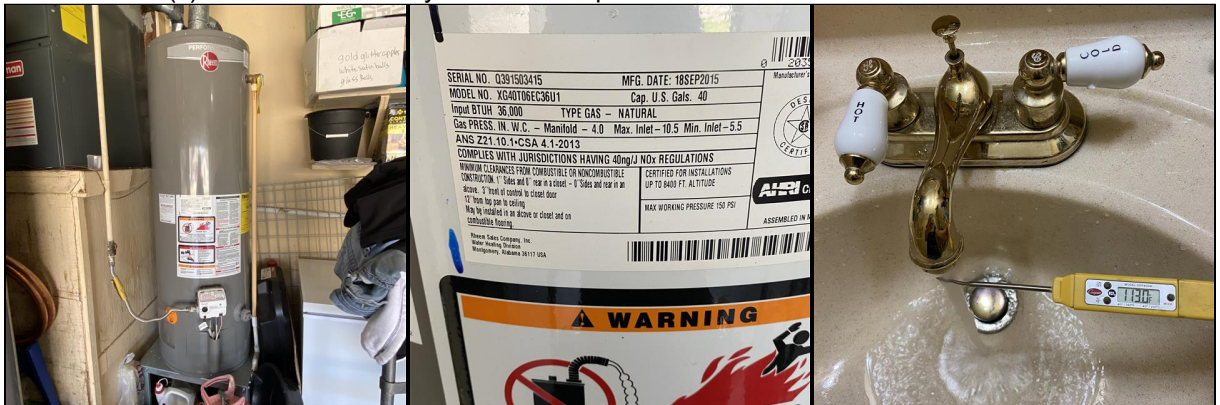
Energy Sources: Gas

Water Heater Location: Garage

Temperature/Pressure Relief Termination Location: At the interior

Comments:

The water heater(s) functioned normally at time of inspection.



T&P valve does not drain to exterior as required. Injury may occur in the event of a high temperature/pressure discharge. Drains are required to discharge directly to exterior, directed downward to within 6-12" of grade. Drain lines must be high temperature rated (copper, CPVC etc).



The water heater flue is in contact with building materials. Gas flues should have a clearance of 1.5" from building materials surrounding the flue pipe. Repair as needed.

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☒ The flue from water heater as it terminates through roof is not strapped to rafters. Recommend properly securing flue to rafters with metal straps at rafters.



☒ The water heater abuts to an interior wall and there is no emergency leak catch pan installed. Today's standards now require a catch pan that is plumbed to the exterior in locations where tank leaks could cause interior water penetration. For interior installations there are retrofits available, with water leak detectors that shut of the water supply. Consult with a licensed plumber for viable solutions.



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

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D. Hydro-Massage Therapy Equipment
Comments:

E. Gas Distribution Systems and Gas Appliances
Comments:

F. Other
Location of Gas Meter and Main Shut-Off: Rear
Comments:

V. Appliances

The inspector is not required to determine recalls, counterfeit products, product lawsuits, manufacturer or regulatory requirements. To search for recalls, one may visit www.recalls.gov as a resource for federal recalls.

A. Dishwashers
Comments:

No power to the unit, appliance did not start and was not tested. Repair as needed.



Dishwasher drain line does not have a sanitary anti-siphon line loop installed properly as called for by today's standards. An anti-siphon device prevents the wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. A drain loop should be attached to highest possible point in the cabinet, or above the sink water line to prevent drain back from the sink and disposal.

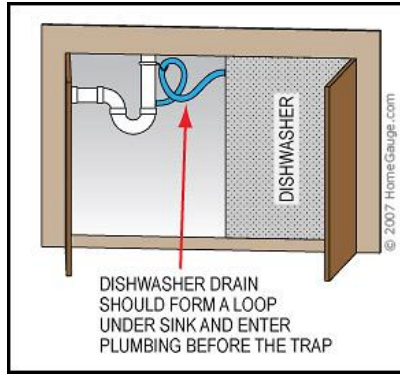
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B. Food Waste Disposers

Comments:

Appliance was functional at time of inspection.



C. Range Hood and Exhaust Systems

Comments:

The vent fan functioned and is vented to the exterior.



D. Ranges, Cooktops, and Ovens

Comments:

Cooktop and oven functional at time of inspection.

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I NI NP D



The distance between your range and the nearest sidewall should be twelve inches at a minimum, no matter the style of range you're having installed. This has to do with the heat coming from the cooktop. Gas range flames or intense heat from electric coils can pose some serious danger if they are close to a wall or another appliance.



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

E. Microwave Ovens

Comments:

Appliance was functional at time of inspection.



The National Kitchen and Bath Association recommends that the bottom of the microwave should be no higher than 54 inches above the floor, which would allow for **18 inches** of clearance between the microwave and the typical cooktop height of 36 inches. Reviewing your manufacturers specification is recommended.

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

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

Comments:

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

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

G. **Garage Door Operators**

Comments:

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



The garage door IR auto reversing sensors should be mounted no higher than 6" above the entry threshold

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H. **Dryer Exhaust Systems**

Comments:

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

I. **Other**

Comments:

VI. Optional Systems

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

Comments:

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

Comments:

C. **Outbuildings**

Comments:

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

Comments:

E. **Private Sewage Disposal Systems**

Comments:

F. **Other Built-in Appliances**

Comments:

G. **Other**

Comments:

Swing set and trampoline present in the back yard, but not part of this inspection.

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D = Deficient

I	NI	NP	D
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