

Property Inspection Report



3616 1/2 Avenue M, Galveston, TX 77550
Inspection prepared for: Victor Orellana
Date of Inspection: 4/28/2023 Time: 9:00 AM
Age of Home: 1975 Size: 1544
Weather: Sunny 78 Degrees
Property Vacant

Inspector: Travis Morrow
TREC 22042
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PROPERTY INSPECTION REPORT FORM

<u>Victor Orellana</u>	<u>4/28/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>3616 1/2 Avenue M, Galveston, TX 77550</u>	
<i>Address of Inspected Property</i>	
<u>Travis Morrow</u>	<u>TREC 22042</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<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 (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).

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

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- 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.

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 requires 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.

Table Of Contents

STRUCTURAL SYSTEMS	6-25
ELECTRICAL SYSTEMS	26-32
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	33-34
PLUMBING SYSTEMS	35-39
APPLIANCES	40-42
OPTIONAL SYSTEMS	43-44
Report Summary	45-50

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s): Pier & Beam Foundation
Comments:

A.1. NOTE: Foundation on clay soil requires adequate and even moisture around perimeter of the foundation the entire year to prevent movement. Trees and shrubs can cause foundation damage when growing too close. Water should not be permitted to pond or erode under or along side any part of the foundation. Depending on the design and method of original construction of a pier and beam foundation, the floor system may need leveling periodically. Hairline cracks or corner pops may have been observed that are not individually noted. This type of cracking is typically the result of shrinkage of the concrete as it cures and is not typically cause for alarm. Foundations should be regularly monitored for signs of differential settlement.

A.2. Access to the crawlspace should be improved to prevent vermin activity. Recommend installing screen mesh to help prevent pest intrusion into crawlspace. (left/rear of home)

A.3. Debris/trash/scrap lumber observed on crawlspace. Removal of these items is recommended as they are potentially conducive for wood destroying insects.

A.4. Based on factors including but not limited to the condition and/or performance of walls, ceilings, floors, windows, doors and framing members, the foundation appears to show evidence of distress and should be further evaluated by a structural engineer and/or repaired as needed.

A.5. Structural members were observed to be damaged. Repairs should be undertaken by a qualified contractor to maintain long term integrity.

A.6. Insulation is not present or improperly installed within crawlspace. Although this may be typical for the age of construction, current building practices require insulation to be installed within the floor joists to control heating and cooling loss.

A.7. Ground vapor barrier is not present or improperly installed within the crawl space. Although this may be typical for the age of construction, vapor barriers are installed in current construction to prevent moisture intrusion and/or condensate issues within the dwelling.

A.8. Pier(s) observed to be deteriorated/damaged at the time of inspection. Recommend consulting a qualified contractor for repair.

A.9. Rot/deterioration observed at crawlspace framing member(s). A qualified contractor should be engaged for further review/replacement of rotted/deteriorated areas.

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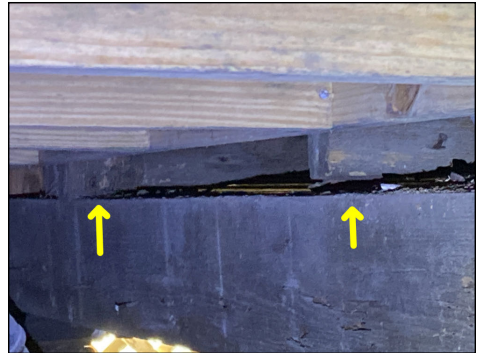
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Open crawl space left side of home.



Beams not centered on piers.



Floor joists not in contact with beams.



No vapor barrier/floor insulation.



Leaning piers/damaged beams.



Rot/deterioration/damage beams.



Rot/deterioration/damage beams.

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B. Grading & Drainage

Comments:

B.1. NOTE: Foundation area-surface or subsurface drains are not tested. Water should not pond within 10 feet of the foundation. The ground should slope away from the foundation at a rate of 1-inch per foot for 6 - 10 feet. If proper grading cannot be reasonably accomplished, a drainage swale, subsurface drain or similar system can typically achieve the desired result. A 4-8 inch clearance should be maintained between finish grade and top of foundation wall.

B.2. Grading/drainage appear less than ideal in one or more locations and should be improved as needed to promote the flow of water away from the house. Adding gutters, downspouts, sub surface drains and/or drainage swales, etc. may be needed. (left/right/rear of home grades towards crawlspace)

B.3. Splash blocks or gutter extensions should be added to divert water away from the perimeter of the foundation and reduce soil erosion.

B.4. Dead tree was observed and should be removed to help prevent potential damage to home/persons/property.

B.5. Wood/soil contact was noted at various exterior locations. Wood/soil contact may be favorable for rot/deterioration/wood destroying insects, and improvement is recommended.

B.6. Damaged or loose gutters and/or downspouts were observed. Recommend repairing.

B.7. At the time of inspection gutter(s) were observed to have what appears to be improper pitch, or are not draining properly. Gutter(s) that do not properly drain are prone to over spill which can lead to moisture intrusion. A qualified gutter contractor should be engaged for repair.



Gutter not draining.



Dead tree rear of home.



Loose gutter/spill out evidence rear of home.

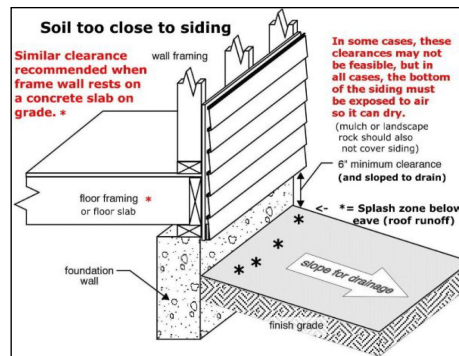
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Grading illustration.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering: Rolled roofing/hot moped , Tile (upper portion of home)
 Viewed From: Ladder, Ground with binoculars due to height/lack of access.
 Visibility was somewhat limited.
 Comments:

C.1. NOTE: Weather conditions, wind, hail and extreme temperatures affect all roofing from day to day. Continual observation is recommended. Most roof fasteners are not readily accessible or visible and are beyond the scope of this inspection. Gutters may be desirable and should not discharge onto the roof surface and should be cleaned to prevent spill off, which could create a potential leak. All downspouts should discharge away from the foundation.

C.2. A limited cursory visual roofing inspection was performed to determine if the roof membrane was in need of immediate repairs. To determine the serviceability of the roofing membrane, the desired performance characteristics should be defined. In the inspectors opinion, this type of roof membrane must possess many performance characteristics and a few are:

- 1) To be installed properly
- 2) The ability to shed water
- 3) Resist rapid deterioration
- 4) Provide a pleasing attractive appearance

The purpose of this report was to determine the roofing membrane's ability to shed water so as to prevent viewable (when walking through the structure) water stains on the interior wall/ceiling surfaces within the living area of the house. It is not within the scope of this level of inspection to determine the point of origin and/or path through the structure. A more sophisticated and/or diagnostic type of inspection procedure would address the issues noted in items 1 - 3. Item 4 is very subjective and can be defined only by the observer.

C.3. Lifted flashing was observed. Recommend consulting a qualified roofer for repairs to help prevent potential moisture intrusion.

C.4. Roof appears to be at the end of its serviceable life, and replacement may be the only long term solution. This opinion is based upon the following conditions observed at the time of inspection. A qualified roofer should be engaged.

-low sloped rolled roofing/hot moped deterioration/exposed fiberglass backing/etc.

Note: Buyer is STRONGLY encouraged to consult their insurance provider as to the insurability of the current roof covering.

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Roofing deterioration.



Lifted flashing.



Tile roofing.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structures and Attics
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Approximate Average Depth of Insulation: 2-4 inches, Batt, Fiberglass
Viewed from, Structure type and Ventilation type: Inside attic, Traditional stick frame, 2 x 4 Rafter, No attic ventilation
Comments:

D.1. NOTE: Attics are not totally observable. Framing connections are checked for evidence of significant structural distress. Minor framing deficiencies or inconsistencies may be present that do not affect the overall structural integrity. It is recommended that all ceiling penetrations to attic are sealed for draft stopping. Framing, ventilation and insulation are considered adequate unless otherwise noted or highlighted below.

D.2. Note: Insulation improvements may prove cost effective, depending on the term of ownership. (potential for enhanced energy efficiency)

D.3. It may be desirable to add a radiant barrier to the underside of the roof deck.

D.4. Current standards require fire blocking to be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories and between a top story and the roof space. Typical areas where insufficient fire blocking is found exist where ductwork passes through the attic floor, garage breezeways, HVAC closets, garage ceiling penetrations, and around the chimney flue. Improvements to these and any other areas are recommended (i.e. seal w/ plywood, fire code drywall or sheet metal, etc.).

D.5. Ventilation appears less than ideal and should be improved (i.e. add soffit, gable and/or ridge vents, etc.). Current standards require 1 sq. ft. of free vent space for every 150 sq. ft. of attic area.

D.6. Attic framing does not meet current standards. Improvements should be undertaken as needed to maintain long-term integrity.

D.7. Staining was observed on the roof deck and/or framing members, indicating leakage has occurred. The cause should be determined and repairs undertaken as necessary.

D.8. Improper hardware/too few nails were observed at attic access opening and 16D or 1/4" lag screws should be used.

D.9. Inspector observed what appears to be organic like growth. Recommend further evaluation and repair protocol prepared by a licensed and qualified hygienist.

D.10. The insulation provided in the attic has poor coverage. Attic insulation should be increased to an R value of 30.

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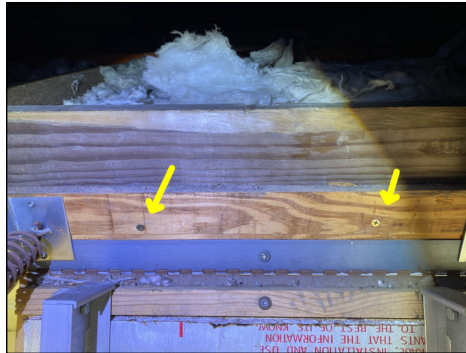
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D.11. Rot/deterioration of roof deck, or framing member(s) observed (indication of current/previous moisture intrusion). Replacement of rotted/deteriorated area(s) is recommended, and a qualified contractor should be engaged.



Insulate/weatherstrip attic access ladder.



Attic ladder deck screws.



Missing fire blocking.



Rot/deterioration of attic framing.



Prior leakage/organic like growth.

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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials: Exterior walls are made of vinyl. The condition of siding or sheathing behind vinyl is not verified., Exterior walls are made of wood
Comments:

E.1. Observation of the interior gypsum board ("drywall" or "sheetrock") wall and ceiling surfaces revealed standard workmanship for a structure of this age. This type of construction reflects any frame movement and/or foundation movement by cracking and/or joint distortions appearing in the surface. No evidence of significant distortions and/or cracks were observed at the time of inspection but cosmetic appearing drywall and/or tape seam cracks or imperfections may have been observed that are not individually noted. This condition would suggest that major foundation movement does not appear to have occurred since the surfaces were last painted.

E.2. Application of fresh paint/sealants to exterior siding is recommended to prevent moisture intrusion, extended siding service life, prevent insect intrusion, and maintain visual aesthetics. (multiple exterior locations)

E.3. Drywall/texture imperfections were observed. Recommend repairing for visual aesthetics. (paint/texture imperfections observed throughout home)

E.4. Drywall separation cracks were observed and appear to be the result of minor settling. Recommend repairing to maintain visual aesthetics.

E.5. Missing vertical wall insulation should be replaced. (exterior closet)

E.6. Evidence of previous leaking was observed. No evidence of active moisture was detected at the time of inspection. This area should be further investigated and/or monitored closely. (laundry room)

E.7. Patched area(s) were observed on the ceiling. No moisture was detected at time of inspection. Recommend consulting homeowner regarding cause of repairs.

E.8. Inspector observed what appears to be organic like growth. Recommend further evaluation and repair protocol prepared by a licensed and qualified hygienist. (water heater closet)

Note: Further investigation may reveal issues with framing (rot/deterioration).

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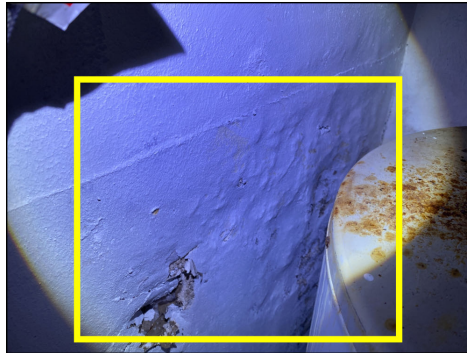
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Prior leakage evidence laundry room.



Organic like growth water heater closet.



Missing wall insulation exterior closet.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling & Floor Materials: Ceiling is drywall/wood
 Comments:

F.1. NOTE: A structure should be constructed in such a fashion that natural rainfall and resulting surface water will not be permitted to gain entry into the structure. To accomplish this desired ability to prevent water penetration, the building must be constructed in a fashion to shed rainfall and provide positive drainage away from the structure. Complete waterproofing is not practical; therefore, some minor dampness will generally be experienced. This level of minor dampness, as a general statement, may not present a problem and may go undetected. A water penetration inspection procedure can take on many forms; however, this present procedure was limited to a cursory visual procedure. In this type of inspection procedure, the structure's habitable area is "walked" in an effort to observe and determine if obvious wetness, staining and/or damage was viewable on the wall, ceiling and/or floor surfaces which would be suggestive of water penetration. It is not the intent to identify water and/or damage existing inside surfaces and/or structural elements or the path of water through the structure. Potential and/or future water penetration problems will not be addressed.

F.2. NOTE: Due to standard construction practices in multi-story dwellings, it is common for the floor to "squeak, creak or pop" in some areas. When severe, a flooring specialist should be consulted to evaluate and repair if needed.

F.3. Patched area(s) were observed on the ceiling. No moisture was detected at time of inspection. Recommend consulting homeowner regarding cause of repairs.

F.4. Evidence of previous leaking was observed. No evidence of active moisture was detected at the time of inspection. This area should be further investigated and/or monitored closely. (A front first floor bedroom)

F.5. Loose fasteners observed (nails). Loose fasteners are usually the result of typical settlement. Recommend repairing to maintain visual aesthetics.

F.6. Drywall/texture imperfections were observed. Recommend repairing for visual aesthetics. (paint/texture imperfections observed throughout home)

F.7. Drywall separation cracks were observed and appear to be the result of minor settling. Recommend repairing to maintain visual aesthetics.

F.8. Missing/crumbled grout was observed and appears to be the result of minor settling or improper installation. Recommend repairing to maintain visual aesthetics.

F.9. Evidence of active leakage was observed (verified with IR camera and/or moisture meter). The exact cause should be determined and repairs undertaken as necessary. (laundry room)

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F.10. The sub floor is damaged and should be repaired as needed. (first floor appears to have additional subflooring installed over rotten/deteriorated subfloors)

F.11. Deterioration observed at wood flooring. Recommend consulting a qualified contractor for further review/repair. (second floor)

Note: Further investigation may reveal areas of rot/deterioration to subfloor/floor framing.

F.12. Inspector observed what appears to be organic like growth. Recommend further evaluation and repair protocol prepared by a licensed and qualified hygienist.

Note: Further investigation may reveal areas of rot/deterioration.

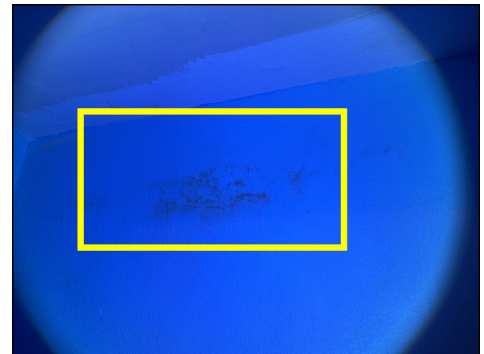
F.13. Damaged/rotten/deteriorated floor joists/framing observed. A qualified contract should be engaged for further review/repair. (crawlspcace, laundry room)



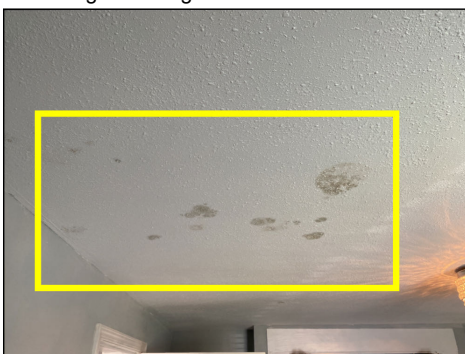
Organic like growth first floor kitchen.



Crumbled grout first floor bathroom.



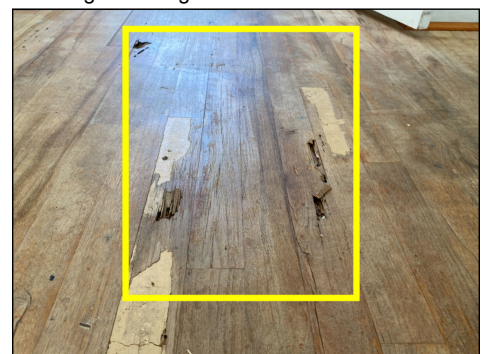
Organic like growth first floor bathroom.



Organic like growth front first floor bedroom.



Crumbled grout second floor kitchen.



Flooring deterioration second floor living room.

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Organic like growth laundry room.



Active leakage laundry room.



Damaged joist below laundry room.



Rot/deterioration laundry room floor structure.



No floor insulation below laundry room.



Rot/deterioration of subfloor first floor.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

G.1. NOTE: Doors should be trimmed, weather stripped or adjusted as necessary to seal properly and operate smoothly. Keyless locks should be used on all exterior doors for enhanced safety.

G.2. Door(s) not latching. Trim or adjust as needed.

G.3. Doors that stick should be trimmed or adjusted as needed.

G.4. Door is not square within frame. This may result from improper installation, normal or differential settlement.

G.5. Damaged/loose/missing hardware should be repaired/replaced.

G.6. Replace or repair missing or damaged weather stripping.

G.7. Safety glass etchings were not observed within the door glass.

G.8. The door has localized damage and should be repaired or replaced to maintain visual aesthetics.

G.9. Recommend sealing voids at door trim and threshold to help prevent potential driven moisture and insect intrusion.

G.10. Paint imperfections/cosmetic damage was observed at door/trim. Recommend repairing for visual aesthetics. (multiple doors/trim throughout home)

G.11. Recommend replacing missing/damaged door stops to prevent drywall/door damage.

G.12. Missing/loose/improper type hinge screws were observed. Recommend repairing.

G.13. Recommend replacing missing door striker plate(s) to prevent trim damage.

G.14. Rotted or deteriorated door/ trim/ frame was present and should be repaired or replaced to help prevent moisture/insect intrusion and further deterioration.

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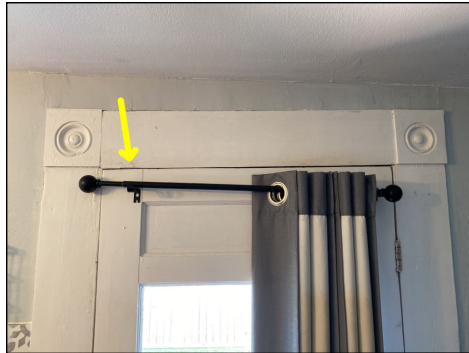
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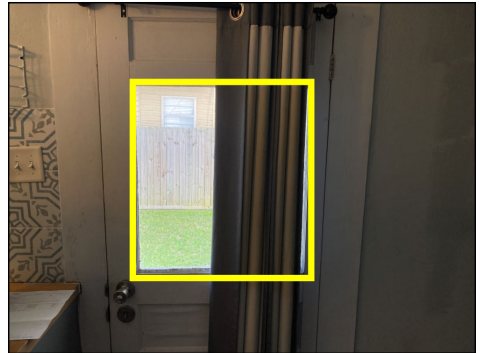
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Deterioration first floor kitchen exterior door.



Door is not square within frame first floor exterior door.



No safety glass etchings first floor kitchen exterior door.



Door sticks first floor bathroom/kitchen.



Door sticks first floor bathroom/bedroom.



Damaged door first floor bathroom/kitchen.



Door will not latch rear first floor bedroom closet.



Missing doorstop example.



Damaged hardware first floor living room (latch will not turn).



Missing hardware rear first floor bedroom door.



Door sticks front first floor bedroom.



Weatherstripping front first floor door.

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I	NI	NP	D
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Door sticks second floor bathroom.



Deterioration, weatherstripping, door sticks laundry room exterior door.



Rot/deterioration first floor kitchen exterior door.



Rot/deterioration exterior closet door.



Door sticks second floor front.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

Window Types: Windows are single glazed aluminum (laundry room), Windows are wood framed single glazed
 Comments:

H.1. All accessible windows and locks were checked for operation at time of inspection.

H.2. Missing/damaged windows screens should be replaced.

H.3. As of January 2003 all exterior windows are required to be double pane insulated glass units, and improvement is recommended.

H.4. Safety glass etchings were not observed on the glass within the window(s). This glass is required for windows close to the floor or in hazardous locations and is generally identified by an etching in the corner of the glass pane. (windows near floors/doors/in bathrooms)

H.5. Damaged blinds were observed and should be replaced as needed.

H.6. Various wood framed windows observed to not have locks/latches and improvement is recommended for security reasons.

H.7. Cracked or broken window(s) were observed and should be replaced to prevent moisture/insect intrusion. (laundry room)

H.8. Rotted or deteriorated window trim should be repaired.

H.9. The windows are in a state of mild disrepair. Trimming and/or adjustment, hardware improvements, and weather proofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.



Missing window latch first floor bedroom.



Missing window latch second floor kitchen.



Missing window latches second floor bathroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rot/deterioration window trim second floor.



Damaged window laundry room.



Damaged blinds example.

X			X
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I. Stairways (Interior and Exterior)

Comments:

I.1. Stair construction does not meet current standards (i.e. treads, risers, handrails, etc.).

I.2. Baluster spacing exceeds the maximum 4-inch requirement.

I.3. The stair framing observed did not appear to follow current generally accepted construction standards. A qualified contractor should be engaged for further review/repair. (not bearing properly to supporting framing etc.)

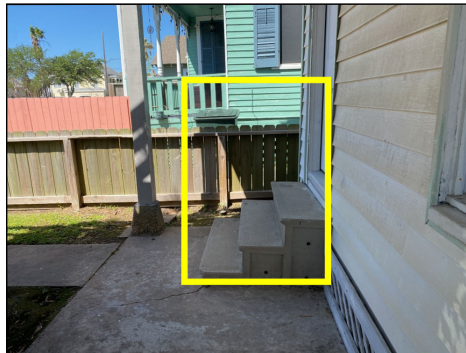
I.4. Loose railing(s) were observed. Recommend repairing for safety reasons. (front exterior stairs)

I.5. Handrails/balusters are missing at one or more locations and should be installed as required. (front, first floor kitchen exterior stairs)

I.6. Rotten/deteriorated stair framing/treads were observed. These areas should be repaired/replaced for safety reasons. (front exterior stairs)



Stair baluster spacing.



Missing hand rails/balusters front stairs.



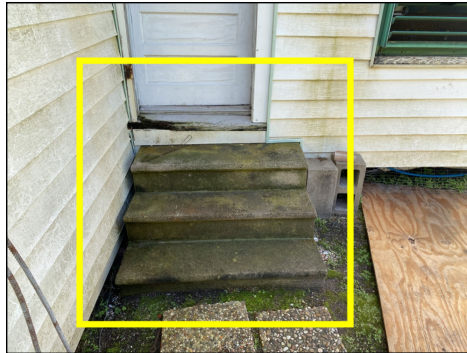
Front stairs not bearing on posts.

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

I	NI	NP	D
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Rot/deterioration front stair treads.



Missing hand rails/balusters first floor kitchen exterior stairs.



Loose railings front exterior stairs.

J. Fireplaces and Chimneys

Locations:
Types:
Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

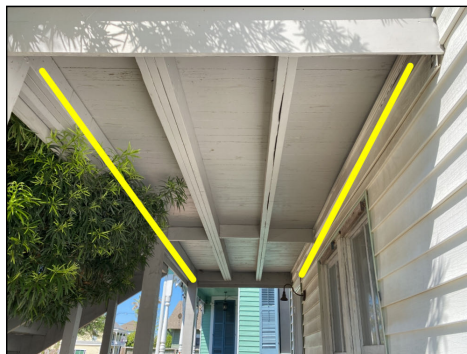
K.1. Moderate cracks noted on concrete flat works. Seal and monitor for additional expansion.

K.2. Rot/deterioration observed at patio/door overhangs. A qualified contractor should be engaged for further review/repair. (laundry room exterior, first floor kitchen exterior)

K.3. The deck/patio/porch framing did not appear to follow current construction standards. A qualified contractor should be engaged for further review/repair. (no joist hangers/structural strapping/bearing on nails/etc.)



Rot/deterioration laundry room exterior patio overhang.



No joist hangers/questionable framing front deck.



Entryway cracks.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No structural strapping front deck.



Rot/deterioration first floor kitchen exterior door patio cover.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Materials:
Comments:

L.1. Damaged/loose or deteriorated sections of fencing should be repaired or replaced.

L.2. An infrared camera was used to help identify possible hidden deficiencies within the structure which could include but are not limited to: moisture, insulation deficiencies, air loss, electrical overheating, etc. The infrared camera detects thermal differences in materials that may indicate problem areas. However, there is no guarantee that the infrared camera will detect all potential or active concerns during this limited and cursory evaluation. For example; if a wet area exists and the moisture is the same temperature as the surrounding materials, the camera may not reveal a thermal difference and therefore go unnoticed. Likewise, if the interior and exterior temperatures are similar, a wall or ceiling with missing insulation might not reflect a temperature differential and could go undetected. In addition, there may also be some areas that reflect thermal anomalies that the inspector considers normal or impractical to repair that are not specifically called to attention. No guarantee or warranty is given with respect to the results provided by the infrared camera evaluation.

L.3. Unsealed counter top edge observed. Recommend sealing counter top edge to prevent future damage/moisture intrusion behind cabinets from unexpected spills.

L.4. Cosmetic damage observed at cabinets/drawers. Recommend repairing to maintain visual aesthetics. (multiple cabinets/drawers throughout home)

L.5. A scan with an infrared camera revealed one or more thermal anomalies. Improvements are recommended as needed. (see photos)

L.6. Inspector observed what appears to be organic like growth. Recommend further evaluation and repair protocol prepared by a licensed and qualified hygienist. (first floor kitchen cabinets)

Note: Further investigation may reveal areas of rot/deterioration.

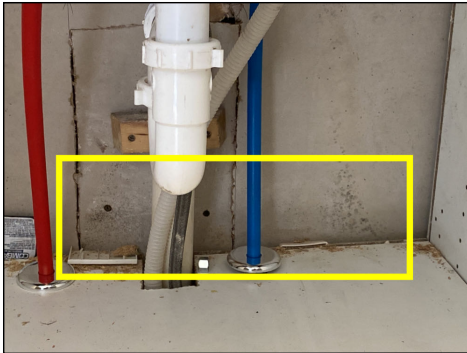
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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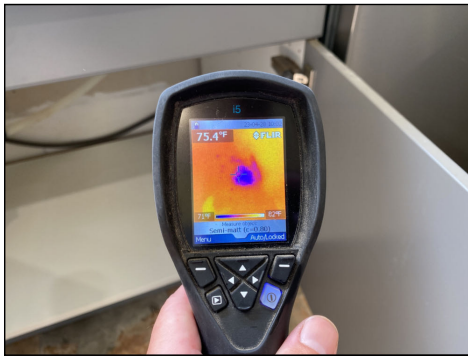
Organic like growth wall inside cabinet first floor kitchen.



Unsealed countertop edge first floor kitchen.



Unsealed countertop edge second floor kitchen.



Thermal anomaly second floor kitchen sink.



Thermal anomalies laundry room.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels

Panel Locations: Exterior (mains)

Note: Old fuse boxes are being used as junction boxes., Exterior closet (distribution panel), Laundry room (sub panel/junction box)

Materials & Amp Rating: 100 and 90 amp

Comments:

A.1. NOTE: Proper bonding of gas and water lines may not be verified. A qualified, licensed electrician should be engaged to verify proper bonding.

A.2. Current generally accepted construction practices require dedicated circuits for some kitchen appliances (dishwashers/disposers/etc.), and dedicated circuits for bathrooms. Although this may not have been required at the time of construction improvement is recommended. A qualified electrician should be engaged for further review.

Note: Current practices may also require specific sizing of circuits (15/20-amps).

A.3. Observed old style ground clamp at the ground rod. The type of clamp currently in use is typically used to bond electrical conductors to water or gas supply piping. Due to the smaller diameter of the ground rod, this type of clamp consistently comes loose and should be replaced with an acorn style ground clamp.

A.4. This home is not equipped with Arc Fault Circuit Interrupters (AFCI's) - AFCI protection may not have been required at time of construction, but is required by current building standards. AFCI's contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc and detect open circuit when arcing occurs. Most current generally accepted construction practices require AFCI protection for bedrooms, living rooms, dining rooms, sunrooms, kitchens, laundry areas, and other gathering places.

A.5. Any knockout openings in the main panel should be covered.

A.6. The grounding conductor is not secured to the ground rod and requires repair.

A.7. 30-amp breakers were observed utilizing 12-gauge wire and should be a minimum of 10-gauge wire. Recommend consulting a qualified electrician for repairs to this regard.

A.8. Missing dead front covers (safety/service). Covers should be installed to prevent safety hazards. (exterior mains)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

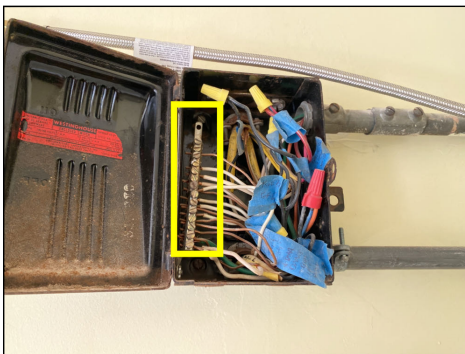
I	NI	NP	D
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A.9. Wire grommet should be utilized when wires pass through the service entrance panel to help reduce the potential of an electrical short.

A.10. The secondary panel is improperly bonded. Ground and neutral conductors are required to be isolated in this panel. In subpanels, the neutral (normally white) conductors must float and may not be connected to the electrical system's grounding system (including the subpanel's chassis). Floating conductors simply means, in this case, that those wires are isolated from ground. The above condition can present a potential shock or fire hazard as objectionable currents will not be prevented. Objectionable Currents is electrical energy that is traveling on a metal conductor (such as a wire, metal appliance, metal pipe etc.) that is not supposed to be carrying electrical energy. This issue may also prevent proper operation of GFCI and AFCI devices. Repairs are recommended. (distribution panels, laundry room sub/junction box)

A.11. Tree limbs should be cut back away from service lines.

A.12. The service drop drip loop/weather head appears to be incorrectly installed. A qualified electrician should be engaged for further review/repair.



Grounds/ neutrals not isolated laundry room junction box.



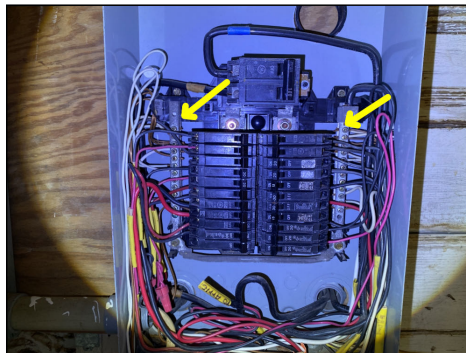
Improper drip loop/weather head.



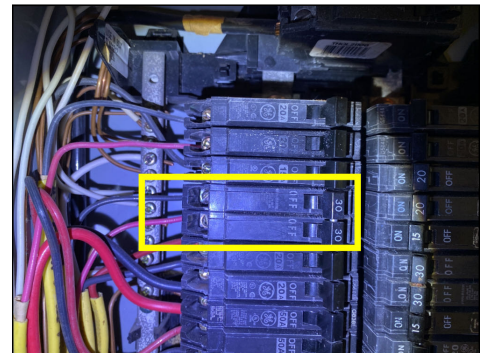
Ground wire not connected at rod.



Missing dead fronts exterior disconnects.



Grounds/ neutrals not isolated distribution panel.



30-amp breaker 12-gauge wire distribution panel.

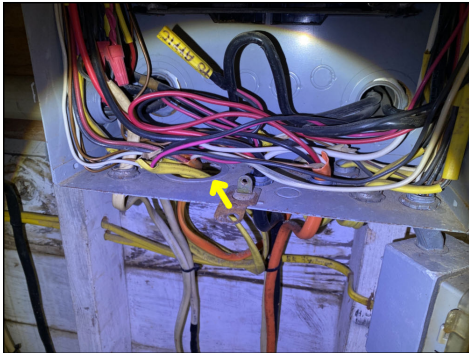
I=Inspected

NI=Not Inspected

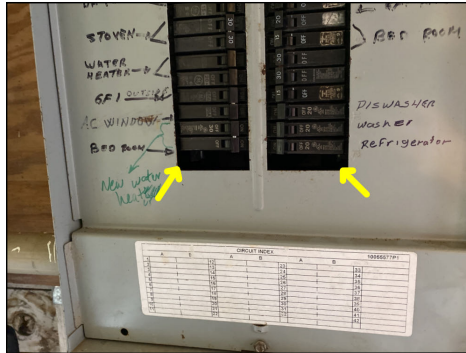
NP=Not Present

D=Deficient

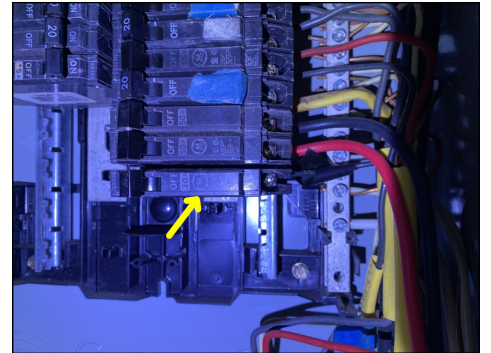
I	NI	NP	D
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Missing grommet distribution panel



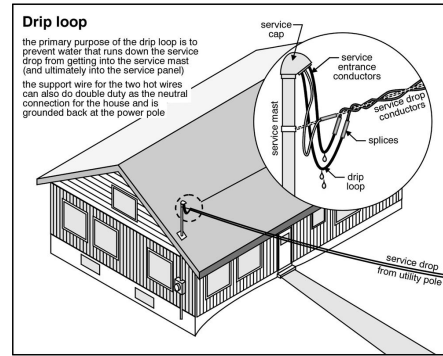
Missing distribution panel knock outs.



30-amp breaker 12-gauge wire distribution panel.



Tree contacts service drop.



Weather head/drip loop illustration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring: Copper wiring observed
Comments:

B.1. NOTE: Lights and equipment activated by photocell switches were not checked. Also, landscape and exterior grounds lighting is not included in this inspection. Antiquated wiring should be updated; it creates a possible hazard. Only a representative number of accessible outlets are checked. Security systems are not included in this inspection. Smoke detection devices should be installed in all rooms. Extension cords should never be used as permanent wiring. Homes constructed prior to 2008 were not equipped with currently required arc fault protection and tamper resistant outlets. A qualified electrician should be consulted with regard to the benefits of adding AFCI protection and tamper proof outlets. Older dryer outlets often utilize 3-prong outlets that may not accept newer style dryer plugs.

B.2. Note: GFCI protection requirements have changed through time (often older homes will be lacking gfcI protection by current standards). Regardless of the year of construction currently accepted GFCI protection is recommended for safety reasons.

B.3. General Information: Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely during a home inspection. It is recommended that a licensed electrician be engaged to verify the safety of the system. Recessed lights should be fitted with bulbs suitable to this application. Otherwise, there is a risk of overheating and/or fire.

B.4. All accessible outlets and GFCI's were tested.

B.5. Tamper resistant outlets are not installed. New construction practices adopted in 2008, require the use of tamper resistant outlets on all outlets/plugs. Recommend improving for enhanced safety.

B.6. Lights were found to be inoperative. If the bulbs are not blown, the circuit should be investigated.

B.7. Current standards require smoke detection systems to be interconnected, improvement is recommended.

B.8. Current standards require closet lights to be protected by a globe (light cover).

B.9. Loose light fixtures should be secured properly. (first floor entry closet)

B.10. The exterior wiring is not suited to this application. It should be replaced with wiring suitable for outdoor use, or protected in proper conduit. (conduit not continuous rear of home)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B.11. Current standards require all laundry room outlets to be GFCI protected.

B.12. Current standards require all bathroom outlets to be GFCI protected. (second floor)

B.13. Current standards require all dryer circuits to be GFCI protected.

B.14. Reversed polarity (wired backwards) was observed and requires repair. (front first floor bedroom)

B.15. Inoperative outlet(s) were observed. Outlet(s) and circuit should be investigated and/or repaired. (first floor living room/rear bedroom)

B.16. Smoke alarms are not installed in required locations and should be improved (i.e. bedrooms/adjacent hallways).

B.17. All junction boxes should be fitted with cover plates, in order to protect the wire connections. (attic)

B.18. Abandoned/energized wiring should be replaced or appropriately terminated. Recommend consulting a qualified contractor to this regard. (attic)

B.19. Wiring exposed on interior finishes should be relocated or protected by a rigid conduit or equivalent for safety reasons. (first floor entry closet, laundry room, exterior closet, etc.)

B.20. Wiring observed to be installed in location(s) where wires could easily be damaged (above rafters, between subfloor/framing, below siding, etc.). Improvement is recommended for safety reasons. (wiring run on ground in crawlspace)

B.21. Note: The home in question is advertised as being built in 1975. What appears to be old knob and tube wiring was observed in the attic. This style wiring was generally not installed past the 1940s.



Inoperative light first floor kitchen.



Missing bedroom smoke detectors example.



No power to outlet rear first floor bedroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No power to outlet first floor living room.



Reversed polarity front first floor bedroom.



Missing gfci protection second floor bathroom.



Wiring exposed on interior second floor living room closet.



Missing protective light globe second floor bedroom closet.



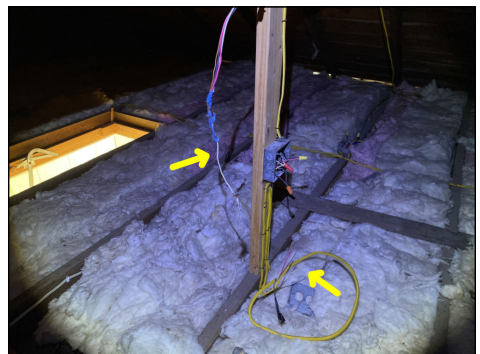
No gfci protection laundry room.



Wiring exposed on interior laundry room.



Open junction boxes attic (multiple).



Energized exposed wiring attic.



Energized exposed wiring attic.



Evidence of prior knob and tube.



Abandoned wiring rear of home.

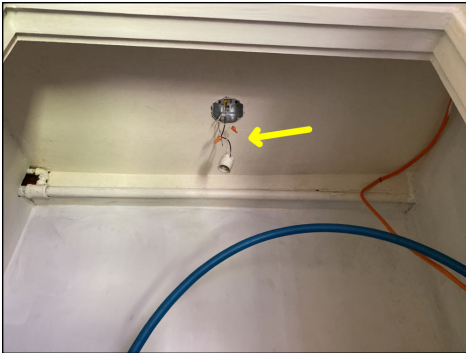
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

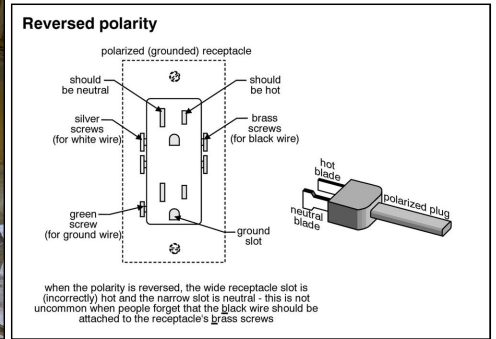
I	NI	NP	D
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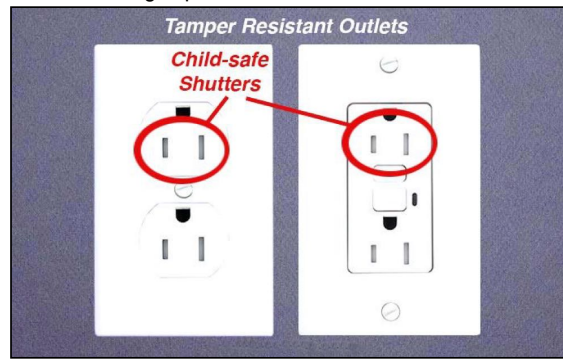
Loose light fixture hvac closet.



Wiring exposed on interior exterior closet.



Reversed polarity illustration.



Tamper resistant outlet illustration.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Other

Comments

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Type of System: Window Unit(s)

Energy Sources:

Comments:

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

I	NI	NP	D
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B. Cooling Equipment

Type of System: Window Unit(s)
 Comments:

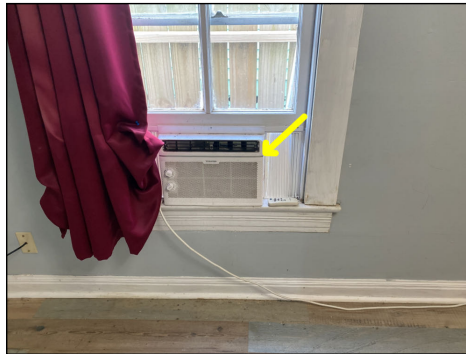
B.1. NOTE: It's recommended that A/C units be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every 2 months during the cooling season to prevent clogging. Evaporator coils are not opened when sealed.

B.2. No outlet was available to test first floor bathroom unit at time of inspection.

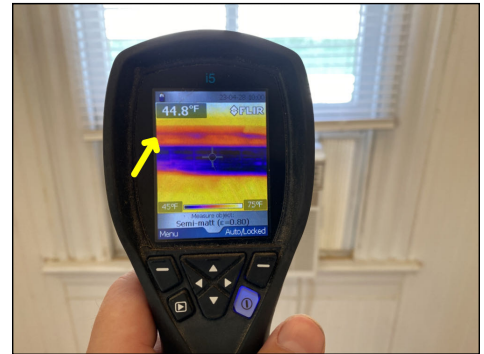
B.3. The system was inoperative and requires further evaluation/repair by a qualified HVAC contractor. (first floor rear bedroom, second floor bedroom)



No outlet for unit first floor bathroom.



Inoperative unit rear first floor bedroom.



Second floor living room unit cooling.



Inoperative unit second floor bedroom.



First floor front bedroom cooling.

C. Duct System, Chases, and Vents

Comments:

D. Other

Comments

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

X			X	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter: Front exterior of structure.

Location of Main Water Supply Valve: Not verified. The owner should be consulted to this regard. If a shut off is not present, one should be installed.

Static Water Pressure Reading: 58 PSI

Comments:

A.1. NOTE: Supply plumbing in attics or crawl spaces should be insulated. Laundry connections (including drain) are visually inspected only. Shower stalls are vulnerable to leaks and are tested by running the shower for a short period, typically 30-45 minutes and leaks may be present that are not discovered during the time period of the inspection. All bath and shower fixtures should be caulked against the wall to prevent leaks.

A.2. CPVC supply piping was observed.

A.3. PEX supply piping was observed.

A.4. It is recommended that an anti-siphon device be added to the hose bib(s). This is a small device that attaches to the outside hose connection to prevent water contamination.

A.5. Recommend insulating exposed water supply at exterior.

A.6. Hot & cold are reversed at one or more locations and should be improved. (second floor bathroom shower)

A.7. Cracked, deteriorated and/or missing tub/shower grout and/or caulk, and/or cracked tub/shower tiles should be replaced to help prevent potential moisture related issues. (second floor bathroom shower)

A.8. Inspector is unable to determine proper termination of a PVC liner in shower stall(s). PVC liners are used below the shower floor to prevent leaks. (second floor bathroom shower)

A.9. Commode seat(s) observed to be loose. Recommend re-securing seat(s) to prevent future damage. (first floor bathroom)

A.10. Commode base(s) should be caulked/sealed to the floor to help securing unit(s) and to prevent sewer gases from entering living space(s). (second floor bathroom)

A.11. Piping observed to not be secured to framing in various locations. Current generally accepted construction practices require piping to be secured to prevent damage/knocking/etc.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A.12. Push to connect fittings (often referred to as shark bites) observed to be used in concealed locations. Although these style fittings/connectors are generally accepted many do not recommend using them in concealed locations. Recommend consulting a qualified plumber for further review.

A.13. PEX piping should be protected from UV deterioration when installed outdoors.

A.14. Recommend insulating exposed water supply piping in crawlspace for freeze protection.

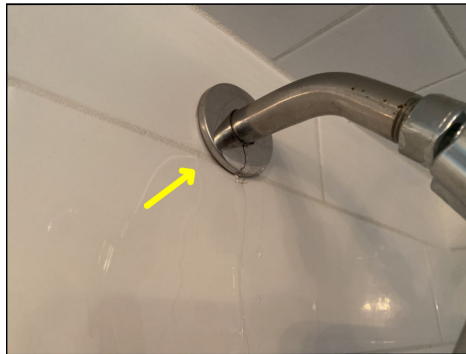
A.15. Leaky faucets/fixtures/hose bibs should be repaired or replaced. (first floor bathroom shower head leaking out of wall, slow drip second floor kitchen sink)

A.16. The commode is loose and should be re-secured / re-seated to help prevent potential leaks from occurring. (second floor bathroom)

A.17. Loose sink/vanity top should be secured for safety reasons. (second floor bathroom)



Loose commode seat first floor bathroom.



Leaking shower head from wall first floor bathroom.



Faucet leak (slow drip) second floor kitchen sink.



Loose commode/not sealed to floor second floor bathroom.



Caulk second floor bathroom shower stall.



Sink/vanity not secured second floor bathroom.

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

I	NI	NP	D
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Hot/cold reversed second floor bathroom shower stall.



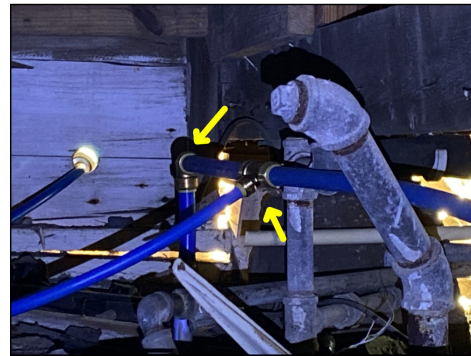
Missing anti backflow devices exterior hose bibs.



Exterior PEX piping not protected from freeze/UV deterioration.



PEX piping not secured as required.



Push connect fittings in concealed areas.

X			X
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B. Drains, Waste and Vents

Drain Piping Materials(s): PVC, Cast iron

Comments:

B.1. NOTE: If bath traps are not present or readily accessible, they are not inspected. Bath traps with access doors are recommended behind all tubs/showers to allow for inspection of leaks, proper plumbing configuration, wood destroying insect activity, etc. We recommend older drain / waste piping be video inspected and/or pressure tested.

B.2. For the most part, the waste piping appears to be older. It may be prone to unexpected problems. It is recommended that a pressure test and/or video inspection be performed.

B.3. Unsealed opening in the waste piping should be corrected to help prevent potential moisture/sewer gases from entering the home. (damaged/deteriorated piping rear of home, missing piping rear of home)

B.4. Leak(s) observed at drainage piping require repair to help prevent moisture damage. (second floor kitchen sink, second floor bathroom sink)

B.5. No drain pan installed in laundry. All washing machines located on a second floor should have an emergency pan installed and piped to drain.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No laundry drain pan.



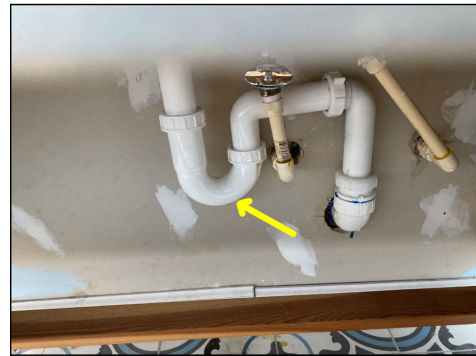
Drain leaks second floor kitchen sink.



Corrosion/deterioration of drain piping rear of home.



Drain piping voids rear of home.



Drain leak second floor bathroom sink.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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Energy Source: Electricity. Unit(s) located in the exterior closet
 Capacity: Units are 40 gallons
 Comments:

C.1. NOTE: Temperature pressure relief (TPR) valves should be replaced every 2-years. Water heaters should be drained regularly as part of general maintenance. The water heater(s) are considered serviceable unless otherwise noted or highlighted below.

C.2. Note: The average anticipated service life of a properly maintained water heater is 10-15 years for a gas supplied unit and 15-20 for an electric supplied unit.

C.3. Manufacture - Year & Brand: GE 2010, Rheem 2020

C.4. Current generally accepted construction practices do not allow PEX to be connected direct to water heaters. A qualified plumber should be engaged for repair. (GE unit)

C.5. Corroded fittings on top of water heater tank should be repaired or replaced to help prevent unexpected leaks. A qualified plumber should be engaged for repair. (GE unit)

C.6. Install required overflow pan and drain line under unit to prevent moisture related issues in the event of a leak or discharge. (no drain lines installed)

C.7. Missing TPR drain line was observed and should be properly installed. Recommend consulting a qualified plumber for repairs. (both units)

C.8. Heated water at second floor observed to have a strong odor. A qualified plumber should be engaged for further review/repair.



Heated water temp first floor kitchen sink.



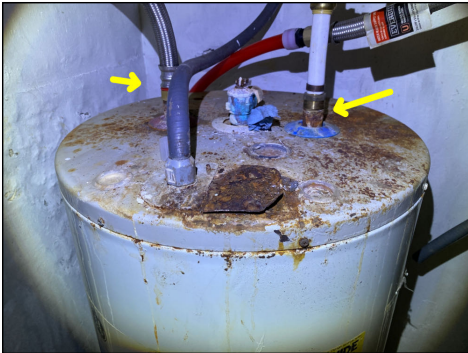
Heated water temp second floor kitchen sink.



No drain pan drain lines.

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

I	NI	NP	D
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Corrosion/deterioration GE unit/fitting corrosion/leakage.



No TPR drain lines.



PEX connected direct to unit GE.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Piping Material

Gas System Present:
Meter Location:
Comments:

E.1. Note: Abandoned gas lines observed at property. Old gas service line observed at exterior.

V. APPLIANCES

A. Dishwashers

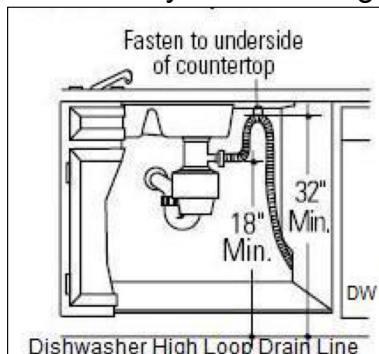
Comments:

A.1. No air gap is present/observable. Recommend raising drain line above bottom of kitchen sink or install counter mount air gap device to help prevent back flow contamination. (first floor kitchen)

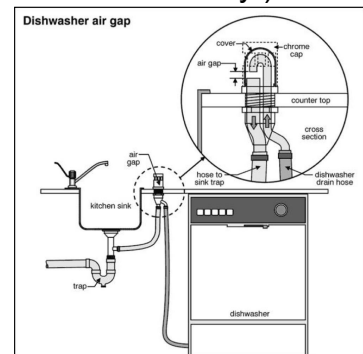
(Note: Some dishwashers may have an air gap built in from the factory.)



Missing drain air gap/high loop first floor kitchen.



Drain high loop illustration.



Drain air gap illustration.

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

I	NI	NP	D
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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

C.1. Unit/filters are dirty and requires cleaning.

C.2. Filter(s) are missing and should be replaced.



Dirty filters first floor kitchen unit.

D. Ranges, Cooktops, and Ovens

Comments:

D.1. Oven(s) were set to 350 degrees and tested within the +/- 25 degrees required by the manufacturer.

D.2. An anti tip bracket should be installed on all ranges for safety reasons. The anti tip bracket anchors the appliance to the floor so if downward pressure is applied to an open oven door the unit will not tip or spill cookware or their contents from the cooking surface.



Cooktop burners first floor kitchen.



Oven temp first floor kitchen.



Cooktop burner second floor kitchen.

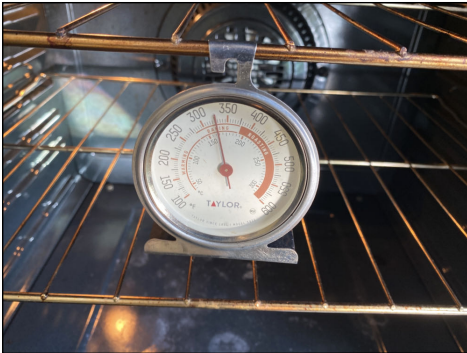
I=Inspected

NI=Not Inspected

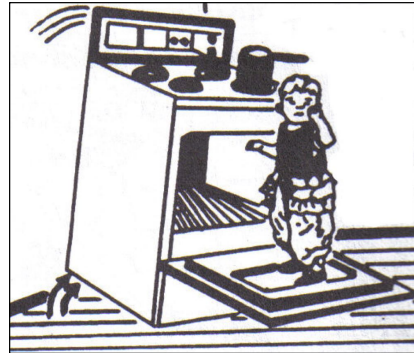
NP=Not Present

D=Deficient

I	NI	NP	D
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Oven temp second floor kitchen.



Anti tip bracket illustration.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

E.1. Microwave appears to be in serviceable condition at time of inspection. Unit not tested for radiation leakage.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

H.1. Roof mounted dryer vent terminations should terminate into dryer specific roof terminations that have backdraft prevention devices. Recommend consulting a qualified contractor for repair.



Dryer vent termination.



Roof dryer vent termination illustration.

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

I NI NP D

I. Other

Comments:

I.1. The refrigerator(s) appeared to be in serviceable condition at time of inspection.

Note: Refrigerator temperatures are checked with a thermometer to be in generally acceptable temperature ranges. Ice makers, and other special features are not evaluated.



First floor kitchen refrigerator temp.



First floor kitchen freezer temp.



Refrigerator temp second floor kitchen.



Freezer temp second floor kitchen.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal Systems
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Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	<p>A.4. Based on factors including but not limited to the condition and/or performance of walls, ceilings, floors, windows, doors and framing members, the foundation appears to show evidence of distress and should be further evaluated by a structural engineer and/or repaired as needed.</p> <p>A.5. Structural members were observed to be damaged. Repairs should be undertaken by a qualified contractor to maintain long term integrity.</p> <p>A.6. Insulation is not present or improperly installed within crawlspace. Although this may be typical for the age of construction, current building practices require insulation to be installed within the floor joists to control heating and cooling loss.</p> <p>A.7. Ground vapor barrier is not present or improperly installed within the crawl space. Although this may be typical for the age of construction, vapor barriers are installed in current construction to prevent moisture intrusion and/or condensate issues within the dwelling.</p> <p>A.8. Pier(s) observed to be deteriorated/damaged at the time of inspection. Recommend consulting a qualified contractor for repair.</p> <p>A.9. Rot/deterioration observed at crawlspace framing member(s). A qualified contractor should be engaged for further review/replacement of rotted/deteriorated areas.</p>
Page 8 Item: B	Grading & Drainage	<p>B.6. Damaged or loose gutters and/or downspouts were observed. Recommend repairing.</p> <p>B.7. At the time of inspection gutter(s) were observed to have what appears to be improper pitch, or are not draining properly. Gutter(s) that do not properly drain are prone to over spill which can lead to moisture intrusion. A qualified gutter contractor should be engaged for repair.</p>

Page 10 Item: C	Roof Covering Materials	<p>C.4. Roof appears to be at the end of its serviceable life, and replacement may be the only long term solution. This opinion is based upon the following conditions observed at the time of inspection. A qualified roofer should be engaged.</p> <p>-low sloped rolled roofing/hot moped deterioration/exposed fiberglass backing/etc.</p> <p>Note: Buyer is STRONGLY encouraged to consult their insurance provider as to the insurability of the current roof covering.</p>
Page 12 Item: D	Roof Structures and Attics	<p>D.10. The insulation provided in the attic has poor coverage. Attic insulation should be increased to an R value of 30.</p> <p>D.11. Rot/deterioration of roof deck, or framing member(s) observed (indication of current/previous moisture intrusion). Replacement of rotted/deteriorated area(s) is recommended, and a qualified contractor should be engaged.</p>
Page 14 Item: E	Walls (Interior and Exterior)	<p>E.8. Inspector observed what appears to be organic like growth. Recommend further evaluation and repair protocol prepared by a licensed and qualified hygienist. (water heater closet)</p> <p>Note: Further investigation may reveal issues with framing (rot/deterioration).</p>
Page 16 Item: F	Ceilings and Floors	<p>F.9. Evidence of active leakage was observed (verified with IR camera and/or moisture meter). The exact cause should be determined and repairs undertaken as necessary. (laundry room)</p> <p>F.10. The sub floor is damaged and should be repaired as needed. (first floor appears to have additional subflooring installed over rotten/deteriorated subfloors)</p> <p>F.11. Deterioration observed at wood flooring. Recommend consulting a qualified contractor for further review/repair. (second floor)</p> <p>Note: Further investigation may reveal areas of rot/deterioration to subfloor/floor framing.</p> <p>F.12. Inspector observed what appears to be organic like growth. Recommend further evaluation and repair protocol prepared by a licensed and qualified hygienist.</p> <p>Note: Further investigation may reveal areas of rot/deterioration.</p> <p>F.13. Damaged/rotten/deteriorated floor joists/framing observed. A qualified contract should be engaged for further review/repair. (crawlspce, laundry room)</p>

Page 19 Item: G	Doors (Interior and Exterior)	G.14. Rotted or deteriorated door/ trim/ frame was present and should be repaired or replaced to help prevent moisture/insect intrusion and further deterioration.
Page 22 Item: H	Windows	<p>H.7. Cracked or broken window(s) were observed and should be replaced to prevent moisture/insect intrusion. (laundry room)</p> <p>H.8. Rotted or deteriorated window trim should be repaired.</p> <p>H.9. The windows are in a state of mild disrepair. Trimming and/or adjustment, hardware improvements, and weather proofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.</p>
Page 23 Item: I	Stairways (Interior and Exterior)	<p>I.4. Loose railing(s) were observed. Recommend repairing for safety reasons. (front exterior stairs)</p> <p>I.5. Handrails/balusters are missing at one or more locations and should be installed as required. (front, first floor kitchen exterior stairs)</p> <p>I.6. Rotten/deteriorated stair framing/treads were observed. These areas should be repaired/replaced for safety reasons. (front exterior stairs)</p>
Page 24 Item: K	Porches, Balconies, Decks, and Carports	<p>K.2. Rot/deterioration observed at patio/door overhangs. A qualified contractor should be engaged for further review/repair. (laundry room exterior, first floor kitchen exterior)</p> <p>K.3. The deck/patio/porch framing did not appear to follow current construction standards. A qualified contractor should be engaged for further review/repair. (no joist hangers/structural strapping/bearing on nails/etc.)</p>
Page 25 Item: L	Other	<p>L.5. A scan with an infrared camera revealed one or more thermal anomalies. Improvements are recommended as needed. (see photos)</p> <p>L.6. Inspector observed what appears to be organic like growth. Recommend further evaluation and repair protocol prepared by a licensed and qualified hygienist. (first floor kitchen cabinets)</p> <p>Note: Further investigation may reveal areas of rot/deterioration.</p>

ELECTRICAL SYSTEMS

Page 27 Item: A

Service Entrance
and Panels

A.5. Any knockout openings in the main panel should be covered.

A.6. The grounding conductor is not secured to the ground rod and requires repair.

A.7. 30-amp breakers were observed utilizing 12-gauge wire and should be a minimum of 10-gauge wire. Recommend consulting a qualified electrician for repairs to this regard.

A.8. Missing dead front covers (safety/service). Covers should be installed to prevent safety hazards. (exterior mains)

A.9. Wire grommet should be utilized when wires pass through the service entrance panel to help reduce the potential of an electrical short.

A.10. The secondary panel is improperly bonded. Ground and neutral conductors are required to be isolated in this panel. In subpanels, the neutral (normally white) conductors must float and may not be connected to the electrical system's grounding system (including the subpanel's chassis). Floating conductors simply means, in this case, that those wires are isolated from ground. The above condition can present a potential shock or fire hazard as objectionable currents will not be prevented. Objectionable Currents is electrical energy that is traveling on a metal conductor (such as a wire, metal appliance, metal pipe etc.) that is not supposed to be carrying electrical energy. This issue may also prevent proper operation of GFCI and AFCI devices. Repairs are recommended. (distribution panels, laundry room sub/junction box)

A.11. Tree limbs should be cut back away from service lines.

A.12. The service drop drip loop/weather head appears to be incorrectly installed. A qualified electrician should be engaged for further review/repair.

Page 31 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.11. Current standards require all laundry room outlets to be GFCI protected.</p> <p>B.12. Current standards require all bathroom outlets to be GFCI protected. (second floor)</p> <p>B.13. Current standards require all dryer circuits to be GFCI protected.</p> <p>B.14. Reversed polarity (wired backwards) was observed and requires repair. (front first floor bedroom)</p> <p>B.15. Inoperative outlet(s) were observed. Outlet(s) and circuit should be investigated and/or repaired. (first floor living room/rear bedroom)</p> <p>B.16. Smoke alarms are not installed in required locations and should be improved (i.e. bedrooms/adjacent hallways).</p> <p>B.17. All junction boxes should be fitted with cover plates, in order to protect the wire connections. (attic)</p> <p>B.18. Abandoned/energized wiring should be replaced or appropriately terminated. Recommend consulting a qualified contractor to this regard. (attic)</p> <p>B.19. Wiring exposed on interior finishes should be relocated or protected by a rigid conduit or equivalent for safety reasons. (first floor entry closet, laundry room, exterior closet, etc.)</p> <p>B.20. Wiring observed to be installed in location(s) where wires could easily be damaged (above rafters, between subfloor/framing, below siding, etc.). Improvement is recommended for safety reasons. (wiring run on ground in crawlspace)</p> <p>B.21. Note: The home in question is advertised as being built in 1975. What appears to be old knob and tube wiring was observed in the attic. This style wiring was generally not installed past the 1940s.</p>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 34 Item: B	Cooling Equipment	<p>B.3. The system was inoperative and requires further evaluation/repair by a qualified HVAC contractor. (first floor rear bedroom, second floor bedroom)</p>

PLUMBING SYSTEMS

Page 36 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>A.14. Recommend insulating exposed water supply piping in crawlspace for freeze protection.</p> <p>A.15. Leaky faucets/fixtures/hose bibs should be repaired or replaced. (first floor bathroom shower head leaking out of wall, slow drip second floor kitchen sink)</p> <p>A.16. The commode is loose and should be re-secured / re-seated to help prevent potential leaks from occurring. (second floor bathroom)</p> <p>A.17. Loose sink/vanity top should be secured for safety reasons. (second floor bathroom)</p>
Page 37 Item: B	Drains, Waste and Vents	<p>B.2. For the most part, the waste piping appears to be older. It may be prone to unexpected problems. It is recommended that a pressure test and/or video inspection be performed.</p> <p>B.3. Unsealed opening in the waste piping should be corrected to help prevent potential moisture/sewer gases from entering the home. (damaged/deteriorated piping rear of home, missing piping rear of home)</p> <p>B.4. Leak(s) observed at drainage piping require repair to help prevent moisture damage. (second floor kitchen sink, second floor bathroom sink)</p> <p>B.5. No drain pan installed in laundry. All washing machines located on a second floor should have an emergency pan installed and piped to drain.</p>
Page 39 Item: C	Water Heating Equipment	<p>C.5. Corroded fittings on top of water heater tank should be repaired or replaced to help prevent unexpected leaks. A qualified plumber should be engaged for repair. (GE unit)</p> <p>C.6. Install required overflow pan and drain line under unit to prevent moisture related issues in the event of a leak or discharge. (no drain lines installed)</p> <p>C.7. Missing TPR drain line was observed and should be properly installed. Recommend consulting a qualified plumber for repairs. (both units)</p> <p>C.8. Heated water at second floor observed to have a strong odor. A qualified plumber should be engaged for further review/repair.</p>

APPLIANCES

Page 42 Item: H	Dryer Exhaust Systems	<p>H.1. Roof mounted dryer vent terminations should terminate into dryer specific roof terminations that have backdraft prevention devices. Recommend consulting a qualified contractor for repair.</p>
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