



**BPG Inspection, LLC**



**19722 Rippling Brook Lane  
Tomball TX 77375**

Client(s): Galvez

Inspection Date: 8/23/2022

Inspector: Orlando Martinez , TREC 21694 (TX)

Gerald Galvez	8/23/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
19722 Rippling Brook Lane, Tomball, TX 77375	
<i>Address of Inspected Property</i>	
Orlando Martinez	TREC 21694 (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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

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<b>Style of Home:</b> Single Family, Two Story	<b>Age Of Home:</b> 2004	<b>Home Faces:</b> West
<b>Vacant or Occupied:</b> Vacant	<b>Utilities Active:</b> All	<b>Attendees/Personnel Present:</b> Buyer
<b>Weather:</b> Partly Cloudy, Hot and Humid	<b>Temperature:</b> Over 90	<b>Rain in last 3 days:</b> Yes
<b>Ground/Soil Condition:</b> Dry	<b>Ancillary Services:</b> None	<b>Recommended Professionals:</b> (Based on reported deficiencies), Foundation, Roofer, Licensed Electrician, Licensed HVAC, Licensed Plumber, Appliance Contractor, Handyman, Door, Window, Carpenter

combo 1952.

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: 967210
  - Client's Last Name: Galvez
- 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. Post tension cable ends are exposed in areas. Seal all exposed post tension cable ends at foundation walls to prevent corrosion and spalling of concrete..




**Grading and Drainage**

-  2. Some gutter sections are bent and not sloped for proper drainage. The excess water will not be properly drained away from the structure as designed. A qualified contractor should perform repairs.
-  3. There is a downspout and/or turnout missing. Replace the missing components and extend 3ft from foundation.






**Roof Covering Materials**

-  4. The roof covering is old, and the life of covering has or is near expired. Significant & readily apparent deterioration and/or damage to shingles, tiles, flashing or other roof covering was observed. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. Buyer is strongly encouraged to have a properly certified / licensed roofing contractor to physically inspect the roof prior to expiration of any time limitations, such as option or warranty periods, to fully evaluate the condition of the roofing material.
-  5. There are damage shingles at the front of the home that may allow water penetration. I recommend having a licensed roofer repair as needed.
-  6. Some worn shingles with granular loss/damage in various areas throughout the roof. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.

**Roof Structures and Attics**

-  7. There was evidence of leaks in areas of the attic (flue pipe penetrations, chimney, valleys etc.). Some areas of the deck may require repair. Replacement of flashings, jackboots or possibly parts of the covering at these areas may be necessary to ensure it is leak free. A roofer should further evaluate roof covering, deck and exterior flashing systems for need of repair or replacement.
-  8. Moisture was found on the air handle from a possible roof leak. I recommend having a licensed contractor evaluate for repair.
-  9. The attic ladder treads have been reduced in depth by the insulation on the door. This can present a safety hazard. A better alternative is to insulate the top side of the door with foam board insulation.

**Walls (Interior and Exterior)**

-  10. There are areas of the rear of trim that have sustained varying levels of water (rot) damage and is in need of repair.
-  11. Master tile wall has cracks on tiles at base of the wall. Seal is also deteriorating at tub wall connection point. I recommend having a licensed contractor repair as needed.
-  12. Hardi plank slat siding has been improperly attached to structure: nail fasteners are driven too close to corners and edges of planks causing them to split and crack. Additional fasteners are recommended to center areas to ensure slats remain in place. Repair and sealant to damaged areas will be an ongoing maintenance item if damaged slats are not replaced.
-  13. All exterior siding butt & transitional joints that are separated more than 1/8" should be re-sealed (caulk and paint) to prevent moisture incursion.
-  14. Lintels/headers above doorways, windows are rusting, and are exposed at the ends. Recommend remediation of rust, application of rust prohibitive paint, and seal ends into mortar joints.

**Doors (Interior and Exterior)**

## Action / Consideration Items

- ☒ 15. There is water damage to door and door jams at upstairs bedroom. No active moisture was found. I recommend asking seller about the history of repairs in this area. To prevent issue happening again.
- ☐ 16. Doors and frames should be sealed, made weather tight with proper seal contact between the frame structure and door. The seals at the entry and rear door are deficient and should be improved or replaced.
- ☐ 17. Door knob was damaged at door leading to the garage. Repair as needed.

### Windows

- ☒ 18. There is a cracked window at the guest bedroom. Recommend replacement by qualified tradesman.
- ☒ 19. Window sash springs need adjustment or repair to allow windows to remain completely open, most notably in the bedrooms

### Other

- ☒ 20. There is missing under board at the kitchen sink and a cabinet door has a damaged hinge. I recommend having a licensed carpenter repair as needed.

## Electrical Systems

### Service Entrance and Panels

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

### Branch Circuits, Connected Devices, and Fixtures

- ☒ 22. Rear exterior light fixture is damaged and missing parts. I recommend repair or replacement by an electrician.
- ☒ 23. Back left bedroom ceiling fan was not operational on the day of the inspection. Repair is needed by an electrician.
- ☒ 24. A GFCI is not functioning in the master bedroom. I recommend an electrician to evaluate and repair or replace as needed.
- ☐ 25. Exterior outlets are not wet location while in use (bubble type) as would be found in new construction. Recommend updating.
- ☐ 26. Observed ceiling fan wobbles at high and medium speed. Ceiling fans over a period of time can loosen support through a steady wobbling. Recommend that the ceiling fan is balanced and its support is checked to ensure safety.

## Heating, Ventilation and Air Conditioning Systems

### Cooling Equipment

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

## Plumbing System

### Plumbing Supply, Distribution Systems and Fixtures

- ☐ 28. The water at tub nozzle would not terminate when showerhead was activate over the tub. Each is to dispense water independently of each other at 100%. Recommend properly repair/replace the shower diverter at the tub.
- ☐ 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 washer drain is undersized. Standard size is 2" diameter, to prevent overrun.

**Action / Consideration Items****Water Heating Equipment**

- ✘ 31. Flue vents not properly secured at elbows with sheet metal screws. Tape is currently being used, which can become a source of combustion. Remove tape and properly secure vents with sheet metal screws.

**Appliances****Range Hood and Exhaust Systems**

- ✘ 32. Range exhaust fan is inoperable

**Ranges, Cooktops, and Ovens**

- ✘ 33. There is no child protection anti-tip device installed. Anti-tip brackets prevent the stove from accidentally tipping over if weight is placed on the oven door

**Microwave Ovens**

- ✘ 34. The microwave did not function. I recommend repair as needed.

**Mechanical Exhaust Vents and Bathroom Heaters**

- ✘ 35. Laundry room exhaust fan is not operational. Recommend repair by an electrician.

**Dryer Exhaust Systems**

- ✘ 36. The dryer vent has excessive lint build-up and should be cleaned prior to use.

**Other**

















- ⬆ 37. There is no drain pan installed under the clothes washer. Drain pans are required for second story washer installations.









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## Legend

X No Action Items Found

 Action Item Consideration Item

Structural Systems				
A.	Foundations	X		
B.	Grading and Drainage			
C.	Roof Covering Materials			
D.	Roof Structures and Attics			
E.	Walls (Interior and Exterior)			
F.	Ceilings and Floors	X		
G.	Doors (Interior and Exterior)			
H.	Windows			
I.	Stairways (Interior and Exterior)	X		
J.	Fireplaces and Chimneys	X		
K.	Porches, Balconies, Decks, and Carports	X		
L.	Other			
Electrical Systems				
A.	Service Entrance and Panels			
B.	Branch Circuits, Connected Devices, and Fixtures			
C.	Other	X		
Heating, Ventilation and Air Conditioning Systems				
A.	Heating Equipment	X		
B.	Cooling Equipment	X		
C.	Duct Systems, Chases, and Vents	X		
D.	Other	X		
Plumbing System				
A.	Plumbing Supply, Distribution Systems and Fixtures	X		

B.	Drains, Wastes, and Vents	X		
C.	Water Heating Equipment			
D.	Hydro-Massage Therapy Equipment	X		
E.	Gas Distribution Systems and Gas Appliances	X		
F.	Other	X		
Appliances				
A.	Dishwashers	X		
B.	Food Waste Disposers	X		
C.	Range Hood and Exhaust Systems			
D.	Ranges, Cooktops, and Ovens			
E.	Microwave Ovens			
F.	Mechanical Exhaust Vents and Bathroom Heaters			
G.	Garage Door Operators	X		
H.	Dryer Exhaust Systems			
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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## I. Structural Systems

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.

### ☒☐☐☒ A. Foundations

**Type of Foundation(s):** Post-tension slab

**Foundation method of inspection:** Visual inspection of exterior

**Foundation performance:** Performing as intended. No significant problems observed

**Comments:**

The foundation appeared to provide adequate support for the structure at time of inspection. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unlevelled conditions were observed when walking on the ground floor.

☒ Post tension cable ends are exposed in areas. Seal all exposed post tension cable ends at foundation walls to prevent corrosion and spalling of concrete..



### ☒☐☐☒ 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.

☒ Some gutter sections are bent and not sloped for proper drainage. The excess water will not be properly drained away from the structure as designed. A qualified contractor should perform repairs.



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



### ☒☐☐☒ C. Roof Covering Materials

**Types of Roof Covering:** 3-Tab fiberglass/asphalt, 15-20 Year Shingles

**Approximate Age of Roof:** Estimated, 16-20 Years Old

**Roof Viewed From:** Ground, (Limited Access Due to Roof Pitch), Limited Access Due To Roof Height (2 Story), Elevated camera

Comments:

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

☒ The roof covering is old, and the life of covering has or is near expired. Significant & readily apparent deterioration and/or damage to shingles, tiles, flashing or other roof covering was observed. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. Buyer is strongly encouraged to have a properly certified / licensed roofing contractor to physically inspect the roof prior to expiration of any time limitations, such as option or warranty periods, to fully evaluate the condition of the roofing material.





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☒ There are damage shingles at the front of the home that may allow water penetration. I recommend having a licensed roofer repair as needed.



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

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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.



#### ☒ ☐ ☐ ☒ D. Roof Structures and Attics

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

**Attic Access Info:** Pull Down stairs

**Roof Structure:** Engineered wood trusses, 2 X 4 Rafters, Lateral bracing

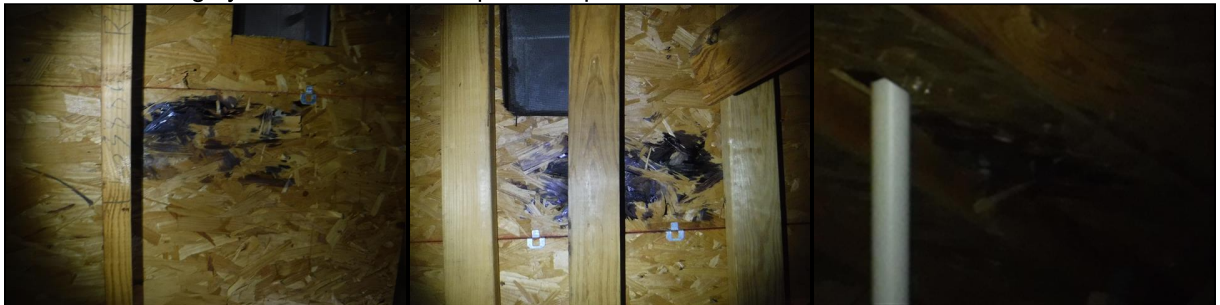
**Roof Ventilation:** Soffit Vents, Passive

**Attic Insulation:** 10-12 Inches, Blown, Fiberglass, R-19 or better

Comments:

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

☒ There was evidence of leaks in areas of the attic (flue pipe penetrations, chimney, valleys etc.). Some areas of the deck may require repair. Replacement of flashings, jackboots or possibly parts of the covering at these areas may be necessary to ensure it is leak free. A roofer should further evaluate roof covering, deck and exterior flashing systems for need of repair or replacement.





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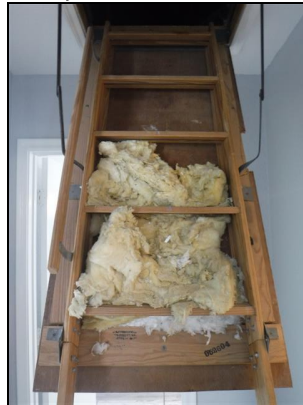
I NI NP D



 Moisture was found on the air handle from a possible roof leak. I recommend having a licensed contractor evaluate for repair.



 The attic ladder treads have been reduced in depth by the insulation on the door. This can present a safety hazard. A better alternative is to insulate the top side of the door with foam board insulation.




#### E. Walls (Interior and Exterior)

**Exterior Wall Covering/Siding:** Brick, Cement fiberboard

**Interior Walls:** Drywall

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. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

 There are areas of the rear of trim that have sustained varying levels of water (rot) damage and is in need of repair.

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☒ Master tile wall has cracks on tiles at base of the wall. Seal is also deteriorating at tub wall connection point. I recommend having a licensed contractor repair as needed.



☒ Hardi plank slat siding has been improperly attached to structure: nail fasteners are driven too close to corners and edges of planks causing them to split and crack. Additional fasteners are recommended to center areas to ensure slats remain in place. Repair and sealant to damaged areas will be an ongoing maintenance item if damaged slats are not replaced.



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


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I	NI	NP	D
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Window siding is coming loose. Repair as needed.



 Lintels/headers above doorways, windows are rusting, and are exposed at the ends. Recommend remediation of rust, application of rust prohibitive paint, and seal ends into mortar joints.



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



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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

Comments:

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.

There is evidence of previous repairs on the ceiling in the master bedroom closet. There was no prior disclosure of this repair, and no evidence of damage in the attic. I recommend you query the owner for the history on this area.

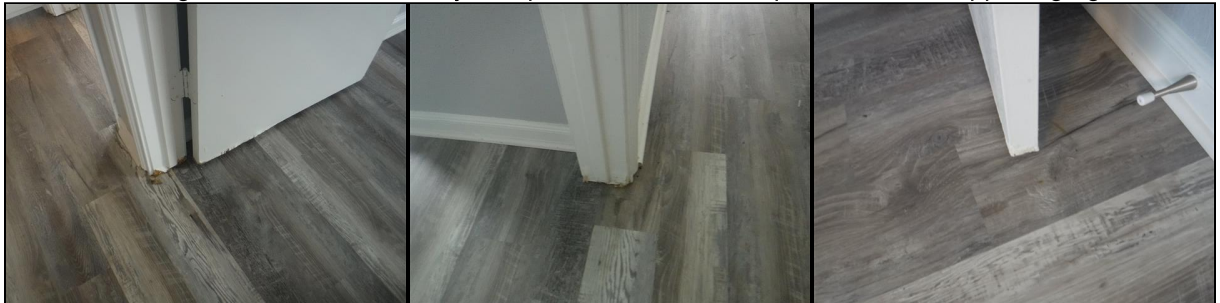


#### ☒☐☐☒ G. Doors (Interior and Exterior)

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.

☒ There is water damage to door and door jams at upstairs bedroom. No active moisture was found. I recommend asking seller about the history of repairs in this area. To prevent issue happening again.





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 Doors and frames should be sealed, made weather tight with proper seal contact between the frame structure and door. The seals at the entry and rear door are deficient and should be improved or replaced.



 Door knob was damaged at door leading to the garage. Repair as needed.



The garage door had damage but was functional. I recommend monitoring panel for further damage due to function.



#### H. Windows

**Window Type:** Aluminum Frame, Double Pane

Comments:

All accessible windows are operated normally to determine functionality. Windows that are blocked by

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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.

☒ There is a cracked window at the guest bedroom. Recommend replacement by qualified tradesman.



☒ Window sash springs need adjustment or repair to allow windows to remain completely open, most notably in the bedrooms



Some window screens are stored in the garage. Re-hang and check for damage and/or missing screens



#### ☒☐☐☐ I. Stairways (Interior and Exterior)

Comments:

No deficiencies were observed at the time of inspection.

#### ☐☐☒☐ J. Fireplaces and Chimneys

**Operable Fireplaces:** None

Comments:

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

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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.

#### ☒☐☐☐ K. Porches, Balconies, Decks, and Carports

Comments:

The inspector does not determine the existence or adequacy of flashing at the attachment to the house. Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with this inspection.

#### ☒☐☐☒ L. Other

Comments:

☒ There is missing under board at the kitchen sink and a cabinet door has a damaged hinge. I recommend having a licensed carpenter repair as needed.



## 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 if they are obstructed by an appliance. 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:** Below ground, Aluminum, 240 volts

**Main Breaker:** 150AMP

**Panel Type:** Circuit breakers

**Ground System:** Driven Ground Rod

**Electric Panel Manufacturer:** CUTLER HAMMER

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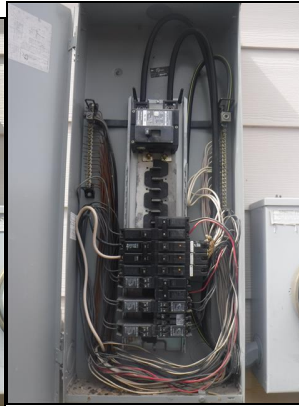
I	NI	NP	D
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**Comments:**

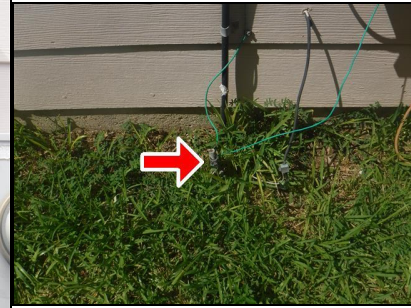
The main breaker panel is located at the right side of the structure and is bonded and grounded.



Main breaker panel



Main breaker panel w/o cover

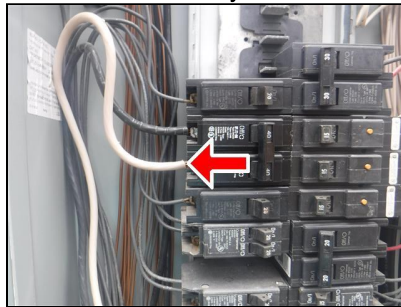


Grounding rod

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



White (neutral) wires are being used as hot wires in the main breaker panel, without the proper identifiers. These should be marked black or red to indicate that they are hot.



Neutral wires are not individually lugged to the sub panel neutral bus bar as called for by today's standards.



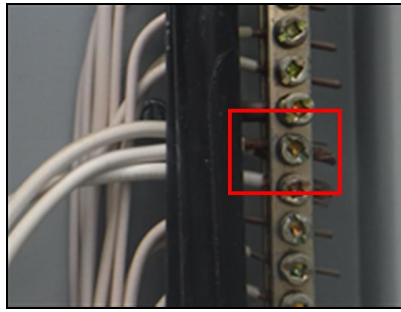
I = Inspected

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D = Deficient

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:** Copper

Comments:

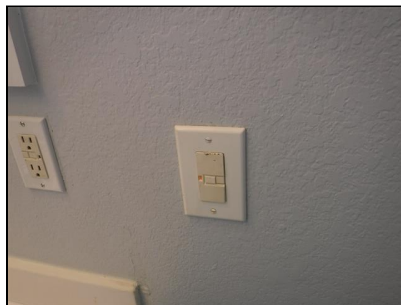
☒ Rear exterior light fixture is damaged and missing parts. I recommend repair or replacement by an electrician.



☒ Back left bedroom ceiling fan was not operational on the day of the inspection. Repair is needed by an electrician.



☒ A GFCI is not functioning in the master bedroom. I recommend an electrician to evaluate and repair or replace as needed.



☒ Exterior outlets are not wet location while in use (bubble type) as would be found in new construction. Recommend updating.

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I NI NP D



 Observed ceiling fan wobbles at high and medium speed. Ceiling fans over a period of time can loosen support through a steady wobbling. Recommend that the ceiling fan is balanced and its support is checked to ensure safety.



☒ ☐ ☐ ☐ C. Other

Comments:

### 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.

Semi-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. To prevent blockages in the condensation drain line, pour 1-2 cups of vinegar into the condensate drain every 3-4 weeks during the hot months when the A/C is in use to reduce bio-growth in the drain lines and prevent blockages.

☒ ☐ ☐ ☐ A. Heating Equipment

**Type of Systems:** Forced Air

**Energy Sources:** Gas

**Number of Heat Systems (excluding wood):** One

**Furnace/Air Handler Age:** 2004

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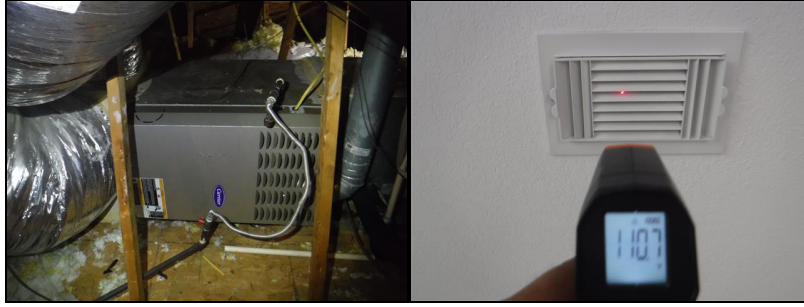
D = Deficient

I NI NP D

**Filter Location:** Ceiling

Comments:

The furnace is very old but did work at time of inspection. I am unable to determine life remaining.



Furnace

Supply air temp

**☒☐☐☒ B. Cooling Equipment****Type of Systems:** Central air conditioner unit, Split System**Coolant Type:** R-410A**A/C Age:** 2019, 2004**Temperature Differential:** 17 Degrees**Number of Cooling Systems:** One

Comments:

The cooling system was functional at the time of inspection. Target temperature drops between 15-22 degrees were obtained.



Condenser

Return air temp

Supply air temp

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

**☒☐☐☒ C. Duct Systems, Chases, and Vents****Ductwork:** Insulated Flex Duct**Filter Type:** Disposable, (Operable)**Filter Size:** (Two filters), 20x20, 20x25

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I NI NP D

**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.

There was a small air leak in the plenum. Repair is needed.



☒ ☐ ☐ ☐ D. Other

Comments:

#### IV. Plumbing System

The inspection does not include condition of gas or plumbing lines concealed 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 otherwise noted. Clothes washing machine and icemaker hose bibs are not tested.

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems and Fixtures

**Location of water meter:** Left Side, Front, Street

**Location of main water supply valve:** Left Side

**Static water pressure reading:** 65 PSI

**Water Source:** Public

**Plumbing Water Supply (into home):** PVC

**Plumbing Water Distribution (inside home):** Galvanized

**Type of gas distribution piping material:** Galvanized

**Comments:**

House was vacant. Water was run for minimum 5-6 minutes to try and have leaks present themselves. Not all leaks may be detected until house is under normal usage.



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NP = Not Present

D = Deficient


I NI NP D




Main water shut off



Water pressure

 The water at tub nozzle would not terminate when showerhead was activate over the tub. Each is to dispense water independently of each other at 100%. Recommend properly repair/replace the shower diverter at the tub.



 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.

#### B. Drains, Wastes, and Vents

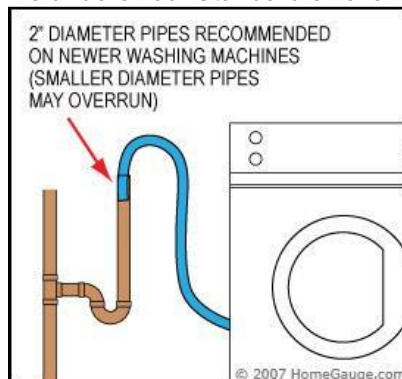
**Location of drain cleanout:** Front, Right side (facing front)

**Plumbing Waste:** PVC

**Washer Drain Size:** 2" Diameter

Comments:

 The washer drain is undersized. Standard size is 2" diameter, to prevent overrun.



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I NI NP D

**☒☐☐☒ C. Water Heating Equipment****Water Heater Age:** 2021**Capacity:** 40 Gallon**Energy Sources:** Gas**Water Heater Location:** Garage**Temperature/Pressure Relief Termination Location:** Right side

Comments:

Water recirculation pumps and electric timers are not tested as they are not part of a standard home system.  
T&P valves on older units are not tested due to high occurrence of leaks.

The water heater functioned normally at time of inspection.



Water heater



Supply water temp

**☒** Flue vents not properly secured at elbows with sheet metal screws. Tape is currently being used, which can become a source of combustion. Remove tape and properly secure vents with sheet metal screws.

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

Comments:

In-Line water heaters are not tested.

**☒☐☐☐ E. Gas Distribution Systems and Gas Appliances**

Comments:

**☒☐☐☐ F. Other****Location of Gas Meter and Main Shut-Off:** Left Side

Comments:

**V. Appliances**

I = Inspected

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D = Deficient

I NI NP D

We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted. The inspector is not required to determine recalls, product lawsuits, manufacturer or regulatory requirements. To search for recalls, one may visit [www.recalls.gov](http://www.recalls.gov) as a resource for federal recalls.

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

The appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser.



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Appliance was functional at time of inspection.



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

**Exhaust/Range hood:** RE-CIRCULATE

Comments:

☒ Range exhaust fan is inoperable

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

Comments:

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

The cooktop and oven functioned at the time of inspection. Main gas shut-off for appliance located at lower cabinet adjacent to appliance.

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NP = Not Present

D = Deficient

I NI NP D



☒ There is no child protection anti-tip device installed. Anti-tip brackets prevent the stove from accidentally tipping over if weight is placed on the oven door

#### ☒☐☐☒ E. Microwave Ovens

Comments:

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

☒ The microwave did not function. I recommend repair as needed.



#### ☒☐☐☒ 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.

☒ Laundry room exhaust fan is not operational. Recommend repair by an electrician.



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NP = Not Present

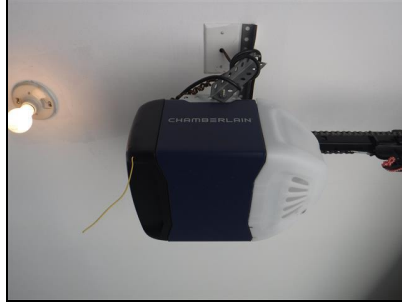
D = Deficient

I NI NP D

**☒☐☐☐ 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.

**☒☐☐☒ 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.

☒ The dryer vent has excessive lint build-up and should be cleaned prior to use.

**☒☐☐☒ I. Other**

Comments:

Outdoor cooking equipment/grills are not included in this inspection.

☒ There is no drain pan installed under the clothes washer. Drain pans are required for second story washer installations.



Refrigerators are not included as part of an inspection. As a courtesy I checked the operating temperatures in the unit, and they appeared to be within normal range.



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D = Deficient

I NI NP D



Refrigerator



Refrigerator temp



Freezer temp

## VI. Optional Systems

### ☐ ☐ ☒ ☐ A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

### ☐ ☐ ☒ ☐ B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

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

### ☐ ☐ ☒ ☐ C. Outbuildings

Comments:

### ☐ ☐ ☒ ☐ D. Private Water Wells (A coliform analysis is recommended)

Comments:

### ☐ ☐ ☒ ☐ E. Private Sewage Disposal Systems

Comments:

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

### ☐ ☐ ☒ ☐ F. Other Built-in Appliances

Comments:

### ☒ ☐ ☐ ☐ G. Other

Comments: