



Buyers Protection Group



**1707 Gano Street
Houston TX 77009**

**Client(s): Furgeson
Inspection Date: 6/11/2018**

The Best Inspectors. Anywhere.

Inspector: Steve Fusselman #TREC 10405

PROPERTY INSPECTION REPORT

Prepared For: Bailey Furgeson

(Name of Client)

Concerning: 1707 Gano Street, Houston, TX 77009

(Address or Other Identification of Inspected Property)

By: Steve Fusselman TREC 10405 / BPG Inspection Services 6/11/2018

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Thank you for choosing BPG Property & Pest Inspection Services.

Steve Fusselman
Inspector

TREC Licensed Professional #10405
TDA Certified Applicator #0687176

Mobile: 832-349-0028
Scheduling: 1-800-285-3001

The Best Inspectors anywhere.

WWW.BPGWI.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.

Style of Home: Single Family, One Story, Bungalow	Age Of Home: 1915	Home Faces: East
Vacant or Occupied: Occupied	Utilities Active: All	Client(s) Present: Buyer, Buyer's Agent, Owners
Weather: Cloudy	Temperature: Over 90	Rain in last 3 days: No
Ground/Soil Condition: Dry	Ancillary Services: Wood destroying insect	Recommended Professionals: (Based on reported deficiencies), Foundation, Roofer, Licensed Electrician, Licensed HVAC, Licensed Plumber, Appliance, General Labor, Licensed contractor


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 the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

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 (home buyer, home seller, and real estate agents). *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: 703391
 - Client's Last Name: Furgeson
- 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. Some of 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.
- ☒ 2. Remove all debris from crawl space.
- ☒ 3. The soil in the crawlspace is lower than the surrounding grade and there is no vapor barrier present. This condition allows for moisture build up and retention in the lower areas beneath the foundation. To reduce moisture levels in crawlspace install a 6 mil vapor barrier according to current building standards (covering exposed grade, overlap 6 inches taping seams, run 12 inches up foundation walls).

Roof Covering Materials

- ☒ 4. The shingles are worn with significant granular loss in various areas, some shingles are missing at rear. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.
- ☒ 5. The shingles are lifting in various areas throughout the roof. These can become further damaged during storms or high winds. Recommend qualified roofer to reseal and apply roofing adhesive to lifted areas of shingles.
- ☒ 6. Several of the rubber roof jack vent collars are beginning to crack. A roofer may apply caulk around vent pipes to prolong life until jack replacement is required.

Roof Structures and Attics

- ☒ 7. Insulation is deficient by current standards. Have contractor install additional insulation to R-40 for improved energy efficiency.

Walls (Interior and Exterior)

- ☒ 8. There are areas of the front, rear and sides 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
- ☒ 9. Noted multiple areas of siding boards aged or damaged. Recommend all affected areas are repaired or replaced as needed.
- ☒ 10. Noted front interior wall damaged sheetrock and peeling present. Area could be a possible water infiltration but with infrared camera no active moisture detected at time of inspection. Recommend repairing area and ensuring exterior area is well sealed.
- ☒ 11. Hallway shower area is not well sealed. Recommend having bathroom areas repaired as needed and all areas fully sealed.
- ☒ 12. Front wall near baseboard has previous signs of fire. Recommend further investigation and repair as needed.

Ceilings and Floors

- ☒ 13. Noted multiple area of ceiling cracking that could be a result of poor or aged framing. Recommend further investigation to determine cause and repair as needed.
- ☒ 14. Multiple tiles throughout hallway bathroom are damaged. Recommend having all affected tiles repaired and if needed subflooring after tiles are pulled may need attention and care.
- ☒ 15. Signs of fungi growth are present on ceiling in several areas in the hallway bath. 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.

Action / Consideration Items

- ⬆️ 16. Kitchen sink area under cabinet flooring is significantly damaged/missing. Recommend having area repaired as needed. Area potentially has leaking activity.

Windows

- ⊗ 17. There are cracked glass panes at multiple locations.
- ⬆️ 18. This house is equipped with burglar bars that are not operable. Burglar bars must be removable without the requirement of special tools, special keys or special knowledge for proper egress in the event of a fire. As a general safety rule, we recommend complete removal/replacement of these systems.

ELECTRICAL SYSTEMS

Service Entrance and Panels

- ⊗ 19. The main panel is manufactured by FPE (Federal Pacific Electric). These panels have documented trip hazards and are no longer manufactured. Further evaluation of the panel for repairs or replacement is required by a licensed electrician.
- ⊗ 20. Dead front is missing at electrical panel.

Branch Circuits, Connected Devices, and Fixtures

- ⊗ 21. There are no bedroom smoke detectors installed. Today's standards now require smoke detectors in and directly outside of (hallways) all sleeping areas and on each level for multiple story structures. Additionally today's modern detectors are interconnected, so if one sounds they all sound.
- ⊗ 22. There were exposed connections, open boxes observed overhead exterior. Secure, enclose in rated enclosures to prevent hazards.
- ⊗ 23. There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: all kitchen, baths, non dedicated garage below 6', exterior outlets,. I recommend updating to current standards.
- ⊗ 24. There was an ungrounded circuit observed in most if not all rooms. The cause should be diagnosed and repaired by a licensed electrician.
- ⊗ 25. Damaged receptacle at dining room area. Recommend having licensed electrician replace receptacle.
- ⊗ 26. Closet light not properly installed and is hanging by wiring. Recommend having fixture properly installed.
- ⊗ 27. Replace missing 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

- ⬆️ 28. Original gas space heaters are a known carbon monoxide hazard. These should not be used. Removal is recommended.

PLUMBING SYSTEM

Plumbing Supply, Distribution Systems and Fixtures

- ⊗ 29. Supply pipes in in the crawlspace/Exterior must be properly insulated. Current condition will not protect piping during hard freeze periods
- ⬆️ 30. 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.

APPLIANCES

Action / Consideration Items

Range Hood and Exhaust Systems

- 31. Range exhaust fan is inoperable

Dryer Exhaust Systems

- 32. The exterior dryer vent cover is damaged, and is in need of repair. Also seal unit against wall.

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

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

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

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam

Foundation method of inspection: Visual inspection of exterior, Visual inspection of exterior and entered crawl space, (Limited access)

Foundation performance: Performing as intended with some noted movement. Typical for a structure of this age and hillside placement

Columns or Piers: Brick piers

Crawlspace Observation Considerations: Crawled, Limited access, Debris

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.

Some of 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.



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The foundation skirting is cracked in several areas. Mortar repair is recommended to reduce water runoff entry into the crawlspace.



Remove all debris from crawl space.

The soil in the crawlspace is lower than the surrounding grade and there is no vapor barrier present. This condition allows for moisture build up and retention in the lower areas beneath the foundation. To reduce moisture levels in crawlspace install a 6 mil vapor barrier according to current building standards (covering exposed grade, overlap 6 inches taping seams, run 12 inches up foundation walls).



Noted no floor insulation as required by today's standards. Recommend adding insulation at crawlspace floor joist.



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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.

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass/asphalt

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

Roof Viewed From: Ground, Binoculars, Viewed from ladder at Eave

Comments:

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

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

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

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.



The shingles are worn with significant granular loss in various areas, some shingles are missing at rear. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.



The shingles are lifting in various areas throughout the roof. These can become further damaged during storms or high winds. Recommend qualified roofer to reseal and apply roofing adhesive to lifted areas of shingles.

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Several of the rubber roof jack vent collars are beginning to crack. A roofer may apply caulk around vent pipes to prolong life until jack replacement is required.

D. Roof Structures and Attics

Method used to observe attic: Inaccessible

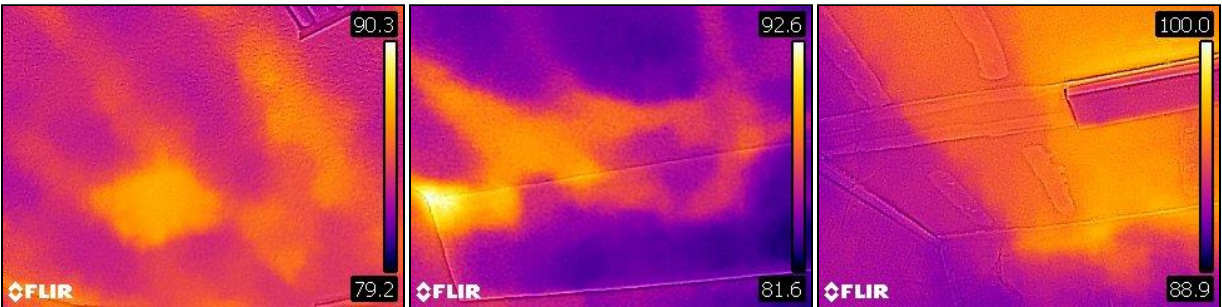
Roof Ventilation: Gable vents

Comments:

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

The attic access is located in kitchen near fixture and is inaccessible. Attic was not inspected.

Insulation is deficient by current standards. Have contractor install additional insulation to R-40 for improved energy efficiency.



E. Walls (Interior and Exterior)

Wall covering/siding type: Pressed wood fiberboard, Cement fiberboard

Comments:

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

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

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It is recommended that all protrusions through the exterior siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light fixtures etc. can prevent moisture related failure of electrical components and siding materials.

There are areas of the front, rear and sides 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



Noted multiple areas of siding boards aged or damaged. Recommend all affected areas are repaired or replaced as needed.

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Noted front interior wall damaged sheetrock and peeling present. Area could be a possible water infiltration but with infrared camera no active moisture detected at time of inspection. Recommend repairing area and ensuring exterior area is well sealed.



Hallway shower area is not well sealed. Recommend having bathroom areas repaired as needed and all areas fully sealed.



Front wall near baseboard has previous signs of fire. Recommend further investigation and repair as needed.

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F. Ceilings and Floors

Floor Structure: 2 X 6, Wood joists

Floor System Insulation: NONE

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

Noted multiple area of ceiling cracking that could be a result of poor or aged framing. Recommend further investigation to determine cause and repair as needed.



Multiple tiles throughout hallway bathroom are damaged. Recommend having all affected tiles repaired and if needed subflooring after tiles are pulled may need attention and care.



Signs of fungi growth are present on ceiling in several areas in the hallway bath. 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.

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Noted multiple area of damaged ceiling, some with water staining that need further investigation. Repair or replace as needed in all areas affected.



Kitchen sink area under cabinet flooring is significantly damaged/missing. Recommend having area repaired as needed. Area potentially has leaking activity.



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.

H. **Windows**

Window Type: Aluminum Frame, 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.

There are cracked glass panes at multiple locations.

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I NI NP D



This house is equipped with burglar bars that are not operable. Burglar bars must be removable without the requirement of special tools, special keys or special knowledge for proper egress in the event of a fire. As a general safety rule, we recommend complete removal/replacement of these systems.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

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.

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.

Noted during inspection evidence of previous subterranean termite damage with no evidence of previous termite treatment. Specific details are noted in the TDA termite report.

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I	NI	NP	D
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Noted kitchen cabinet doors that are damaged and not secured in place properly.



II. ELECTRICAL SYSTEMS

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

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

A. Service Entrance and Panels

Electrical Service: Below ground, Copper, 240 volts

Main Breaker: 100 AMP

Panel Type: Circuit breakers

Ground System: None Identified

Electric Panel Manufacturer: FEDERAL PACIFIC ELECTRIC

Comments:

The main panel box is located in/at the at right side of home.

All breakers should be properly labeled to identify branch circuits controlled

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The main panel is manufactured by FPE (Federal Pacific Electric). These panels have documented trip hazards and are no longer manufactured. Further evaluation of the panel for repairs or replacement is required by a licensed electrician.



Dead front is missing at electrical panel.



B. **Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: NM (non-metallic sheathed)

Type of Branch Circuit Wiring: Copper

Comments:

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

There are no bedroom smoke detectors installed. Today's standards now require smoke detectors in and directly outside of (hallways) all sleeping areas and on each level for multiple story structures. Additionally today's modern detectors are interconnected, so if one sounds they all sound.

There were exposed connections, open boxes observed overhead exterior. Secure, enclose in rated enclosures to prevent hazards.



There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's

I = Inspected

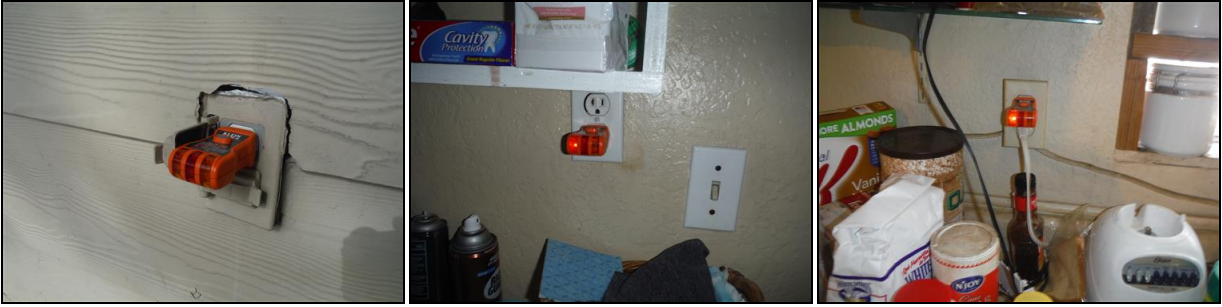
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standards: all kitchen, baths, non dedicated garage below 6', exterior outlets,. I recommend updating to current standards.



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



❌ Damaged receptacle at dining room area. Recommend having licensed electrician replace receptacle.



Found receptacle spacing is not set to standard. Receptacles need to be installed in a manner that no point measured horizontally along the floor line in any wall space is more than 6 ft. from a receptacle outlet. Receptacles need to be installed on any wall space that is 2 ft or more in width (including space measured around corners) and unbroken along the floor line by doorways, fireplaces, and similar openings. Extension cords are inherently more prone to failure that can cause fires or shock. Recommend having additional receptacles installed so that there is no space horizontally that is greater than 6 ft. to another receptacle.



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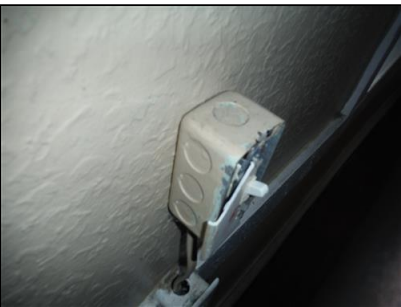
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Closet light not properly installed and is hanging by wiring. Recommend having fixture properly installed.



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



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: Window Unit(s)

Comments:

Original gas space heaters are a known carbon monoxide hazard. These should not be used. Removal is recommended.

B. Cooling Equipment

Type of Cooling Systems: Window Unit(s)

Comments:

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Window units are not inspected as part of a standard home inspection.

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

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.

IV. PLUMBING SYSTEM

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

A. **Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Unknown: Could Not Locate

Location of main water supply valve: Back

Static water pressure reading: 46 PSI

Water Source: Public

Plumbing Water Supply (into home): Galvanized, Galvanized (old)

Plumbing Water Distribution (inside home): Galvanized

Comments:

Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city 46 PSI. Recommended satisfactory range 40 PSI – 80 PSI.



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



Noted areas of rust at connection points of galvanized piping at exterior and crawlspace. Noted no active leaks at time of inspection.

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Supply pipes in in the crawlspace/Exterior must be properly insulated. Current condition will not protect piping during hard freeze periods

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.

Right side bathroom shower is missing spout. Recommend installing spout in area.



When activating the vegetable sprayer (kitchen) the water at faucet nozzle would not terminate. Faucet and vegetable sprayer are to dispense water independently of each other, it is either 100% out of faucet or when vegetable trigger is pressed 100% out of sprayer. Recommend properly repair/replace vegetable sprayer.



B. Drains, Wastes, and Vents

Plumbing Waste: PVC, Cast iron

Washer Drain Size: Not visible

Comments:

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

C. Water Heating Equipment

Water Heater Location: Exterior

Comments:

Water recirculation pumps and electric timers are not tested as they are not part of a standard home system.

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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. Unit due to location and structure built around appliance was not accessible during inspection without disassembling structure.



Noted the water heater flue is improperly installed and located too close to home structure and the overhang above. Recommend having licensed plumber further evaluate and repair as needed.



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



D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

E. Other

Comments:

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I NI NP D

V. APPLIANCES **A. Dishwashers**

Comments:

 B. Food Waste Disposers

Comments:

 C. Range Hood and Exhaust Systems

Comments:

 Range exhaust fan is inoperable **D. Ranges, Cooktops, and Ovens**

Comments:

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

Noted that burners at some locations will not ignite when tested. Most of the time, when a gas burner refuses to light or runs poorly when lit, the cause is dirt or grease. Fine particles of dirt or grease spatters can clog the flame openings on the burner, or could be electronic igniter failing. Recommend having appliance technician evaluate concern and repair or replace as needed.

 **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.

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 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.

The exterior dryer vent cover is damaged, and is in need of repair. Also seal unit against wall.

 **I. Other**

Comments:

VI. OPTIONAL SYSTEMS **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

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

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

Comments:

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

 C. Outbuildings

Comments:

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

Comments:

 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: