



BPG Inspection, LLC



**21839 Hannover Village Drive
Spring TX 77388**

Client(s): White
Inspection Date: 6/1/2020
Inspector: Murray Campbell , TREC #22455

Prepared For: Laura White

(Name of Client)

Concerning: 21839 Hannover Village Drive, Spring, TX 77388

(Address or Other Identification of Inspected Property)

By: Murray Campbell TREC #22455 / BPG Inspection, LLC 6/1/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Style of Home: Single Family, One Story	Age Of Home: 2005	Home Faces: SE
Vacant or Occupied: Occupied	Utilities Active: All	Client(s) Present: Yes, Buyer, Buyer's Agent
Weather: Partly Cloudy, Light Rain	Temperature: Over 70	Rain in last 3 days: Yes
Ground/Soil Condition: Damp	Ancillary Services: Wood destroying insect	Recommended Professionals: Roofer, Licensed Electrician, Licensed HVAC, General Labor


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: 816113
 - Client's Last Name: White
- 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

Roof Covering Materials

- 1. The shingles are worn with some granular loss on the ridge areas. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.
- 2. There are signs of previous hail strikes.

Ceilings and Floors

- 3. There are some nail heads "popping" through the ceiling/wall surface. Nail pops are typically cosmetic and not of any structural significance. A handy person can simply reset the nail head and fill the depressions with a patching material such as drywall or spackling compound.

Doors (Interior and Exterior)

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

Windows

- 5. Window sash springs need adjustment or repair to allow windows to remain completely open, Located Master bedroom (1), Living room (1), and front guest bedroom (1).
- 6. Window lintels are rusted in areas. Recommend remediation of rust, application of rust prohibitive paint.

Fireplaces and Chimneys

- 7. Fireplace does not have a damper blocking device installed as called for by today's standards in fireplaces with gas log systems. <http://damperclamp.com/installation.php>

ELECTRICAL SYSTEMS

Branch Circuits, Connected Devices, and Fixtures

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

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Cooling Equipment

- 9. Rust noted in the secondary drain pan. The rust may extend to the bottom of the pan, which may result in water leaking onto the surrounding area. This is typically from excess condensation, most times produced from a soiled evaporator coil. I recommend replacing or repairing pan as needed. I also recommend that the system be serviced by a licensed HVAC technician to address the cause of excess condensate before closing.

PLUMBING SYSTEM

Plumbing Supply, Distribution Systems and Fixtures

- 10. The toilet(s) is loose at floor in the guest bath. A plumber should perform repairs. Repairs may involve re-setting the toilet on a new wax seal.

Hydro-Massage Therapy Equipment

- 11. There is no visible Jacuzzi equipment access panel installed that would allow repairs/replacement in case of failure.

Action / Consideration Items

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services

Legend	<input checked="" type="checkbox"/> No Action Items Found	<input checked="" type="checkbox"/> Action Item	<input checked="" type="checkbox"/> Consideration Item
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STRUCTURAL SYSTEMS			
A.	Foundations	X	
B.	Grading and Drainage	X	
C.	Roof Covering Materials	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Roof Structures and Attics	X	
E.	Walls (Interior and Exterior)	X	
F.	Ceilings and Floors	X	<input checked="" type="checkbox"/>
G.	Doors (Interior and Exterior)	X	<input checked="" type="checkbox"/>
H.	Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I.	Stairways (Interior and Exterior)	X	
J.	Fireplaces and Chimneys	<input checked="" type="checkbox"/>	
K.	Porches, Balconies, Decks, and Carports	X	
L.	Other	X	
ELECTRICAL SYSTEMS			
A.	Service Entrance and Panels	X	
B.	Branch Circuits, Connected Devices, and Fixtures	<input checked="" type="checkbox"/>	
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS			
A.	Heating Equipment	X	
B.	Cooling Equipment	<input checked="" type="checkbox"/>	
C.	Duct Systems, Chases, and Vents	X	
PLUMBING SYSTEM			
A.	Plumbing Supply, Distribution Systems and Fixtures	<input checked="" type="checkbox"/>	

B.	Drains, Wastes, and Vents	X	
C.	Water Heating Equipment	X	
D.	Hydro-Massage Therapy Equipment	<input checked="" type="checkbox"/>	
E.	Other	X	
APPLIANCES			
A.	Dishwashers	X	
B.	Food Waste Disposers	X	
C.	Range Hood and Exhaust Systems	X	
D.	Ranges, Cooktops, and Ovens	X	
E.	Microwave Ovens	X	
F.	Mechanical Exhaust Vents and Bathroom Heaters	X	
G.	Garage Door Operators	X	
H.	Dryer Exhaust Systems	X	
I.	Other	X	
OPTIONAL SYSTEMS			
A.	Landscape Irrigation (Sprinkler) Systems	X	
B.	Swimming Pools, Spas, Hot Tubs, and Equipment	X	
C.	Outbuildings	X	
D.	Private Water Wells (A coliform analysis is recommended)	X	
E.	Private Sewage Disposal (Septic) Systems	X	
F.	Other	X	

I = Inspected

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D = Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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 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.

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.

Parging is flaking off of the foundation in various areas. Parging is the mortar coat applied to the exterior of slab foundations. Flaking or "spalling" is common, and not typically related to any structural deficiencies. Consult with a mason for repair alternatives.



Corner cracks were observed at the corners of the slab foundation. Cracks of this nature are typical and occur when the exterior veneer is warmed by the sun and the wall expands. This condition is also a conducive condition for termite infestations. I recommend you contract foundation expert to repair mortar as needed to prevent further separation. Sidewalk repair caulking is the typical product used for this repair.



B. Grading and Drainage

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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.

The grading surrounding the structure appears adequate to properly drain runoff away from foundation.

☒☐☐☒ C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass/asphalt

Approximate Age of Roof: Estimated, 11-15 Years Old

Roof Viewed From: Walked roof, Ground, Ladder, Viewed from ladder at Eave

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 appeared in fair condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened. However, there were exceptions. Those deficiencies/exceptions are listed below.



There were several roofing fasteners observed to be improperly sealed or exposed. Left unsealed the fastener penetrations could present a point of water penetration into the roof structure. Seal (caulk) all exposed roofing fasteners (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines).



Mounting a satellite dish directly through the roof deck is not recommended. The preferred installation is on side of wall or eaves. In it's current installation, extra sealant is recommended on the fastening bolts.

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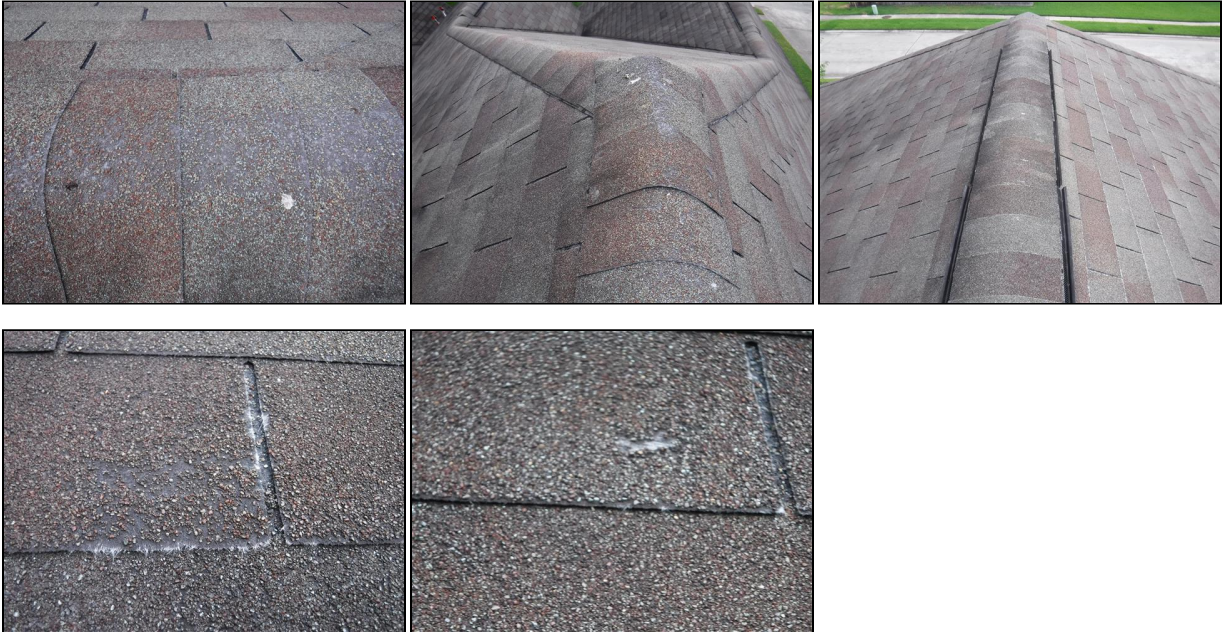
NP = Not Present

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I	NI	NP	D
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The shingles are worn with some granular loss on the ridge areas. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.



There are signs of previous hail strikes.



D. **Roof Structures and Attics**

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

Roof Structure: 2 X 6 Rafters

Roof Ventilation: Ridge vents, Soffit Vents, Passive

Attic Access Info: Pull Down stairs

Attic Insulation: Approximate, 13+ Inches

Comments:

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

I = Inspected

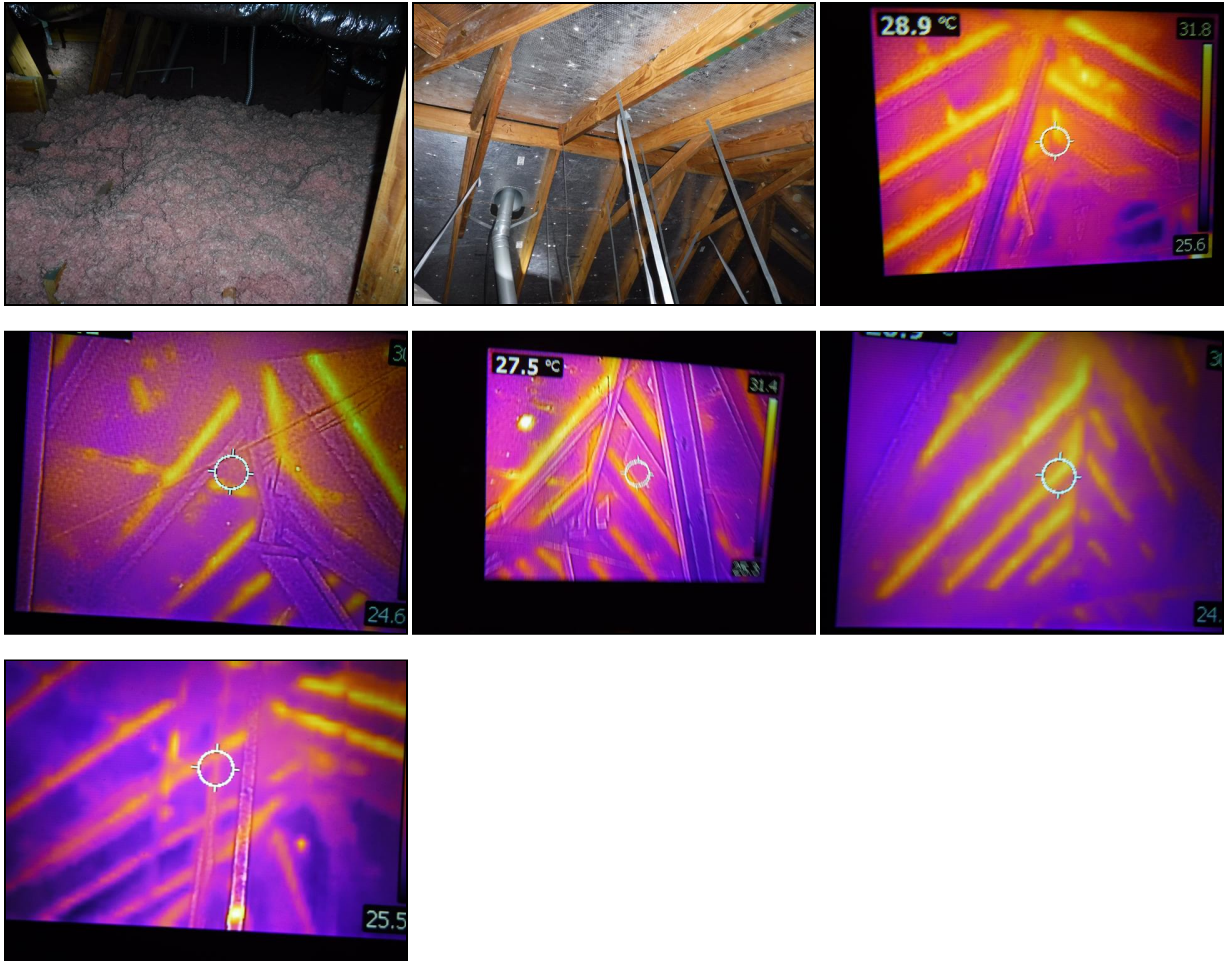
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The structure was in good condition. No leaks were active or apparent at time of inspection. Insulation determined to be at acceptable levels/depths. At accessible areas inspected.



E. Walls (Interior and Exterior)

Wall covering/siding type: Brick, Wood, Cement fiberboard

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 cosmetic 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.

Noted areas of siding trim and edges that have missing or deteriorated caulking. These areas can be a point of water infiltration if not addressed. Noted no evidence at interior sides of home areas with previous water infiltration at time of inspection. Recommend fully and properly sealing all areas affected.

There is a brick damaged at front entrance. Repair as needed.

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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 are some nail heads "popping" through the ceiling/wall surface. Nail pops are typically cosmetic and not of any structural significance. A handy person can simply reset the nail head and fill the depressions with a patching material such as drywall or spackling compound.



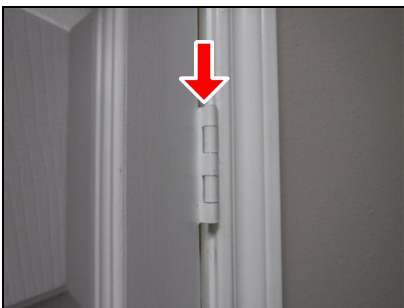
G. Doors (Interior and Exterior)

Comments:

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

All accessible doors were operated and found to be functional. Doorbell system present and operational with no concerns noted.

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



Noted at the front entry door is not plumb. Door attempts to close with no assistance and has door wedge currently holding door open. Recommend having door properly re-hung and aligned to operate as designed.

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I NI NP D



Recommend replacing all missing door stops.

H. **Windows**

Window Type: Aluminum Frame, Double Pane

Comments:

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

All accessible windows were opened and found to be in operable condition.

Window sash springs need adjustment or repair to allow windows to remain completely open, Located Master bedroom (1), Living room (1), and front guest bedroom (1).



Window lintels are rusted in areas. Recommend remediation of rust, application of rust prohibitive paint.



Noted several window sills at interior of home with deteriorated caulking at various sides of window frames. Deteriorated caulking at area can potentially subject framing under and behind window sill to future moisture collection concerns. Recommend having all window sills affected re-sealed with caulking. Important to check all 4 sides of window frames for deteriorated caulking concerns.

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Operable Fireplaces: One

Comments:

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



Fireplace does not have a damper blocking device installed as called for by today's standards in fireplaces with gas log systems. <http://damperclamp.com/installation.php>



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:

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity.

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II. ELECTRICAL SYSTEMS

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

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

A. Service Entrance and Panels

Electrical Service: Below ground, Aluminum, 240 volts

Main Breaker: 125 AMP

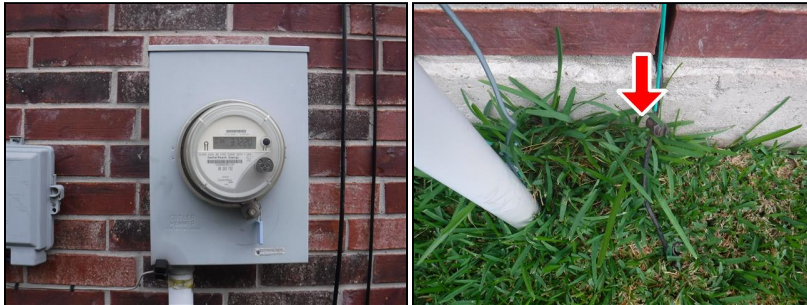
Panel Type: Circuit breakers

Ground System: Ufer ground (conductor bonded to foundation rebar), Driven Ground Rod

Electric Panel Manufacturer: CUTLER HAMMER

Comments:

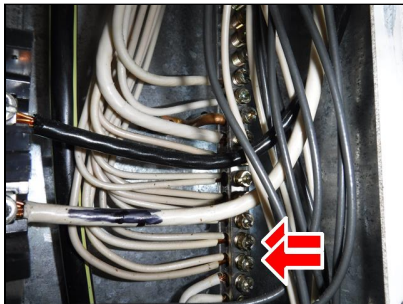
System panels installed correctly, grounded and bonded.



The main panel box is located in/at the Garage.



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



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I NI NP D

 B. Branch Circuits, Connected Devices, and Fixtures**Type of Wiring:** NM (non-metallic sheathed)**Type of Branch Circuit Wiring:** Copper

Comments:

It is recommended that smoke detector batteries are replaced semi-annually. Smoke detectors should be replaced every 10 years. Initiate and practice plans for escape periodically. Failure to repair defective or install absent alarms, detectors and other safety devices immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and read the following links: www.cpsc.gov and www.nfpa.org

Smoke alarms were functional.

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

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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

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

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

 A. Heating Equipment**Type of Systems:** Forced Air**Heating Energy Sources:** Gas**Number of Heat Systems (excluding wood):** One**Furnace/Air Handler Age:** 2005**Location of Secondary pan drain line:** Right

Comments:

The unit functioned at the time of inspection. Proper heating operation is determined by at minimum of 100 degrees being supplied from all home supply grills.

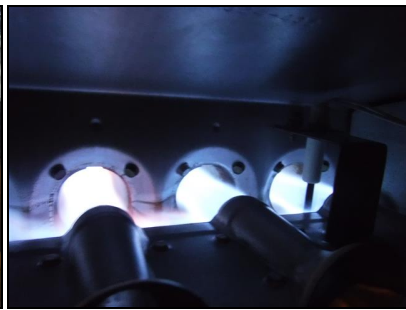
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☒☐☐☒ B. Cooling Equipment

Type of Cooling Systems: Central air conditioner unit

Coolant Type: R-410A

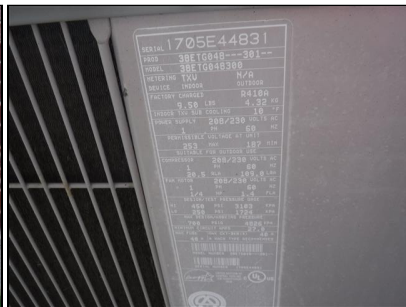
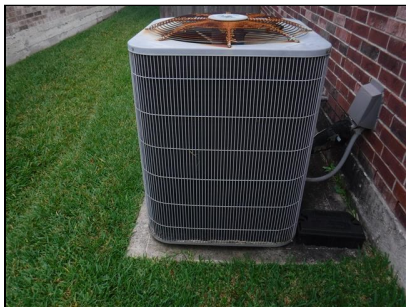
Temperature Differential: 15 Degrees

Number of Cooling Systems: One

A/C Age: 2005

Comments:

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



Return a/c vent.



Supply a/c vent.

To prevent blockages in the condensation drain line, pour mixture of 1c. warm water and 2 capfuls of bleach into condensate drain every 8 weeks during the hot months when the A/C is in use to prevent bio-growth in drain lines and prevent blockages.

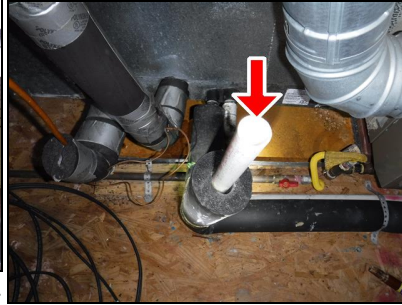
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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A/C secondary drain located right side of residence.

Rust noted in the secondary drain pan. The rust may extend to the bottom of the pan, which may result in water leaking onto the surrounding area. This is typically from excess condensation, most times produced from a soiled evaporator coil. I recommend replacing or repairing pan as needed. I also recommend that the system be serviced by a licensed HVAC technician to address the cause of excess condensate before closing.



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

Ductwork: Insulated Flex Duct, Insulated Duct Board

Comments:

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

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

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



Vent cover within living room loose. Repair as needed

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IV. PLUMBING SYSTEM

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

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Right Side, Front

Location of main water supply valve: Garage

Static water pressure reading:

Extra info: 67

Water Source: Public

Plumbing Water Supply (into home): PEX

Plumbing Water Distribution (inside home): PEX

Gas Meter Location: Left side

Comments:

Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city 67 PSI. Recommended satisfactory range 40 PSI – 80 PSI. Meter tested with no leaks or bypass concerns noted.



Water meter located right side of residence.



Gas meter located left side of residence.



Main water shut off located within the garage.

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☒ The toilet(s) is loose at floor in the guest bath. A plumber should perform repairs. Repairs may involve re-setting the toilet on a new wax seal.



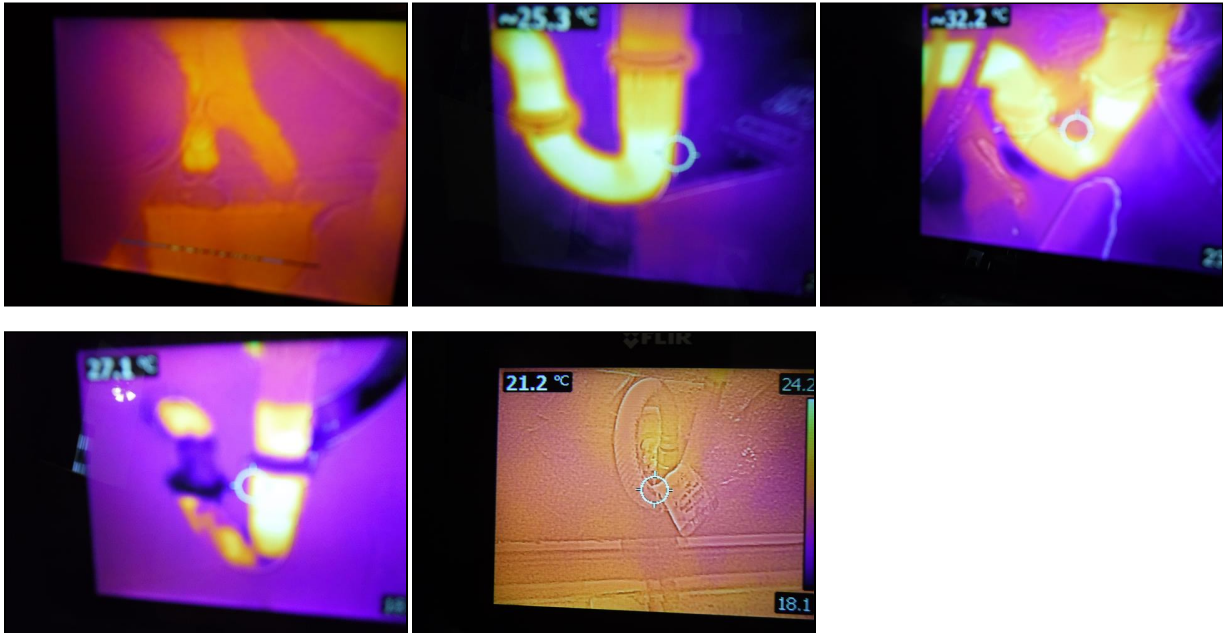
☒☐☐☒ B. Drains, Wastes, and Vents

Plumbing Waste: PVC

Washer Drain Size: Not visible

Comments:

Drains and vents functioned normally. All sinks/tubs were filled to perform leak test of P-trap with no concerns noted.



The master bath guest bath sink does not have an over-flow drain and there is a drain stopper present. Client should ensure that the sink is never left unattended during filling. Suggested recommendation is to remove stopper assembly from sink.



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I	NI	NP	D
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C. Water Heating Equipment

WH Energy Sources: Gas

Capacity: 50 Gallon

Water Heater Age:

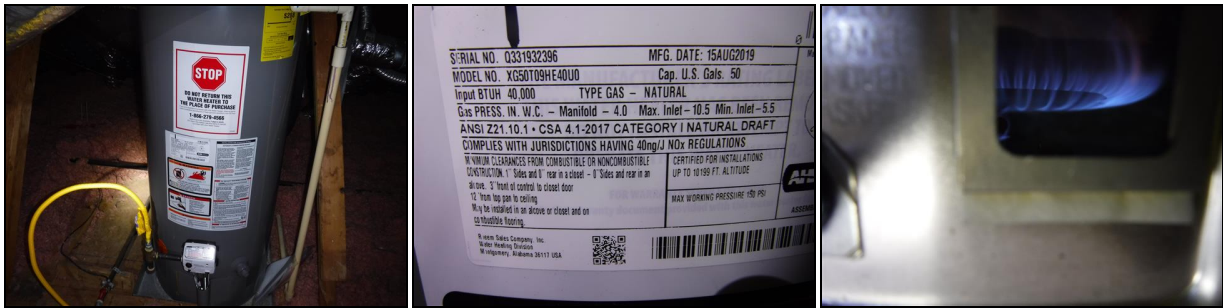
Extra Info: 2019

Water Heater Location: Attic

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.



Temperature readings at sinks were measured at a higher than suggested setting. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit. In addition to preventing accidents, this decrease in temperature will conserve energy and save money. Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds. Burns will also occur with a six-second exposure to 140 degree water or with a thirty second exposure to 130 degree water. Even if the temperature is 120 degrees, a five minute exposure could result in third-degree burns. Consumers should consider lowering the thermostat to the lowest settings that will satisfy hot water needs for all clothing and dish washing machines.



D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

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I	NI	NP	D
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Unit was functional.

Unit properly protected on GFCI circuit.

There is no visible Jacuzzi equipment access panel installed that would allow repairs/replacement in case of failure.



E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

The appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser. Average life expectancy - 10 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



B. Food Waste Disposers

Comments:

Appliance was functional at time of inspection. Average life expectancy - 12 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



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C. Range Hood and Exhaust Systems

Comments:

Functional with no concerns noted. Average life expectancy - 15 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



D. Ranges, Cooktops, and Ovens

Comments:

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

Cooktop and oven functional at time of inspection. Average industry average life expectancy 10 to 18 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



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.

Appliance was functional at time of inspection. Average life expectancy - 10 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

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

Comments:

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

The fans were functional, and vented to the exterior as required. Average life expectancy - 10 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

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.

I. **Other**

Comments:

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:

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E. **Private Sewage Disposal (Septic) 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**

Comments: