



**BPG Inspection, LLC**



**1523 Pine Gap Drive  
Houston TX 77090**

Client(s): Wiede  
Inspection Date: 1/13/2022  
Inspector: JB Atterberry , 24834

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**Prepared For:** Nikki Wiede

(Name of Client)

**Concerning:** 1523 Pine Gap Drive, Houston, TX 77090

(Address or Other Identification of Inspected Property)

**By:** JB Atterberry 24834 / BPG Inspection, LLC 1/13/2022

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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### 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](http://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.

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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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

Thank you for choosing BPG Inspection, LLC.

JB Atterberry  
Inspector

TREC Licensed Professional #24834

Mobile: 346.818.7235  
Scheduling: 1-800-285-3001

The Best Inspectors anywhere.

[WWW.BPGINSPECTIONS.COM](http://WWW.BPGINSPECTIONS.COM)

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Comment Key or Definitions**

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

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

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

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

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

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on.

Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

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


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

<b>Style of Home:</b> Single Family, Two Story	<b>Age Of Home:</b> 1969	<b>Home Faces:</b> NW
<b>Vacant or Occupied:</b> Vacant	<b>Utilities Active:</b> All	<b>Client(s) Present:</b> Buyer's Agent
<b>Weather:</b> Clear	<b>Temperature:</b> Over 60	<b>Rain in last 3 days:</b> No
<b>Ground/Soil Condition:</b> Dry	<b>Ancillary Services:</b> Wood destroying insect, Sprinkler system, Pool	<b>Recommended Professionals:</b> (Based on reported deficiencies), Roofer, Licensed Electrician, Licensed HVAC, Licensed Plumber, Licensed contractor, Chimney Sweep, Pool, Mason


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: 928806
  - Client's Last Name: Wiede
- Follow the instructions to either view the report online or download it to your computer.

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

**Action / Consideration Items****STRUCTURAL SYSTEMS****Foundations**

- 1. Previous repairs to the foundation have been disclosed and/or were detected. Refer to the seller for any documentation and possible warranties for further information.
- 2. Brick was broken/missing at the exterior of the fireplace, at time of inspection. Recommend repair by a qualified Mason.

**Grading and Drainage**

- 3. Debris was observed in the gutters. This condition prevents proper drainage of water off and away from structure. Debris in gutters can conceal rust, deterioration or holes that are not visible until cleaned.
- 4. Often times a property owner will add dirt or landscaping materials against the siding and cover the exposed foundation. Maybe the owner was doing some landscape work, or the original grading was simply poorly done. Whatever the reason current building standards require at least four inches of foundation visible below masonry veneer and six inches of foundation below wood siding. Present condition is considered conducive to possible moisture and insect related issues.
- 5. Recommend that upper story gutter downspouts extend down into lower gutters, or directly down to grade.

**Roof Covering Materials**

- 6. Paint is needed on bare metal flashing, vents or PVC pipes. This will prevent rust and also UV damage to the pipes.
- 7. Noted areas of roof with buckling shingles. Buckling shingles can quickly lead to leaks. Buckling shingles can sometimes be traced back to mistakes made during roof installation. Recommend having a qualified roofing contractor fully evaluate and recommend corrective actions and if needed.
- 8. Noted an area on the front left side of the roof that missing/deteriorated shingles. Recommend having a qualified roofing contractor repair/replace affected area.

**Roof Structures and Attics**

- 9. 30 inch work space/platform missing in front of HVAC unit.

**Walls (Interior and Exterior)**

- 10. Paint appears weathered on exterior. Power washing may improve look, but paint may be necessary.
- 11. There are areas of the front of home exterior wood siding, trim, fascia, drip edge, door jambs, etc. that have sustained varying levels of water (rot) damage and is in need of repair. Recommend further investigation to determine if any further hidden areas need attention or repair.
- 12. Rear siding has been run all way down to slab covering cold joint between patio and foundation slabs. This hidden area is a known conducive area for termite infestations. I recommend a pest control maintenance program that includes monitoring and treatments as needed.

**Ceilings and Floors**

- 13. 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.

**Stairways (Interior and Exterior)**

- 14. Staircase handrailing does not turn back into the wall as called for by today's standards

## Action / Consideration Items

- 15. Spiral staircases are typically not safe as they do not conform to current building safety standards (narrow treads, open risers, railing/balusters improperly spaced). Use them with caution, and consider having a contractor upgrade structure to current safety standards.

### Fireplaces and Chimneys

- 16. 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>
- 17. The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. Recommend a qualified contractor inspect and repair as needed.
- 18. Hearth bricks are cracked, may be unsafe for use. Evaluation by qualified chimney sweep or contractor recommended.
- 19. Chimney cap is rusted. Recommend remediation of rust, application of rust prohibitive paint.
- 20. The fireplace firebox and flue are dirty, which restricted my visibility. Recommend having the firebox and flue cleaned by a qualified chimney sweep and evaluated at that time. Clean every 200 fires (every 100 fires for a wood burning stove or insert).

### Other

- 21. Cabinet pull knobs missing in areas of the master bathroom.
- 22. I recommend sealing the pipe penetrations in the under sink cabinets, and behind toilets.

## ELECTRICAL SYSTEMS

### Service Entrance and Panels

- 23. The main panel is not bonded to a system ground source as required by current standards. An electrician should evaluate and properly ground this panel(s).
- 24. Ground bond could not be determined for the main panel panel. Typical bonding screw is designated with green color. It may be that this has faded, or that an improper screw was used. What ever the case, a I recommend a licensed electrician review this to ensure proper ground bonding.
- 25. I recommend a ground wire and rod be installed on meter base.
- 26. Knockout covers are missing in main panel. These should be replaced to prevent access to live electrical components, preventing injury.

### Branch Circuits, Connected Devices, and Fixtures

- 27. There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: laundry, exterior outlets, and garage. I recommend updating to current standards.
- 28. House was originally wired with a two wire system. The majority of the electrical outlets and fixtures, downstairs, are not grounded.
- 29. Replace missing/damaged cover plates on various outlets and switches. Prevent access to live components that can cause injury or electrocution.
- 30. Dishwasher does not have an electrical service disconnect means located within site of the unit as now called for by today's standards. Note: Dishwasher are allowed to be corded and plugged in behind the unit. Inspection not possible without removal and is beyond the scope of this inspection
- 31. Some lights were not functioning. These are usually just a case of burned out bulbs. Recommend replacing bulbs before closing as needed. If fixtures are still not functioning, then a licensed electrician should diagnose for deficiencies.



## Action / Consideration Items

32. The overhead garage opener circuits are not Ground Fault Interrupt (GFI) protected as called for by recent electrical (2009) code standards. Garage door power is controlled by a light switch.

### HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### Heating Equipment

33. The furnace burner has periods of flame color that is orange, which is a sign of a possible dirty burner compartment. This can present a safety hazard. Recommend further review (clean & tune or repair) by a professional HVAC company.

#### Cooling Equipment

34. Repair/replace insulation on refrigerant lines between house and condenser.

#### Duct Systems, Chases, and Vents

35. Ducts/duct insulation are damaged in areas of the attic. HVAC technician should repair as necessary.
36. The filter(s) are soiled, dirty and require replacing.

### PLUMBING SYSTEM

#### Plumbing Supply, Distribution Systems and Fixtures

37. The bathtub fill spouts and/or controls need to be reseated and sealed (caulked) to prevent moisture seepage into tub surround.
38. Home has original galvanized supply lines. Lines of this age are known to develop leaks and clogs overtime. Supply problems may not be detectable until they actually fail. Consider updating these supply lines. Consult with licensed plumber for options and pricing.
39. Aerators are obstructed with mineral build up in most bathroom sinks. Recommend cleaning screens for improved water flow.
40. There is a unused gas line on the left side of the home. Recommend having this line capped if it is to remain unused.
41. Noted faucet in the upstairs shared bathroom was loose. Recommend repair by a licensed plumber.

#### Drains, Wastes, and Vents

42. The drain was slow, and may be clogged in the upstairs bath tub, and wet bar sink. I recommend repair by a plumber.
43. There is foam in one of the plumbing vent pipe on the roof and should be removed.
44. Home has a combination of original galvanized cast iron and some new PVC drains and vents. Iron lines of this age are known to develop leaks and clogs overtime. Drain problems may not be detectable until the home is placed back into normal occupancy use
45. The upstairs toilet did not function at time of inspection. Recommend repair/replacement by a licensed plumber.

#### Water Heating Equipment

46. The water heater flue is not secured (sheet metal screwed) to the combustible draft bonnet.

### APPLIANCES

#### Mechanical Exhaust Vents and Bathroom Heaters

47. No bath exhaust installed in any bath/shower areas. Recommend installation, as windows are rarely opened in extreme weather.

























**Action / Consideration Items****OPTIONAL SYSTEMS****Swimming Pools, Spas, Hot Tubs, and Equipment**






- 48. The pool light(s) did not function.
- 49. There are no depth markers present.
- 50. Rear door and windows that face the pool area do not have an audible alarm system installed as called for by today's child safety standards.
- 51. The rear fence gate(s) is not self closing and latching as called for by today's child safety standards.
- 52. The cover to the skimmer trap was missing at time of inspection. Current condition could cause a tripping hazard. Recommend replacement of cover.

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

**Legend**

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

B.	Drains, Wastes, and Vents		
C.	Water Heating Equipment		
D.	Hydro-Massage Therapy Equipment	X	
E.	Other	X	
<b>APPLIANCES</b>			
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	
<b>OPTIONAL SYSTEMS</b>			
A.	Landscape Irrigation (Sprinkler) Systems	X	
B.	Swimming Pools, Spas, Hot Tubs, and Equipment		 
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

NI = Not Inspected

NP = Not Present

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 with minor noted movement. See additional deficiency comments below

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.

Minor differential movement/settlement observed as indicated by exterior mortar crack(s) and interior sheetrock ceiling and/or wall crack(s), door(s) that are not square in the jamb, and/or bind, etc. Movement appeared to be minimal at time of inspection.



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



Brick was broken/missing at the exterior of the fireplace, at time of inspection. Recommend repair by a qualified Mason.

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I	NI	NP	D
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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.



Rear of home

**B. Grading and Drainage**

Comments:

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

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

Gutter downspouts should discharge water at least 36 inches away from the foundation. Storm water should flow freely away from structure at points of discharge. (Discharging roof water next to the structure has the potential of causing foundation movement)



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

Often times a property owner will add dirt or landscaping materials against the siding and cover the exposed foundation. Maybe the owner was doing some landscape work, or the original grading was simply

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I	NI	NP	D
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poorly done. Whatever the reason current building standards require at least four inches of foundation visible below masonry veneer and six inches of foundation below wood siding. Present condition is considered conducive to possible moisture and insect related issues.



Recommend that upper story gutter downspouts extend down into lower gutters, or directly down to grade.



C. **Roof Covering Materials**

**Types of Roof Covering:** 3-Tab fiberglass/asphalt

**Approximate Age of Roof:** Estimated, 6-10 Years Old, According to Disclosure

**Roof Viewed From:** Ground, Ladder, Binoculars, Limited Access Due To Roof Height (2 Story)

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 good 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.

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



Paint is needed on bare metal flashing, vents or PVC pipes. This will prevent rust and also UV damage to the pipes.

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D = Deficient

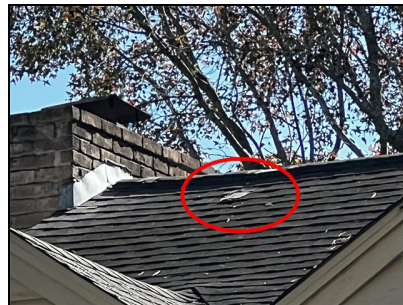
I	NI	NP	D
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Noted areas of roof with buckling shingles. Buckling shingles can quickly lead to leaks. Buckling shingles can sometimes be traced back to mistakes made during roof installation. Recommend having a qualified roofing contractor fully evaluate and recommend corrective actions and if needed.



Noted an area on the front left side of the roof that missing/deteriorated shingles. Recommend having a qualified roofing contractor repair/replace affected area.



D. **Roof Structures and Attics**

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

**Roof Structure:** Stick-built, 2 X 6 Rafters, Wood slats

**Roof Ventilation:** Gable vents, Soffit Vents, Passive

**Attic Access Info:** Pull Down stairs

**Attic Insulation:** Approximate, 4-6 Inches, Batt

Comments:

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

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.

The R-value is consistent for original construction, but is low by current standards. Consider additional insulation to a value of R-40, which will significantly lower energy costs, especially if you plan to live in the home five or more years.

I = Inspected

NI = Not Inspected

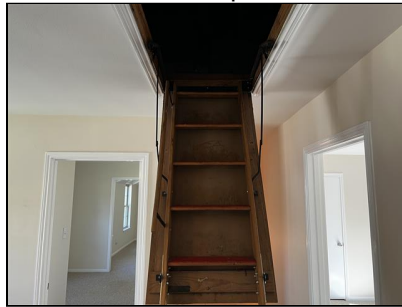
NP = Not Present

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Observed the attic pull down ladder/hatch is not insulated completely, nor does it have weather stripping installed at edge of door that meets ceiling framing. Recommend fully insulating the attic stairway to keep the house more energy efficient. On average the insulation R-value for the entire attic area will drop approx. 27% when the attic stairs/hatch is not fully and properly insulated. The reason for this is that, although the attic stairs/hatch account for only 1% of the total attic area, the rate that heat flows through them by conduction (per square foot) is 38 times higher than in the insulated part of the attic.



 30 inch work space/platform missing in front of HVAC unit.



Attic containing appliances requiring access shall be provided with an opening and a clear unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet in length when measured along the center line of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24 inches wide.

Noted shingle staining on the rear of the home. This appears to be caused by prior leaking of the HVAC secondary drain line onto the roof. No leaking was noted at time of inspection.





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E. Walls (Interior and Exterior)

Wall covering/siding type: Brick, Wood

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.

Lintels/headers above doorways, windows are rusting. Recommend remediation of rust, application of rust prohibitive paint.



Paint appears weathered on exterior. Power washing may improve look, but paint may be necessary.



There are areas of the front of home exterior wood siding, trim, fascia, drip edge, door jambs, etc. that have sustained varying levels of water (rot) damage and is in need of repair. Recommend further investigation to determine if any further hidden areas need attention or repair.



Rear siding has been run all way down to slab covering cold joint between patio and foundation slabs. This hidden area is a known conducive area for termite infestations. I recommend a pest control maintenance program that includes monitoring and treatments as needed.

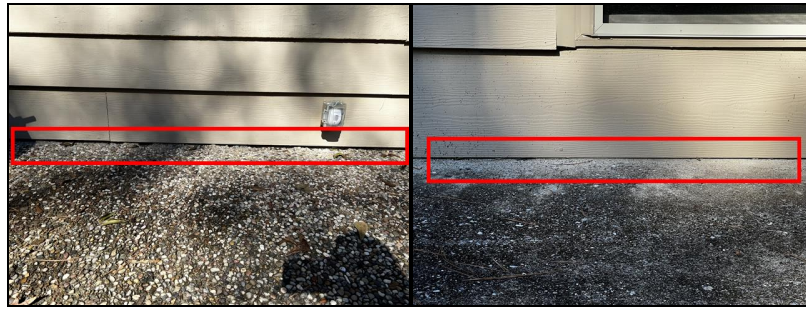
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Noted areas of the walls that have prior repair.



Cracks on walls in various areas, consistent with structural settling. Repair as needed.



**☒☐☐☒ F. Ceilings and Floors**

**Ceiling Structure:** 6" or better

Comments:

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

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



Found at various places at 2nd floor where the floor squeaks and pops when foot pressure is applied. This is

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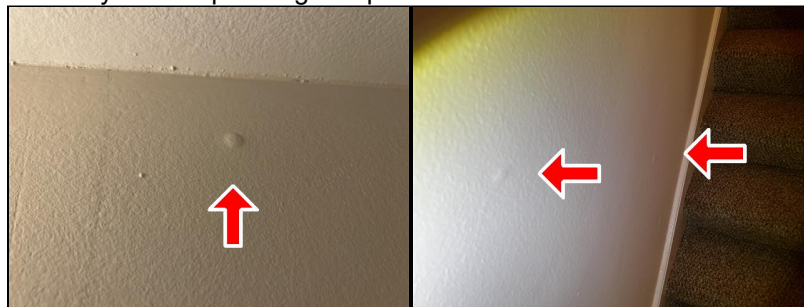
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usually caused by improper fasteners applied to the wood decking. After original installation and a period of time elapses the improper fasteners have a tendency of backing out causing the sub-floor to loosen, thus causing floors to squeak/pop. Recommend properly repair floor with the appropriate fasteners.



☒ 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.

The door bell switch is loose from the wall and/or damaged/missing. Repair is advised.



Recommend replacing all missing door stops.

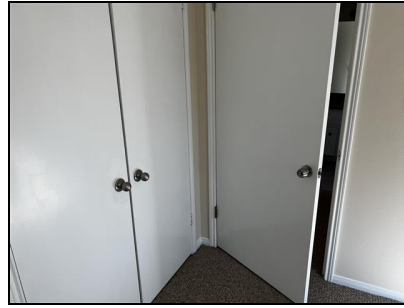
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H. Windows

**Window Type:** Vinyl/Fiberglass 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.

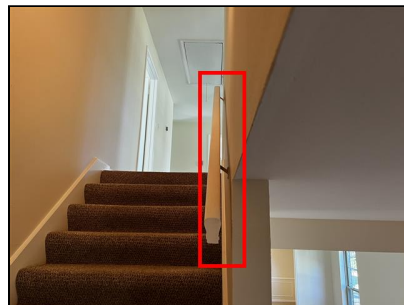
Noted multiple window sills at 2nd level rear with peeling paint present. Over time the suns UV rays take a toll on this area of the home and dry out paint in area causing the paint to peel/lift. The concern is that when paint peels it leaves bare wood condition that if hit by rain water from an open window could result in further damage including wood rot. Recommend having window sills affected cleaned, sanded and repainted.



I. Stairways (Interior and Exterior)

Comments:

Staircase handrailing does not turn back into the wall as called for by today's standards



Spiral staircases are typically not safe as they do not conform to current building safety standards (narrow treads, open risers, railing/balusters improperly spaced). Use them with caution, and consider having a contractor upgrade structure to current safety standards.

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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>

The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. Recommend a qualified contractor inspect and repair as needed.



Hearth bricks are cracked, may be unsafe for use. Evaluation by qualified chimney sweep or contractor recommended.



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Chimney cap is rusted. Recommend remediation of rust, application of rust prohibitive paint.



The fireplace firebox and flue are dirty, which restricted my visibility. Recommend having the firebox and flue cleaned by a qualified chimney sweep and evaluated at that time. Clean every 200 fires (every 100 fires for a wood burning stove or insert).



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.

Cabinet pull knobs missing in areas of the master bathroom.



Noted areas of backyard fence that have age, missing boards, propped up in areas, and some damage. Recommend having fencing in affected areas repaired or replaced as needed.

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 I recommend sealing the pipe penetrations in the under sink cabinets, and behind toilets.



We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyze surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspectors ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects. Sample photos added to show examples of areas of concentration during the full home infrared scan (walls/Ceilings, under sinks, around toilets, around windows, other water source areas)

## II. ELECTRICAL SYSTEMS

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

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

### A. Service Entrance and Panels

**Electrical Service:** Overhead service, 240 volts

**Main Breaker:** 125 AMP

**Panel Type:** Circuit breakers

**Ground System:** None Identified

**Electric Panel Manufacturer:** GENERAL ELECTRIC

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Comments:

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



No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect living area branch circuits that are not GFCI (Ground Fault circuit Interrupt) protected. These devices were not required at the time the home was originally constructed. As general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical branch circuitry breakers to provide AFCI protection.

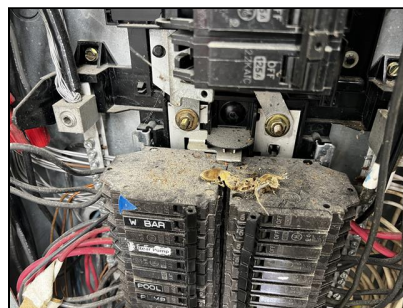
There is no ground bond on the gas supply line, as required by current standards.



All breakers should be properly labeled to identify branch circuits controlled



Remove debris from inside panel.



The main panel is not bonded to a system ground source as required by current standards. An electrician



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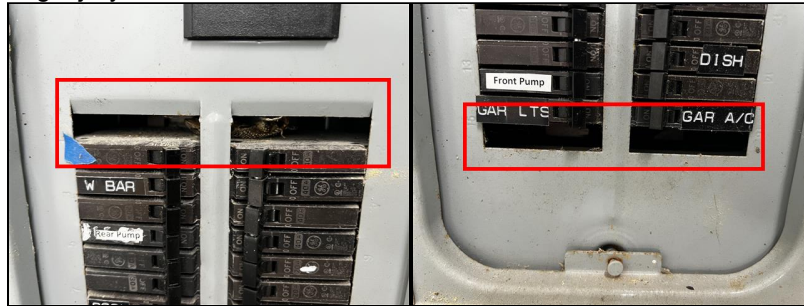
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should evaluate and properly ground this panel(s).

Ground bond could not be determined for the main panel panel. Typical bonding screw is designated with green color. It may be that this has faded, or that an improper screw was used. What ever the case, a I recommend a licensed electrician review this to ensure proper ground bonding.

I recommend a ground wire and rod be installed on meter base.

Knockout covers are missing in main panel. These should be replaced to prevent access to live electrical components, preventing injury.



B. Branch Circuits, Connected Devices, and Fixtures

**Type of Wiring:** NM (non-metallic sheathed)

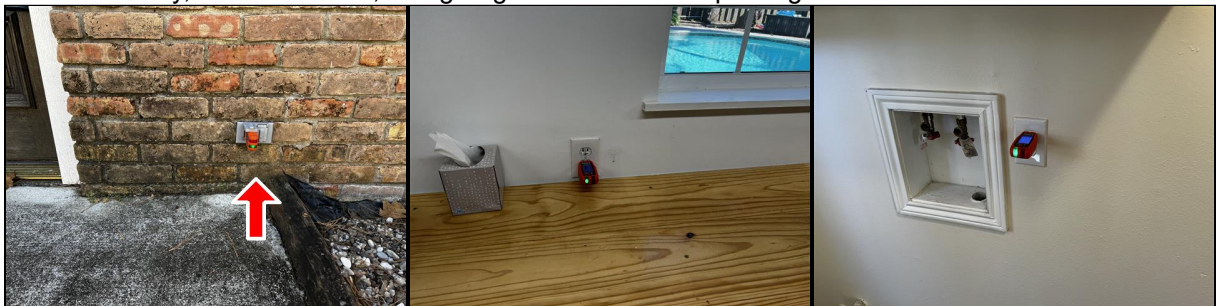
**Type of Branch Circuit Wiring:** Copper, Aluminum

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](http://www.cpsc.gov) and [www.nfpa.org](http://www.nfpa.org)

If older than 10 yrs, we recommend you replace all smoke detector batteries and test each unit upon taking possession of your home.

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



House was originally wired with a two wire system. The majority of the electrical outlets and fixtures, downstairs, are not grounded.

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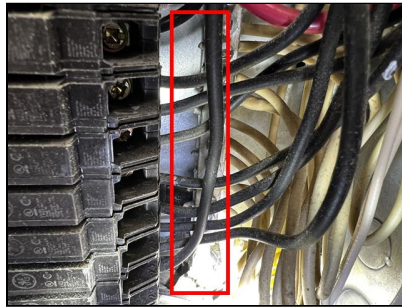
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Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission,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



Replace missing/damaged cover plates on various outlets and switches. Prevent access to live components that can cause injury or electrocution.



Located in the garage

Kitchen pantry

Dishwasher does not have an electrical service disconnect means located within site of the unit as now called for by today's standards. Note: Dishwasher are allowed to be corded and plugged in behind the unit. Inspection not possible without removal and is beyond the scope of this inspection

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

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The overhead garage opener circuits are not Ground Fault Interrupt (GFI) protected as called for by recent electrical (2009) code standards. Garage door power is controlled by a light switch.

Noted light fixtures at closets, attic area, and garage that are not properly protected by globe or guard. Recommend having globe or guard installed at affected fixtures.



### 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, Split System

**Heating Energy Sources:** Gas

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

**Furnace/Air Handler Age:** 2013

**Comments:**

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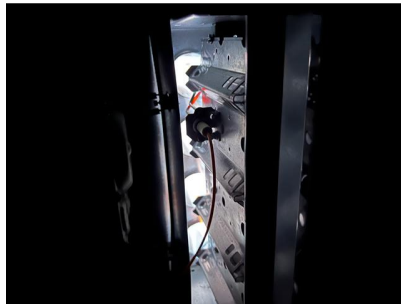
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Gas supply to unit is missing a sediment trap, or drip leg as called for by current standards.



The furnace burner has periods of flame color that is orange, which is a sign of a possible dirty burner compartment. This can present a safety hazard. Recommend further review (clean & tune or repair) by a professional HVAC company.



B. Cooling Equipment

**Type of Cooling Systems:** Central air conditioner unit, Split System

**Coolant Type:** R-22

**Tonnage:** 5 Ton

**Temperature Differential:** 17 Degrees

**Number of Cooling Systems:** One

**A/C Age:** 2013

**Location of Secondary pan drain line:** Rear

**Comments:**

The main unit(s) functioned at time of inspection. Target temperature drops between 14-22 degrees were obtained. Thermal imaging of the condenser coil did show possible evidence of constricted coolant lines at time of inspection.

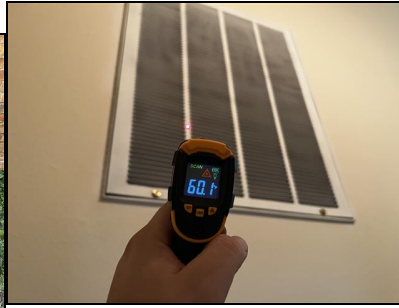
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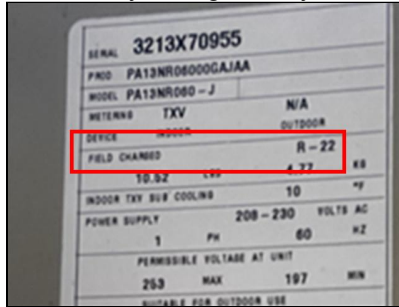



Return



Supply

If your air conditioning fails it might be subject to the following: On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components.



 Repair/replace insulation on refrigerant lines between house and condenser.



Noted damage to the HVAC plenum in the attic. Recommend further evaluation, for efficiency, by a licensed HVAC tech.



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C. Duct Systems, Chases, and Vents

**Ductwork:** Metal, insulated

**Comments:**

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

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

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

Ducts/duct insulation are damaged in areas of the attic. HVAC technician should repair as necessary.



The filter(s) are soiled, dirty and require replacing.



There are several duct runs that are not strapped up to the roof framing as called for by today's standards



**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

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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:** Front

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

**Static water pressure reading:** 60 PSI

**Water Source:** Public

**Plumbing Water Supply (into home):** Not visible

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

**Gas Meter Location:** Left side

**Comments:**

House was vacant. Water was run for minimum 15-20 minutes to try and have leaks present themselves. Not all leaks may be detected until house is under normal usage.

Fixtures functional. Flow/Volume acceptable. Water pressure into home from city 60 PSI. Recommended satisfactory range 40 PSI – 80 PSI. Meter tested with no leaks or bypass concerns noted.



The bathtub fill spouts and/or controls need to be reseated and sealed (caulked) to prevent moisture seepage into tub surround.



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

Aerators are obstructed with mineral build up in most bathroom sinks. Recommend cleaning screens for improved water flow.

There is a unused gas line on the left side of the home. Recommend having this line capped if it is to remain unused.

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Property did have a sump pump, located on the rear of the garage. Sump pump was functional at time of inspection.



Noted a galvanized water supply pipe that is rusted. No leaking was noted at time of inspection. Recommend repair/replacement by a licensed plumber.



Noted faucet in the upstairs shared bathroom was loose. Recommend repair by a licensed plumber.



Recommend re-grouting the upstairs shower to prevent moisture seepage.



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



Educational comment: The main water shutoff is located on the left side of the home.



**☒☐☐☒ B. Drains, Wastes, and Vents**

**Location of drain cleanout:** Rear

**Plumbing Waste:** PVC, Galvanized

**Washer Drain Size:** 2" Diameter

Comments:

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

Have all missing/not functional drain stops repaired/replaced. (Most upstairs bath sinks)



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



❌ There is foam in one of the plumbing vent pipe on the roof and should be removed.



❌ Home has a combination of original galvanized cast iron and some new PVC drains and vents. Iron lines of this age are known to develop leaks and clogs overtime. Drain problems may not be detectable until the home is placed back into normal occupancy use

Noted the P-trap is leaking under the wet bar sink. Recommend repair/replacement by a licensed plumber.



Educational comment: The location of the sewer cleanout is located at the rear of the home.



❌ The upstairs toilet did not function at time of inspection. Recommend repair/replacement by a licensed plumber.

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**☒☐☐☒ C. Water Heating Equipment**

**WH Energy Sources:** Gas

**Capacity:** 40 Gallon

**Water Heater Age:** 2012

**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(s) functioned normally at time of inspection.



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



Water supply lines are not properly insulated.



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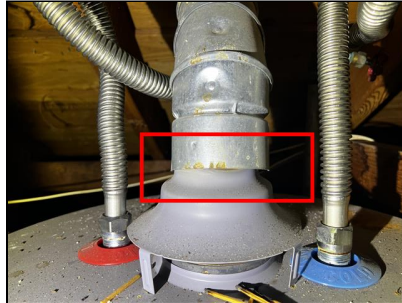
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Temperature readings at sinks were measured at a higher than suggested setting. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit. In addition to preventing accidents, this decrease 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.



❌ The water heater flue is not secured (sheet metal screwed) to the combustible draft bonnet.



Water heater pan is filled with debris that could obstruct or clog drain line. Recommend having drain pan cleared of all debris



Observed the flame guard is missing at water heater. Recommend having flame guard plate installed at front face of water heater.

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Current standards require quarter turn ball cock valves for the water heater shutoff, and not gate valves.



D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

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.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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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.

No bath exhaust installed in any bath/shower areas. Recommend installation, as windows are rarely opened in extreme weather.

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.

Sprinkler system was not inspected due to no controller or back-flow preventer present.

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

**Type of Construction:** Gunite (concrete)

**Style:** Above ground, Heated

**Shape:** Freeform

**Water Clarity:** Clear

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.



The pool equipment was functional at the time of inspection.

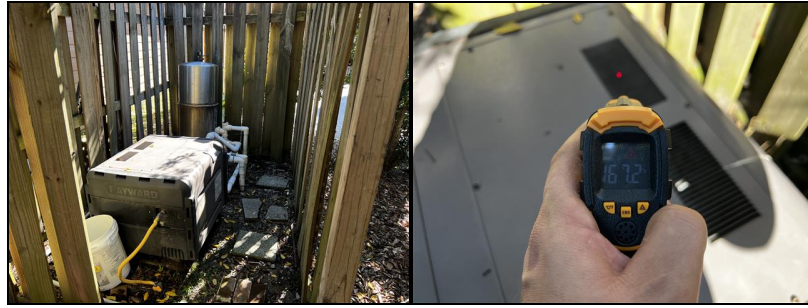
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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☒ The pool light(s) did not function.

☑ There are no depth markers present.

☒ Rear door and windows that face the pool area do not have an audible alarm system installed as called for by today's child safety standards.



☒ The rear fence gate(s) is not self closing and latching as called for by today's child safety standards.



Noted some cracking, movement or missing or aged sealant around areas of walking deck. Recommend having area repaired and sealed as needed to properly protect.



☑ The cover to the skimmer trap was missing at time of inspection. Current condition could cause a tripping hazard. Recommend replacement of cover.



I = Inspected

NI = Not Inspected

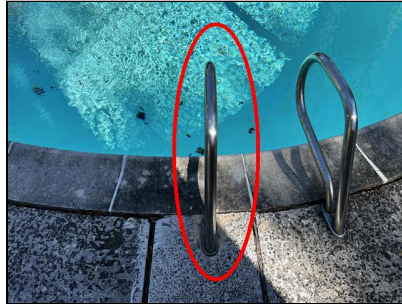
NP = Not Present

D = Deficient

I NI NP D



Railing was slightly loose at time of inspection. This could cause a safety issue. Recommend repair by a qualified contractor.



C. Outbuildings

Comments:

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

Comments:

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: