



BPG Inspection, LLC



**20942 Punkin Street
New Caney TX 77357**

Client(s): Ortiz
Inspection Date: 6/24/2023
Inspector: JB Atterberry , 24834 (TX)

Melody Ortiz	6/24/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
20942 Punkin Street, New Caney, TX 77357	
<i>Address of Inspected Property</i>	
JB Atterberry	24834 (TX)
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

JB Atterberry
Inspector

TREC Licensed Professional #24834

Mobile: 346-818-7235
Scheduling: 1-800-285-3001

The Best Inspectors anywhere.

WWW.BPGINSPECTIONS.COM

This home is older than 40 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.

The inspector conducts a visual, non-invasive inspection of the property. This report reflects the inspector's observations and

opinion of the accessible features of the property at the time of the inspection. Not all conditions may be apparent the time of the inspection. Neither BPG (Buyers Protection Group) or the Inspector is responsible or liable for the non-discovery of any patent or latent defects or other conditions of the property, or any conditions which may occur or become evident after the time of the inspection. The inspector is not an insurer and makes no warranty against defects in the building improvements, systems or components of the property. The inspection and report do not include code compliance certification, mold investigations, environmental investigations, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, or record research related to this property. This report has been prepared for the exclusive use of the client named on the first page. This inspection report is the sole property of the client requesting the inspection.

This inspection is not transferable to any other party and Buyers Protection Group assumes no liability for such use.

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.

Many homes we inspect are freshly painted. While this is often done for aesthetic reasons, unfortunately this can often conceal signs of conditions that could have been reportable had they been seen. It is also very common to find homes that have had repairs or renovations done in the months prior to the inspection. Your inspector cannot know what conditions existed prior to the repairs or all of the reasons that the repairs were performed. It is important for the buyer to obtain from the seller a full list of the repairs and renovations, cosmetic and otherwise, that were done on the home during their ownership. The buyer should ensure that this list always includes any permits that were obtained and any warranties that are still in place on the work done or the equipment installed. Any inconsistencies in the seller's disclosures should always be addressed with the seller prior to closing.

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.

Deficient (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.

Style of Home: Single Family, One Story, Manufactured	Age Of Home: 1982	Home Faces: NE
Vacant or Occupied: Vacant	Utilities Active: All	Attendees/Personnel Present: None
Weather: Hot and Humid, Clear	Temperature: Over 90	Rain in last 3 days: (Scattered Showers)
Ground/Soil Condition: Dry	Ancillary Services: Thermal Imaging	Recommended Professionals: (Based on reported deficiencies), Foundation, Licensed Electrician, Licensed HVAC, Licensed Plumber, Handyman, Carpenter


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: 1006161
 - Client's Last Name: Ortiz
- 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. The pier & beam foundation structure exhibits signs of differential settling (un-level floors, doors out of square, cracks in wall and ceiling sheetrock etc.). Pier and beam foundations do require maintenance, levelling or repair every few years (the intervals are dependent upon the materials and quality of construction). I recommend further evaluation of the foundation structure by a licensed foundation repair company familiar with this type of structure.

Roof Covering Materials

- 🔼 2. Remove all debris from roof slopes and valleys. Leaf debris may hide possible defects and damage to roofing materials. Debris may also cause water to dam up on roofing material.

Walls (Interior and Exterior)

- ❌ 3. Signs of fungi growth are present on ceiling in areas of the middle bedroom closet. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend you contact a mold inspector or expert for investigation or correction if needed.
- 🔼 4. Seal (paint) all exposed wood surfaces around the exterior of the home to include any bare wood, joints in siding and trim, etc.

Ceilings and Floors

- ❌ 5. Subfloor insulation is falling from the floor structure, netting is damaged. Recommend repair.
- ❌ 6. Noted areas, in the hall bathroom, where the structural integrity of the floor appears compromised, indicating a potential weakness or instability. Recommend further evaluation by a qualified professional.

Doors (Interior and Exterior)

- ❌ 7. Double keyed dead bolt locks are installed on the front entry door. Today's standards recommends single keyed locks for emergency egress concerns.
- 🔼 8. A pet door has been installed in the occupant door leading from inside the house to the exterior. This modification compromises it as a security barrier. Consider replacing the door before taking occupancy. (Rear entry door)

Windows

- 🔼 9. Noted a rear window, has been insulated with foam, which is not normal construction. Recommend further evaluation by qualified window professionals.

Porches, Balconies, Decks, and Carports

- ❌ 10. Deck balusters are improperly spaced greater than 4 inches apart as called for by today's child safety standards

Electrical Systems

Service Entrance and Panels

- ❌ 11. Panel dead front(s) was not secured with a blunt ended screw. Sheet metal fasteners can penetrate interior conductor sheathing and cause an arcing hazard.
- ❌ 12. 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.
- ❌ 13. The aluminium service wires should be coated with anti-oxidation grease where they are stripped back to be connected to the mains, main or branch circuit breakers.
- ❌ 14. Main service wires at the weather head do not have proper drip loop.

Action / Consideration Items

- 15. Conductors should enter panels through conduit bushings, and not make contact with panel sheet metal. These are easily installed plastic clip inserts.

Branch Circuits, Connected Devices, and Fixtures

- 16. Smoke alarms are not in all required locations (sleeping and adjoining common areas, interconnected, hard wired, battery back up). Recommend updating to current standards.
- 17. A GFCI is not functioning in the hall bath. I recommend an electrician to evaluate and repair or replace as needed.
- 18. Kitchen counter top outlets are not Ground Fault Circuit Interrupt (GFCI) protected as called for by today's standards.
- 19. There was an ungrounded circuit observed in most if not all rooms. The cause should be diagnosed and repaired by a licensed electrician.
- 20. There was a circuit with reversed polarity (hot/neutral reversed) observed in the hall bath. The cause should be diagnosed and repaired by a licensed electrician.
- 21. Some conductors were observed to be improperly exposed to elements, foot traffic or mechanical movement. All exposed conductors should be encased in conduit to prevent injury, and damage to the circuit(s).
- 22. Replace missing/damaged cover plates on various outlets and switches. Prevent access to live components that can cause injury or electrocution.

Heating, Ventilation and Air Conditioning Systems

Heating Equipment

- 23. The home's heat is supplied by window units. Noted the living room unit is the only unit supplying heat to the home. Recommend further evaluation by a qualified professional.

Plumbing System

Plumbing Supply, Distribution Systems and Fixtures

- 24. The toilet(s) are loose at floor in the master bath and hall bath. Often times, tightening of the bolts and a seal application around the base is all that is needed, but in some cases a plumber is needed to reset the toilet with a new wax ring.
- 25. The bathtub fill spouts and/or controls need to be reseated and sealed (caulked) to prevent moisture seepage into tub surround. (Hall bath tub)
- 26. Noted two exterior hose bibbs were not functional at time of inspection. Recommend further evaluation by a licensed plumber.
- 27. Noted the water control valves, located in the hall bathroom, for the bath tub, are not secured in the wall. Recommend further evaluation by a licensed plumber.
- 28. Noted in the master bathroom, the shower head supply, is not secured in the wall. Recommend further evaluation by a licensed plumber.
- 29. Noted the kitchen faucet is loose. Recommend further evaluation by a licensed plumber.

Drains, Wastes, and Vents

- 30. Recommend replacing damaged drain cleanout covers in front yard (commonly damaged from lawn equipment).
- 31. Noted a small leaking in the master bathroom toilet drain. Recommend further evaluation by a licensed plumber.

Appliances

Range Hood and Exhaust Systems

Action / Consideration Items

32. The range hood has been installed to close to the range. The range hood should be installed between 24-30 inches above the range. Currently the range hood is approx 16 1/2 inches above the range.

Ranges, Cooktops, and Ovens

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

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Legend	X No Action Items Found	⊗ Action Item	⬆ Consideration Item
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Structural Systems			
A.	Foundations		⊗
B.	Grading and Drainage	X	
C.	Roof Covering Materials	X	⬆
D.	Roof Structures and Attics	X	
E.	Walls (Interior and Exterior)		⊗ ⬆
F.	Ceilings and Floors		⊗
G.	Doors (Interior and Exterior)		⊗ ⬆
H.	Windows	X	⬆
I.	Stairways (Interior and Exterior)	X	
J.	Fireplaces and Chimneys	X	
K.	Porches, Balconies, Decks, and Carports		⊗
L.	Other	X	
Electrical Systems			
A.	Service Entrance and Panels		⊗
B.	Branch Circuits, Connected Devices, and Fixtures		⊗
C.	Other	X	
Heating, Ventilation and Air Conditioning Systems			
A.	Heating Equipment		⊗
B.	Cooling Equipment	X	
C.	Duct Systems, Chases, and Vents	X	
D.	Other	X	
Plumbing System			
A.	Plumbing Supply, Distribution Systems and Fixtures		⊗ ⬆

B.	Drains, Wastes, and Vents		⊗	⬆
C.	Water Heating Equipment	X		
D.	Hydro-Massage Therapy Equipment	X		
E.	Gas Distribution Systems and Gas Appliances	X		
F.	Other	X		
Appliances				
A.	Dishwashers	X		
B.	Food Waste Disposers	X		
C.	Range Hood and Exhaust Systems	X		⬆
D.	Ranges, Cooktops, and Ovens		⊗	
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 Systems	X		
F.	Other Built-in Appliances	X		
G.	Other	X		

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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I. Structural Systems

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

A. Foundations

Type of Foundation(s): Pier & Beam

Foundation method of inspection: Visual inspection of exterior and entered crawl space

Foundation performance: Performing as intended with some noted movement. See additional comments below

Comments:

The pier & beam foundation structure exhibits signs of differential settling (un-level floors, doors out of square, cracks in wall and ceiling sheetrock etc.). Pier and beam foundations do require maintenance, levelling or repair every few years (the intervals are dependent upon the materials and quality of construction). I recommend further evaluation of the foundation structure by a licensed foundation repair company familiar with this type of structure.



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.

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

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I NI NP D

 C. **Roof Covering Materials****Types of Roof Covering:** Metal**Approximate Age of Roof:** Estimated, 16-20 Years Old**Roof Viewed From:** Ground, Binoculars, Elevated camera

Comments:

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

The roof covering appeared in good condition. No leaks were active at time of inspection. The covering appeared to be properly fastened.



Metal roofs have an expected maintenance period of about every 8-10 years, where the deficient grommet seals on the roof fasteners are replaced as needed and loose fasteners are reset. Penetrations are replenished of sealant and/or jackboot flashings are replaced. The roof appears to be nearing the period where maintenance is recommended. Recommend query owner for record of last maintenance period. If none in last 7 years, a qualified metal roofer should be contacted and a maintenance check be performed.

Remove all debris from roof slopes and valleys. Leaf debris may hide possible defects and damage to roofing materials. Debris may also cause water to dam up on roofing material.

 D. **Roof Structures and Attics****Method used to observe attic:** No attic in manufactured home

Comments:

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

 E. **Walls (Interior and Exterior)****Exterior Wall Covering/Siding:** Wood, Aluminum siding**Interior Walls:** Drywall, Wood paneling

Comments:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

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NP = Not Present

D = Deficient

I	NI	NP	D
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Signs of fungi growth are present on ceiling in areas of the middle bedroom closet. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend you contact a mold inspector or expert for investigation or correction if needed.



Seal (paint) all exposed wood surfaces around the exterior of the home to include any bare wood, joints in siding and trim, etc.



F. Ceilings and Floors

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.

Subfloor insulation is falling from the floor structure, netting is damaged. Recommend repair.



Noted areas, in the hall bathroom, where the structural integrity of the floor appears compromised, indicating a potential weakness or instability. Recommend further evaluation by a qualified professional.



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NP = Not Present

D = Deficient

I	NI	NP	D
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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.

Recommend replacing all missing door stops.

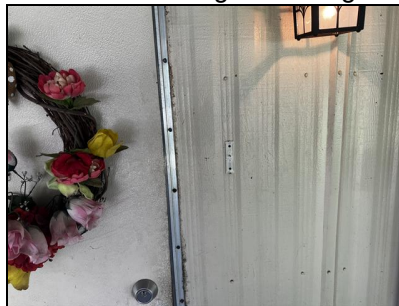


Double keyed dead bolt locks are installed on the front entry door. Today's standards recommends single keyed locks for emergency egress concerns.



A pet door has been installed in the occupant door leading from inside the house to the exterior. This modification compromises it as a security barrier. Consider replacing the door before taking occupancy. (Rear entry door)

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



H. Windows

Window Type: Vinyl/Fiberglass Frame, Double Pane, Aluminum, Single 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.

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I NI NP D

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

Noted a rear window, has been insulated with foam, which is not normal construction. Recommend further evaluation by qualified window professionals.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Operable Fireplaces: None

Comments:

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

Safe practices for fireplace use are as follows:

- The fireplace damper must be fully open before starting a fire, and left open until the fire is completely out.
- Fireplaces should not be overloaded with fire wood.
- Green or wet wood should never be used.
- Screens should be closed during the fireplace's operation to prevent sparks from flying out into the room.
- Annual chimney inspections and sweeping are recommended.

K. Porches, Balconies, Decks, and Carports

Comments:

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

Deck balusters are improperly spaced greater than 4 inches apart as called for by today's child safety standards



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D = Deficient

I	NI	NP	D
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L. **Other**

Comments:

Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property is free from an infestation today or will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control provider to see if they offer services that help prevent wildlife intrusions.

II. Electrical Systems

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

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

A. **Service Entrance and Panels**

Electrical Service: Overhead service, Aluminum, 240 volts

Main Breaker: 200 AMP

Sub-Panel Breaker: 200 AMP

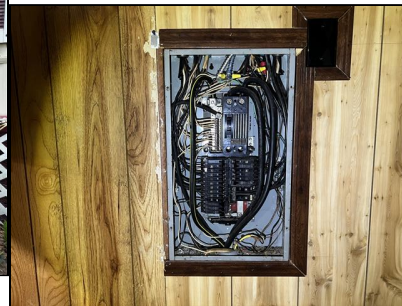
Panel Type: Circuit breakers

Ground System: Driven Ground Rod

Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

System panels installed correctly, grounded.



Main panel

The main panel box is located on the electrical pole, in the left side yard. The sub-panel is located in the hall of the home.

I = Inspected

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D = Deficient

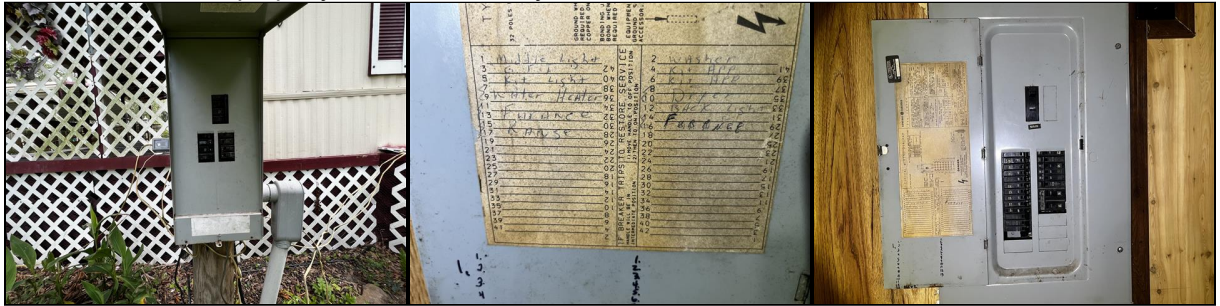
I NI NP D



Main panel

Sub-panel

All breakers should be properly labeled to identify branch circuits controlled



Remove debris from inside panel.



Sub-panel

Main panel

Panel dead front(s) was not secured with a blunt ended screw. Sheet metal fasteners can penetrate interior conductor sheathing and cause an arcing hazard.



Sub-panel

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

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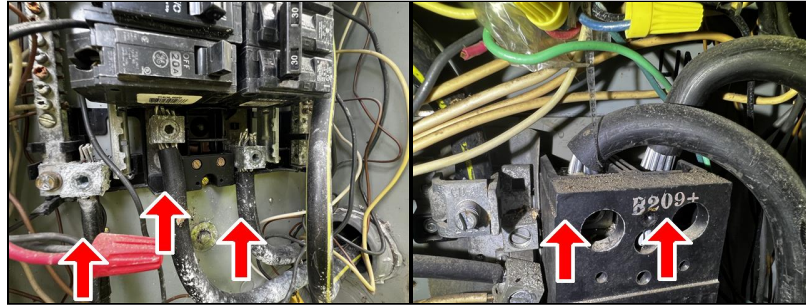
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I	NI	NP	D
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recommend a licensed electrician review this to ensure proper ground bonding.

The aluminium service wires should be coated with anti-oxidation grease where they are stripped back to be connected to the mains, main or branch circuit breakers.



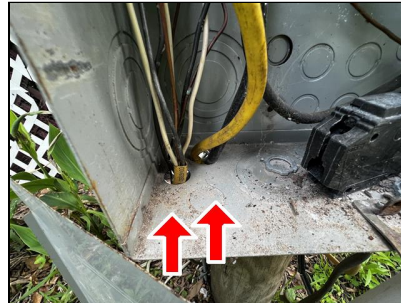
Main panel

Sub-panel

Main service wires at the weather head do not have proper drip loop.



Conductors should enter panels through conduit bushings, and not make contact with panel sheet metal. These are easily installed plastic clip inserts.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: NM (non-metallic sheathed)

Type of Branch Circuit Wiring: Copper

Comments:

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: all kitchen, laundry, exterior outlets, under kitchen sink/appliance,. I recommend updating to current standards.

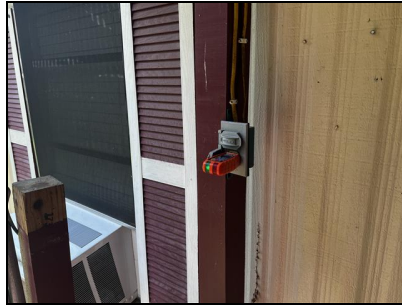
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While operating switches, one without an obvious function was found in the main entry. Ask the Seller to explain the function of any such switch. If this does not solve the "mystery," consult with a qualified electrician.



Smoke alarms are not in all required locations (sleeping and adjoining common areas, interconnected, hard wired, battery back up). Recommend updating to current standards.



Middle bedroom

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



Kitchen counter top outlets are not Ground Fault Circuit Interrupt (GFCI) protected as called for by today's standards.

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❌ There was an ungrounded circuit observed in most if not all rooms. The cause should be diagnosed and repaired by a licensed electrician.



❌ There was a circuit with reversed polarity (hot/neutral reversed) observed in the hall bath. The cause should be diagnosed and repaired by a licensed electrician.



❌ Some conductors were observed to be improperly exposed to elements, foot traffic or mechanical movement. All exposed conductors should be encased in conduit to prevent injury, and damage to the circuit(s).



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



Noted several receptacles throughout the home that are loose at wall connection. Over time this can cause the electrical connections to become loose. A loose connection then can heat up and fail. Recommend having licensed electrician evaluate concern and properly secure receptacles affected.

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The utility 220 electric dryer outlet is a 3 prong type. Electric dryers today are now sold with a 4-prong plug. It may be necessary to swap out the 4-prong plug on newer units



C. Other

Comments:

III. Heating, Ventilation and Air Conditioning Systems

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

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

Semi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period. To prevent blockages in the condensation drain line, pour 1-2 cups of vinegar into the condensate drain every 3-4 weeks during the hot months when the A/C is in use to reduce bio-growth in the drain lines and prevent blockages.

A. Heating Equipment

Type of Systems: Window Unit(s)

Energy Sources: Electric

Number of Heat Systems (excluding wood): Four

Furnace/Air Handler Age:

Extra Info: Unknown

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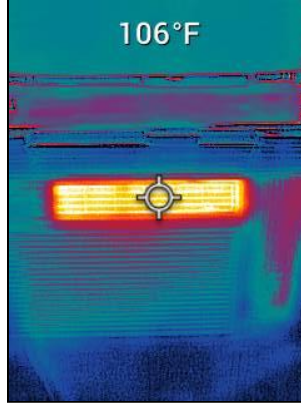
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Filter Location: Inside unit cabinet

Comments:

Noted the home furnace was not functional at time of inspection. Furnace does not appear to be connected at all.

The home's heat is supplied by window units. Noted the living room unit is the only unit supplying heat to the home. Recommend further evaluation by a qualified professional.



B. Cooling Equipment

Type of Systems: Window Unit(s)

Coolant Type: Could Not Determine

A/C Age:

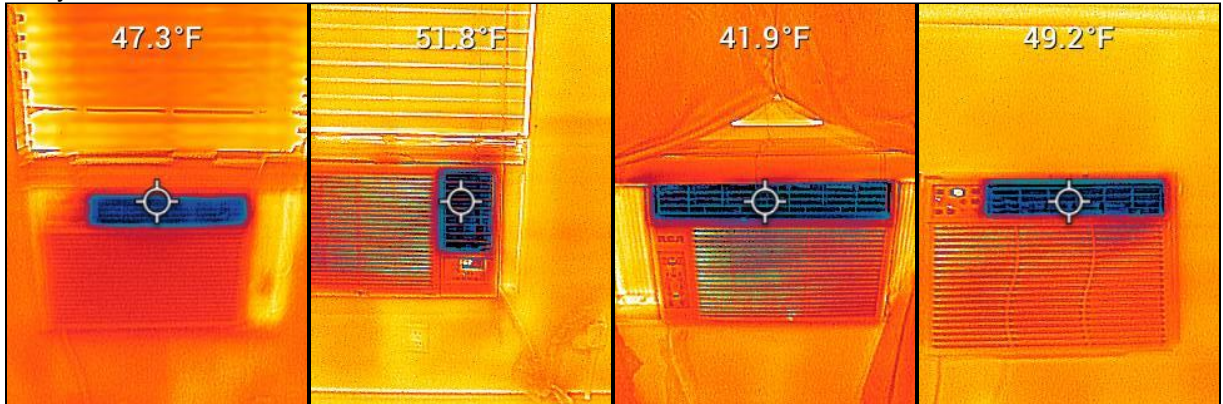
Extra Info: Unknown

Number of Cooling Systems: Four

Central Air Manufacturer: UNKNOWN

Comments:

Noted the home has four window units for air conditioning. All four window units appear to be functioning correctly.



C. Duct Systems, Chases, and Vents

Ductwork: N/A

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

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joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

D. Other

Comments:

IV. Plumbing System

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

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Right Side, Street

Location of main water supply valve: Right Side

Static water pressure reading: 72 PSI

Meter activity: Activity was observed

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): PEX, PVC

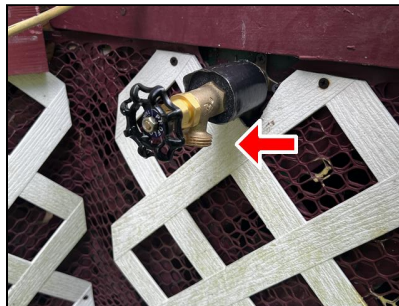
Comments:

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

Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city 72 PSI. Recommended satisfactory range 40 PSI – 80 PSI. Meter tested with no leaks or bypass concerns noted.



One or more exterior hose bibs (faucets) are missing back-flow check valves as called for by today's standards.



The toilet(s) are loose at floor in the master bath and hall bath. Often times, tightening of the bolts and a seal application around the base is all that is needed, but in some cases a plumber is needed to reset the toilet with a new wax ring.

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



☒ Noted two exterior hose bibbs were not functional at time of inspection. Recommend further evaluation by a licensed plumber.



☒ Noted the water control valves, located in the hall bathroom, for the bath tub, are not secured in the wall. Recommend further evaluation by a licensed plumber.



☒ Noted in the master bathroom, the shower head supply, is not secured in the wall. Recommend further evaluation by a licensed plumber.



☒ Noted the kitchen faucet is loose. Recommend further evaluation by a licensed plumber.

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

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B. Drains, Wastes, and Vents

Location of drain cleanout: Front

Plumbing Waste: PVC, ABS

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.

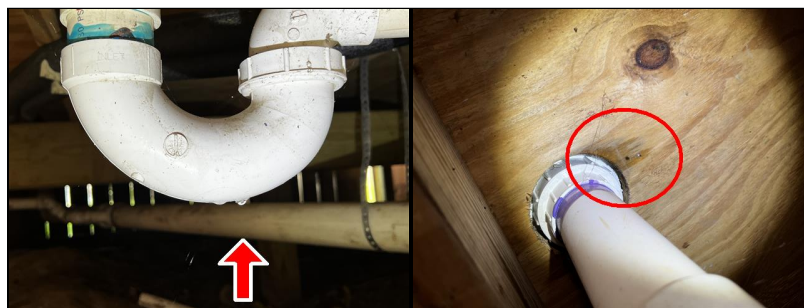
Have all missing/non-functional drain stops repaired/replaced.



Recommend replacing damaged drain cleanout covers in front yard (commonly damaged from lawn equipment).



Noted a small leaking in the master bathroom toilet drain. Recommend further evaluation by a licensed plumber.



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C. **Water Heating Equipment**

Water Heater Age: Unknown

Capacity: Unknown

Water Heater Location: Concealed

Temperature/Pressure Relief Termination Location: Left side

Comments:

The water heater was functional at the time of the inspection. However, there were exceptions. Those deficiencies/exceptions are listed below.



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.

Noted the water heater was not accessible at time of inspection. Water heater was closed off, and has no access door.



D. **Hydro-Massage Therapy Equipment**

Comments:

In-Line water heaters are not tested.

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

Comments:

F. **Other**

Comments:

V. Appliances

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

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A. Dishwashers

Comments:

Dishwasher could not be inspected due to drain line was not connected.



B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

The range hood has been installed too close to the range. The range hood should be installed between 24-30 inches above the range. Currently the range hood is approx 16 1/2 inches above the range.



The vent fan is functional, but does not ventilate directly to exterior.



D. Ranges, Cooktops, and Ovens

Comments:

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

The cooktop and oven functioned at the time of inspection.

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

E. Microwave Ovens

Comments:

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

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.

G. Garage Door Operators

Comments:

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:

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

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

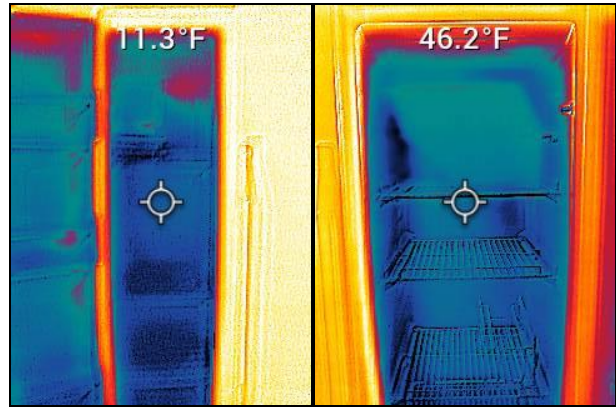
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Freezer

Refrigerator

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

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

Comments:

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

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal Systems

Comments:

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

F. Other Built-in Appliances

Comments:

G. Other

Comments: