

Horsley Home Inspection

Property Inspection Report



308 11th Ave N, Texas City, TX 77590

Inspection prepared for: Tim Shea

Real Estate Agent: Moon Kim - Lifestyles realty

Date of Inspection: 11/27/2019 Time: 8:00 AM

Age of Home: 1964 Size: 1658

Weather: 64 degrees with cloudy skies

All directional references in the report as to
right, left, front, back/rear are from a front view perspective of the home.

Electrical and gas services were off at time of inspection.

Inspector: Andrew Horsley

TREC# 22980

17526 Glenmark Drive, Houston, TX 77084

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Email: andrew@horsleyhomeinspection.com

HorsleyHomeInspection.com

PROPERTY INSPECTION REPORT

Prepared For: Tim Shea
(Name of Client)

Concerning: 308 11th Ave N, Texas City TX, 77590
(Address or Other Identification of Inspected Property)

By: Andrew Horsley, TREC# 22980 11/27/2019
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

All directional references in the report as to right, left, front, back/rear are from a front view perspective of the home. Thank you for using Horsley Home Inspection!

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

I	NI	NP	D
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- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Pier and Beam

Comments:

• The foundation shows movement evident in sloping floors. In the inspectors opinion the foundation is not properly supported and further review by a foundation company is recommended.

B. Grading and Drainage

Comments:

• The backyard grading is sloping towards the house preventing water from draining away from the foundation.



C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted
- Roll roofing

Viewed From:

- Roof

Comments:

- Multiple exposed nail heads.
- The roofing material on the front porch does not have the appropriate over hang on the left side causing water to drip down the fascia board on the front porch.
- Improper/flashing that is not working properly on left middle of exterior.
- Various lifted shingles on roof.
- Damaged and torn ridge cap shingles.
- The roof has various spots that have been sealed to stop leaks along with worn shingles. Recommended replacing roof.

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The roofing material on the front porch does not have the appropriate over hang on the left side causing water to drip down the fascia board on the front porch.



Improper/flashing that is not working properly on left middle of exterior.



Wear on ridge cap shingles.

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Damaged and torn ridge cap shingles.



Multiple exposed nail heads.



Evidence of sealing leaks.

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Wrinkled roll roofing material.



Evidence of sealing leaks.



Various lifted shingles on roof.

D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 2-4 inches deep

Comments:

- Damaged fascia board on left front of porch.
- Damaged attic access ladder recommended repair/replace.
- Large rodent droppings in attic.

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Damaged fascia board on left front of porch.



Decking and fascia damage on left middle of exterior.



Damaged attic access ladder recommended repair/replace.



Damaged attic access ladder recommended repair/replace.



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E. Walls (Interior and Exterior)

Comments:

- Various damage to vinyl siding around house.
- Section of missing vinyl siding of rear of house.
- Damaged wood siding underneath vinyl siding on rear of house.
- Mismatched of exterior siding on front of house.
- The exterior of the living room add on has various trim and siding damage along with plywood that is exposed to the elements.
- **Water damaged siding in left middle of exterior.**



Damaged wood siding underneath vinyl siding on rear of house

Section of missing vinyl siding of rear of house.

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Water damaged siding in left middle of exterior.



Mismatched of exterior siding on front of house.



Living room add on.



Living room add on.

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Living room add on.



Loose vinyl siding on left rear of house.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Ceilings and Floors

Comments:

- House will require new floors throughout.
- Damaged sections of kitchen ceiling.
- Various ceiling drywall damage in converted attic space.
- **The floor decking in the kitchen area appears to be "soft" in several locations and may require repairs.**



House will require new floors throughout.



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Damaged sections of kitchen ceiling.



Various ceiling drywall damage in converted attic space.

G. Doors (Interior and Exterior)

Comments:

- Damaged trim at the bottom of the back door.
- Various damage to interior doors and hardware.

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Damaged trim at the bottom of the back door.



Various damage to interior doors and hardware.

H. Windows

Comments:

- The frame for the window above the kitchen sink appears to be bent.
- **Various damaged window sill around exterior of the house.**



Various damaged window sill around exterior of the house.



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The frame for the window above the kitchen sink appears to be bent.

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

Comments:

- The hand rail on the front steps needs to be stabilized.
- Large settlement cracks on back door steps.

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The hand rail on the front steps needs to be stabilized.



Large settlement cracks on back door steps.



Large settlement cracks on back door steps.

L. Other

Comments:

- Missing section of fence on right front of house.
- Various repairs to fence.
- Left side gate is in need of adjustment and repairs.
- Kitchen cabinets are in poor condition and will need to be replaced.

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Missing section of fence on right front of house.



Various repairs to fence.



Left side gate is in need of adjustment and repairs.



Kitchen cabinets are in poor condition and will need to be replaced.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

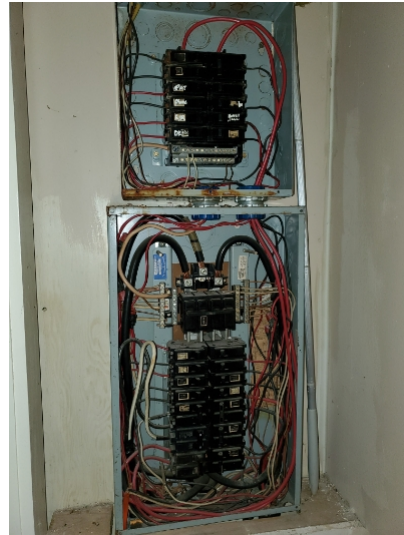
- Living room closet

Materials and Amp Rating:

- Copper wiring
- 150 amp

Comments:

- The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles.
- No ARC fault breakers {**AFCI**} were observed at the service panel at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. AFCI breakers provide fire protection by opening the circuit when an arcing fault is detected.
- Several breaker connection terminals are corroded.
- **Main and sub panel are older ITE brand units and recommended upgrading to new panels.**
- **Charred wire in sub panel.**



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Charred wire in sub panel.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Exposed outlet box on rear of house above back door.
- **Open junction boxes and light fixtures that are not properly installed in attic.**
- **Exposed wires underneath kitchen sink.**



Exposed outlet box on rear of house above back door.



Exposed wires underneath kitchen sink.

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Open junction boxes and light fixtures that are not properly installed in attic.



Open junction boxes and light fixtures that are not properly installed in attic.



Open junction boxes and light fixtures that are not properly installed in attic.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Electric forced hot air

Energy Sources:

- The furnace is electrically powered

Comments:

- Condenser and heat pump are from 2006.

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IV. PLUMBING SYSTEM

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-
-

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Rear of structure

Location of Main Water Supply Valve:

- Unable to locate main water shut off.

Comments:

- The anti static water pressure was observed between 45-55 PSI. Acceptable water pressure is between 40 and 80 psi.
- One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system.
- Loose tiles in Master bathroom shower.
- House is primarily plumbed with PVC with sections of galvanized still remaining.

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Gas meter is still present.



The anti static water pressure was observed between 45-55 PSI. Acceptable water pressure is between 40 and 80 psi.



Loose tiles in Master bathroom shower.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Drains, Wastes, and Vents

Comments:

- Kitchen sink vent stack in installed on the exterior of the house.

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Kitchen sink vent stack in installed on the exterior of the house.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Water Heating Equipment

Energy Source:

- Water heater is natural gas

Capacity:

- Unit is 40 gallons

Comments:

- Unit was manufactured in 2014. The general rule is that water heaters last between 8 and 12 years this can vary depending on use, maintenance and water quality.
- It was noted that the water heater was not equipped with a corrosion resistant drain pan to discharge to the exterior and protect interior surfaces.
- The **TPR valve** is not plumbing to a safe location.
- **Water heater exhaust vent is not properly installed or connected.**



The TPR valve is not plumbing to a safe location.

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D. Hydro-Massage Therapy Equipment

E. Other

V. APPLIANCES

A. Dishwashers

B. Food Waste Disposers

C. Range Hood and Exhaust Systems

D. Ranges, Cooktops, and Ovens

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Recommended adding bath fan in hallway bathroom.

G. Garage Door Operators

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H. Dryer Exhaust Systems

Comments:

- Damaged dryer vent damper is in need of replacement.



Damaged dryer vent damper is in need of replacement.

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

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Galvanized	Even under the best conditions, galvanized plumbing corrodes over time. The typical lifespan of galvanized steel is anywhere from 25 to 40 years. However, in areas where there is hard water, your pipes can fail more quickly. What is tricky about galvanized pipes is that while they appear fine on the outside, they could be corroding on the inside. The deposits along the interior of the pipe build up over time, restricting water flow and decreasing the water pressure in your home. This buildup can also impact water pressure in other parts of the pipe and cause leaks.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Vacuum Breaker	Anti-siphon vacuum breaker is designed to protect hose connections from contamination in non-freezing conditions. Uses include laundry tubs, utility sinks, boiler room hose Bibb and outside hose Bibb in non-freezing areas. They are general between \$15 to \$20 dollars a piece and can be installed in minutes.

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> The foundation shows movement evident in sloping floors. In the inspectors opinion the foundation is not properly supported and further review by a foundation company is recommended.
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> The roof has various spots that have been sealed to stop leaks along with worn shingles. Recommended replacing roof.
Page 9 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> Water damaged siding in left middle of exterior.
Page 11 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> The floor decking in the kitchen area appears to be "soft" in several locations and may require repairs.
Page 13 Item: H	Windows	<ul style="list-style-type: none"> Various damaged window sill around exterior of the house.

ELECTRICAL SYSTEMS

Page 17 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> Main and sub panel are older ITE brand units and recommended upgrading to new panels. Charred wire in sub panel.
Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> Open junction boxes and light fixtures that are not properly installed in attic. Exposed wires underneath kitchen sink.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 20 Item: B	Cooling Equipment	<ul style="list-style-type: none"> The air-conditioning system uses R22 refrigerant which was discontinued since 2010. This unit is from 1999. The life expectancy of an AC unit is between 10 and 12 years. The out door compressor is from 2009 and appears to be on poor condition recommended replacing system.
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PLUMBING SYSTEM

Page 23 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> The TPR valve is not plumbing to a safe location. Water heater exhaust vent is not properly installed or connected.
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