



BPG Inspection, LLC



**12822 Southbridge Road
Houston TX 77047**

Client(s): Corona
Inspection Date: 4/5/2024
Inspector: Daniel Neuman , TREC #25268 (TX)

Luz Corona	4/5/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
12822 Southbridge Road, Houston, TX 77047	
<i>Address of Inspected Property</i>	
Daniel Neuman	TREC #25268 (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:

The inspection is essentially visual; it is based upon the experience and opinion of the inspector and it is not meant to be technically exhaustive. The inspection is designed only to identify unsafe/deficient/non-functioning systems, structures and/or components that were accessible and exposed to view and apparent as of the time/day of the inspection. This is not an inspection for pests, rodents or other Wood Destroying Organisms which is outside the scope of this inspection and for which a separate license may be required.

House was vacant. Water was run for minimum 10 minutes to try and have leaks present themselves. Not all leaks may be detected until house is under normal usage.

Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place be scanned before closing because finding and correcting these problems can be very expensive.


Style of Home: Single Family	Age Of Home: 1970	Home Faces: East
Vacant or Occupied: Vacant	Utilities Active: All	Attendees/Personnel Present: Buyer

Weather: Clear	Temperature: Over 70	Rain in last 3 days: No
Ground/Soil Condition: Dry	Ancillary Services: None	Recommended Professionals: (Based on reported deficiencies)


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: 1040304
 - Client's Last Name: Corona
- Follow the instructions to either view the report online or download it to your computer.

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

Action / Consideration Items

Structural Systems

Roof Covering Materials

- 1. Minor damaged observed in some areas of the roof
- 2. There are slightly worn shingles with some granular loss in some areas throughout the roof. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.
- 3. There were several roofing fasteners observed to be improperly sealed or exposed. Left unsealed the fastener penetrations could present a point of water penetration into the roof structure. Seal (caulk) all exposed roofing fasteners (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines).
- 4. Paint is needed on bare metal vent pipes. This will prevent rust and also UV damage to the pipes.

Roof Structures and Attics

- 5. Unsealed or damaged areas on the soffit

Ceilings and Floors

- 6. There is evidence of previous leaking observed by presence of stains on the ceiling at the Den. I recommend you query owner for history, damage and any repairs performed to prevent further water intrusion. If no repairs, evaluation and repairs by qualified contractor recommended.

Doors (Interior and Exterior)

- 7. Garage door shows some minor damage, does not appear to affect functionality
- 8. Some damage observed in the front door frame

Windows

- 9. There is a cracked window at the guest bedroom.
- 10. There were window screens missing at all window(s). I recommend the owner have all the screens re-installed to ensure there are none missing. Have any missing screens replaced.
- 11. 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.
- 12. Locking hardware is missing or damaged in some windows . Replace as needed.

Electrical Systems

Service Entrance and Panels

- 13. Recommend sealant between panels/meters and wall to prevent moisture entry into wall.
- 14. Unsealed openings
- 15. Missing "Emergency Disconnect" label
- 16. Multiple neutral wires are installed on an individual bus screw terminal(s). This "double tapping" is an improper short-cut wiring technique and can be a safety hazard. Only one wire should be connected to each screw. A qualified electrician should correct all double taps.
- 17. Missing ground bushing on metal service entrance
- 18. Missing service entrance side barriers

Branch Circuits, Connected Devices, and Fixtures

- 19. There are no visible outside electrical outlets as required by current standards.

Action / Consideration Items

- ☒ 20. Carbon monoxide alarms were not present outside each separate sleeping area nor in the immediate vicinity of the sleeping rooms. These are required when either of the following conditions exist: fuel fired appliance are installed in the dwelling; an attached garage with an opening into the dwelling unit. Updating to current safety standards is recommended.
- ☒ 21. There is no outlet found in the master bath half bath. Recommend a duplex GFCI outlet be installed by a licensed electrician.
- ☒ 22. One or more receptacles not functioning
- ☒ 23. There was a circuit with reversed polarity (hot/neutral reversed) observed in/at the Den. The cause should be diagnosed and repaired by a licensed electrician.
- ☒ 24. There were exposed connections, open boxes observed . Secure, enclose in rated enclosures to prevent hazards.

Heating, Ventilation and Air Conditioning Systems

Heating Equipment

- ☒ 25. Flexible gas line is being used, entering the cabinet penetration unprotected and there is no drip leg trap installed as called for by current standards. Today's standards now require rigid gas piping for cabinet knock-out penetration to prevent line damage due to unit vibration, along with a sediment drip leg to capture debris in gas line. Foam insulator around pipe acceptable until unit is replaced.

Cooling Equipment

- ☒ 26. Rust was observed in the main unit drain pan. The rust may extend to the bottom of the pan, which may result in water leaking onto the surrounding area. This is typically from excess condensation, most times produced from a soiled evaporator coil. I recommend replacing or repairing pan as needed. I also recommend that the system be serviced by a licensed HVAC technician to address the cause of excess condensate before closing.
- ☒ 27. There is no secondary condensation drain line or an emergency float electrical cutoff switch installed as called for by today's standards in locations where condensation overflow could cause interior water penetration. (During the cooling season line should be periodically flushed with a 50-50 mixture of bleach and water to prevent bio-growth blockage) Though it may not have been required at initial construction, it is recommended that you have a licensed HVAC technician retrofit your unit with one of these devices to prevent water overflow to the interior.

Plumbing System

Plumbing Supply, Distribution Systems and Fixtures

- ☒ 28. Hose bib leaking at the stem valve
- ☒ 29. The controls are reversed in the kitchen sink. The position of the hot and cold water controls on all plumbing fixtures should meet accepted industry standards. These standards dictate that hot water controls are always located on the left and cold controls are located on the right. With single handle faucets, turning the handle to the left should increase the flow of hot water, while turning the handle to the right should increase the flow of cold water. Fore and aft action fixtures should have the hot to the rear.
- ☒ 30. The bathtub fill spouts and/or controls need to be reseated and sealed (caulked) to prevent moisture seepage into tub surround.

Drains, Wastes, and Vents

- ☒ 31. I could not locate the exterior waste cleanouts for the drainage system. Have the owner locate these and make them accessible for any future necessary repairs. If they cannot be located, a licensed plumber may need to be contracted to locate or install cleanouts as needed.

Water Heating Equipment

- ☒ 32. Missing drain pan

Action / Consideration Items

Gas Distribution Systems and Gas Appliances

- 33. There is no ground bond on the gas supply line, as required by current standards (2008).
- 34. Galvanized piping was observed in this residence. As a result of the galvanized coating, galvanized pipe is typically not suitable for gas delivery. Depending on when you apply the pressure, over time your gas regulators and burner units may lose strength and get trapped. Whenever corrosion occurs, it will accelerate the possibility of a leak.

You should have a licensed plumber further review the gas distribution piping prior to the end of your due diligence period.

Appliances

Ranges, Cooktops, and Ovens

- 35. 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

Mechanical Exhaust Vents and Bathroom Heaters

- 36. There are no bathroom exhaust fans and Laundry exhaust fan installed as called for by today's standards in bathrooms without opening windows

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

B.	Drains, Wastes, and Vents	X	<input checked="" type="checkbox"/>
C.	Water Heating Equipment	X	<input checked="" type="checkbox"/>
D.	Hydro-Massage Therapy Equipment	X	
E.	Gas Distribution Systems and Gas Appliances	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F.	Other	X	
Appliances			
A.	Dishwashers	X	
B.	Food Waste Disposers	X	
C.	Range Hood and Exhaust Systems	X	
D.	Ranges, Cooktops, and Ovens		<input checked="" type="checkbox"/>
E.	Microwave Ovens	X	
F.	Mechanical Exhaust Vents and Bathroom Heaters		<input checked="" type="checkbox"/>
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

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): Slab

Foundation method of inspection: Visual inspection of interior and exterior

Foundation performance: Performing as intended. No significant problems observed

Comments:

The foundation appeared to provide adequate support for the structure at time of inspection. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unlevelled conditions were observed when walking on the ground floor.



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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C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass/asphalt

Approximate Age of Roof: 11-15 Years Old

Roof Viewed From: Walked roof

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.

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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.

There were previous repairs observed. I recommend you query the owner for documentation on all roof repairs.

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.



The condition of the roofing material is consistent for its age and there are no visible leaks or repair requirements. Based on present condition and normal weather patterns, it is reasonable to expect additional years of service life. This does not preclude the occurrence of leaks or the need for repairs during that period. This inspection is not a guarantee against isolated roofing leaks in the future.

 Minor damaged observed in some areas of the roof

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There are slightly worn shingles with some granular loss in some areas throughout the roof. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.

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I	NI	NP	D
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There were previous repairs observed. I recommend you query the owner for documentation on all roof repairs.

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

☒ Paint is needed on bare metal vent pipes. This will prevent rust and also UV damage to the pipes.



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D. **Roof Structures and Attics**

Method used to observe attic: Viewed attic from access hatch

Attic Access Info: Scuttle hole

Roof Ventilation: Soffit Vents, Turbines

Attic Insulation: 6-7 Inches

Wildlife: None observed

Comments:

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

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.

Unsealed or damaged areas on the soffit

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I	NI	NP	D
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I	NI	NP	D
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The structure was in good condition. However, the following exceptions were observed:

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I	NI	NP	D
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I	NI	NP	D
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I	NI	NP	D
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E. **Walls (Interior and Exterior)**

Exterior Wall Covering/Siding: Brick

Interior Walls: Drywall

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.

Previous repairs observed



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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.

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I	NI	NP	D
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left side

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D = Deficient

I	NI	NP	D
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right side

F. **Ceilings and Floors**

Ceiling Structure: 4" or better

Comments:

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

There is evidence of previous leaking observed by presence of stains on the ceiling at the Den. I recommend you query owner for history, damage and any repairs performed to prevent further water intrusion. If no repairs, evaluation and repairs by qualified contractor recommended.

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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.

Garage door shows some minor damage, does not appear to affect functionality

I = Inspected


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D = Deficient

I	NI	NP	D
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 Some damage observed in the front door frame

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NP = Not Present

D = Deficient

I	NI	NP	D
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H. Windows

Window Type: Aluminum Frame

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 is a cracked window at the guest bedroom.

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I	NI	NP	D
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 There were window screens missing at all window(s). I recommend the owner have all the screens re-installed to ensure there are none missing. Have any missing screens replaced.

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D = Deficient

I	NI	NP	D
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D = Deficient

I	NI	NP	D
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⚠ 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.

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I = Inspected

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I	NI	NP	D
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Locking hardware is missing or damaged in some windows . Replace as needed.

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NP = Not Present

D = Deficient

I	NI	NP	D
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I NI NP D

 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 Carpports

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.

No deficiencies of note.

 L. Other**Remodeled/Renovated:** No

Comments:

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would affect the structural integrity of the main house..

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 inaccessible or 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:** Below ground, Copper, 100 AMP**Main Breaker:** 100 AMP**Sub-Panel Breaker:** No Sub-Panel**Panel Type:** Circuit breakers**Ground System:** Driven Ground Rod**Electric Panel Manufacturer:** GENERAL ELECTRIC

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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Comments:

Recommend sealant between panels/meters and wall to prevent moisture entry into wall.



Unsealed openings

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D



I = Inspected

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NP = Not Present

D = Deficient

I NI NP D

All breakers should be properly labeled to identify which breakers control branch circuits, systems.



Missing "Emergency Disconnect" label

I = Inspected

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NP = Not Present

D = Deficient

I NI NP D



Multiple neutral wires are installed on an individual bus screw terminal(s). This "double tapping" is an improper short-cut wiring technique and can be a safety hazard. Only one wire should be connected to each screw. A qualified electrician should correct all double taps.

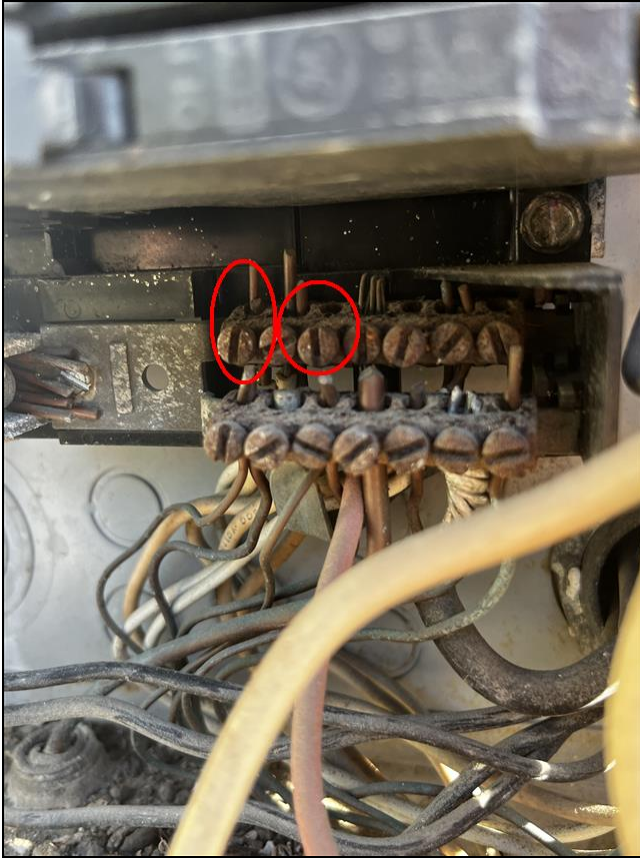
I = Inspected


NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D



 Missing ground bushing on metal service entrance

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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No panel surge protector was present.

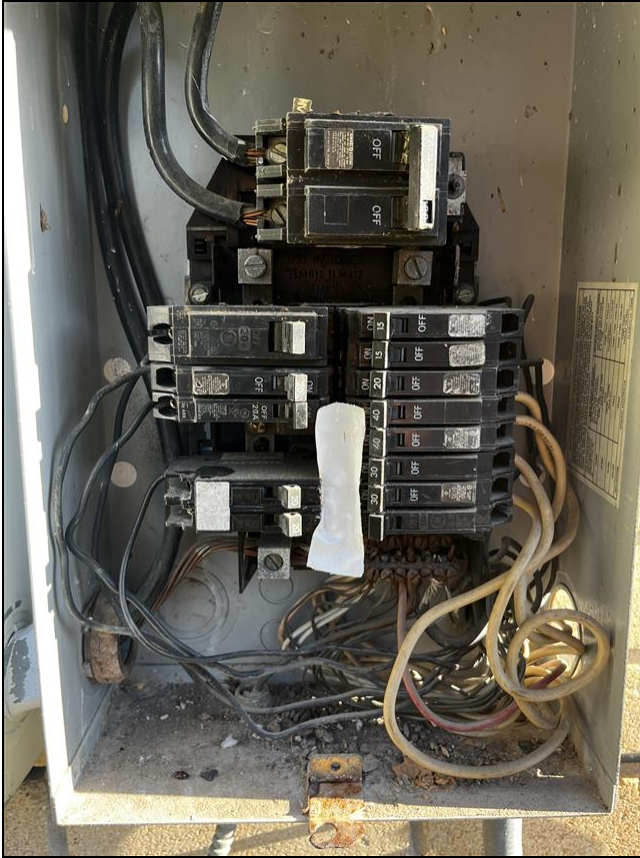
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D



Missing service entrance side barriers

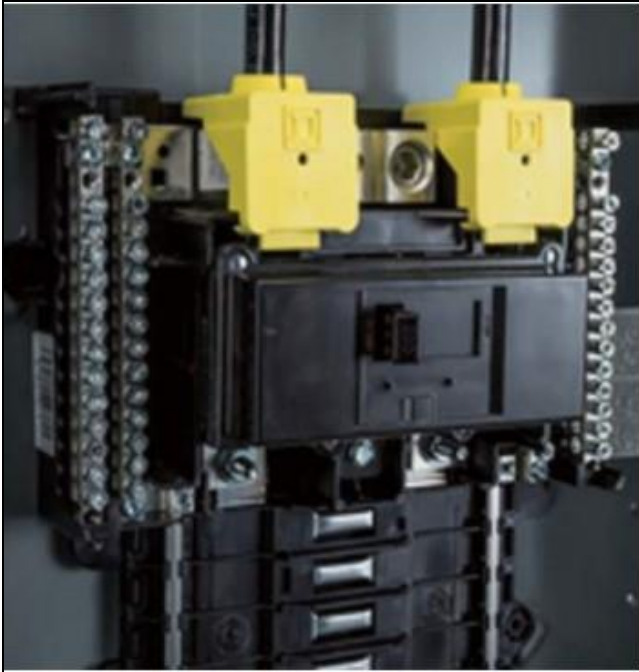
I = Inspected

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NP = Not Present

D = Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: NM (non-metallic sheathed)

Type of Branch Circuit Wiring: Copper

AFCI (arc fault circuit interrupt): None present

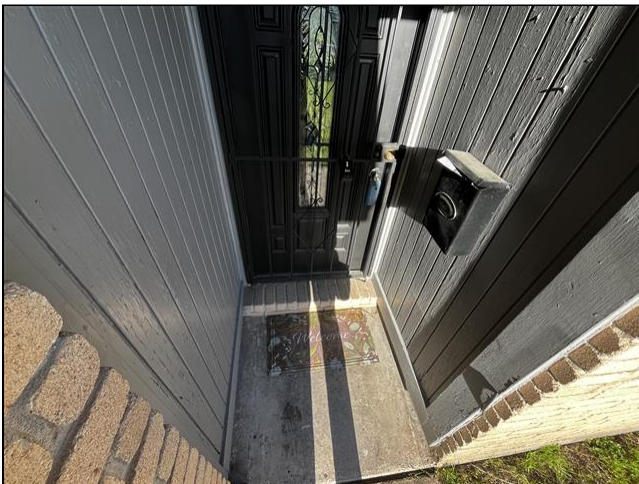
Tamper resistant outlets: Not present

Comments:

There are no Arc Fault Circuit Interrupt (AFCI) breakers present as called for by current safety standards. AFCI breakers are used to protect sleeping, living and common area branch circuits that are not GFCI (Ground Fault Circuit Interrupt) protected. These were not part of the building standards at the time of construction.

Current standards (2008) require receptacles less than five and a half feet above the floor are required to be tamper resistant. Though not standard at the time of construction, updating to current standards is recommended.

There are no visible outside electrical outlets as required by current standards.



front porch

I = Inspected

NI = Not Inspected

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D = Deficient

I	NI	NP	D
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Smoke alarms were functional.

One or more interior/exterior light fixtures are missing proper bulb protection (wire cages/glass globes).
Replace these items as needed.



front bedroom closet

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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attic

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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garage

Carbon monoxide alarms were not present outside each separate sleeping area nor in the immediate vicinity of the sleeping rooms. These are required when either of the following conditions exist: fuel fired appliance are installed in the dwelling; an attached garage with an opening into the dwelling unit. Updating to current safety standards is recommended.

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', laundry, exterior outlets, dryer,. I recommend updating to current standards.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

☒ There is no outlet found in the master bath half bath. Recommend a duplex GFCI outlet be installed by a licensed electrician.



☒ One or more receptacles not functioning

I = Inspected

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NP = Not Present

D = Deficient

I	NI	NP	D
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Den

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

I = Inspected

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NP = Not Present

D = Deficient

I NI NP D



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

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

 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: Forced Air**Energy Sources:** Gas**Number of Heat Systems (excluding wood):** One**Furnace/Air Handler Age:** 2011

Comments:

The unit(s) functioned at the time of inspection.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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Flexible gas line is being used, entering the cabinet penetration unprotected and there is no drip leg trap installed as called for by current standards. Today's standards now require rigid gas piping for cabinet knock-out penetration to prevent line damage due to unit vibration, along with a sediment drip leg to capture debris in gas line. Foam insulator around pipe acceptable until unit is replaced.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Central air conditioner unit

Coolant Type: R-22

A/C Age: 2011

Temperature Differential: 16 Degrees

Number of Cooling Systems: One

Comments:

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

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D



The main unit(s) functioned at the time of inspection. Target temperature drops between 15-22 degrees were obtained.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

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



☒ There is no secondary condensation drain line or an emergency float electrical cutoff switch installed as called for by today's standards in locations where condensation overflow could cause interior water penetration. (During the cooling season line should be periodically flushed with a 50-50 mixture of bleach and water to prevent bio-growth blockage) Though it may not have been required at initial construction, it is recommended that you have a licensed HVAC technician retrofit your unit with one of these devices to prevent water overflow to the interior.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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C. **Duct Systems, Chases, and Vents**

Ductwork: Insulated Flex Duct

Filter Type: Disposable

Filter Size: Adequate

Filter Location: Wall

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.

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

I = Inspected

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D = Deficient

I NI NP D



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:** Front
- Location of main shutoff valve:** Left Side, (buried)
- Static water pressure reading:** 50 PSI
- Meter activity:** House was vacant, No activity was observed
- Water Source:** Public
- Plumbing Water Supply (into home):** Copper
- Plumbing Water Distribution (inside home):** Copper

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.

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

I = Inspected


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D = Deficient

I	NI	NP	D
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 Hose bib leaking at the stem valve

I = Inspected

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D = Deficient

I	NI	NP	D
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back

The controls are reversed in the kitchen sink. The position of the hot and cold water controls on all plumbing fixtures should meet accepted industry standards. These standards dictate that hot water controls are always located on the left and cold controls are located on the right. With single handle faucets, turning the handle to the left should increase the flow of hot water, while turning the handle to the right should increase the flow of cold water. Fore and aft action fixtures should have the hot to the rear.

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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.

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D = Deficient

I NI NP D



B. Drains, Wastes, and Vents

Location of drain cleanout: Could not locate

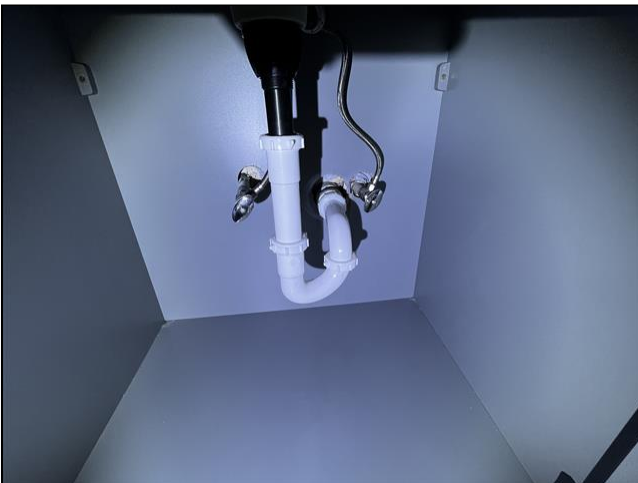
Plumbing Waste: PVC

Washer Drain Size: 2" Diameter

Comments:

I could not locate the exterior waste cleanouts for the drainage system. Have the owner locate these and make them accessible for any future necessary repairs. If they cannot be located, a licensed plumber may need to be contracted to locate or install cleanouts as needed.

Drains and vents functioned.



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I	NI	NP	D
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C. Water Heating Equipment

Energy Sources: Gas

Water Heater Age: 2009

Capacity: 40 Gallon

Water Heater Location: Garage

Temperature/Pressure Relief Termination Location: At the interior

Comments:

Water recirculation pumps and electric timers are not tested as they are not part of a standard home system. T&P valves on older units are not tested due to high occurrence of leaks.

The water heater(s) functioned normally at time of inspection.



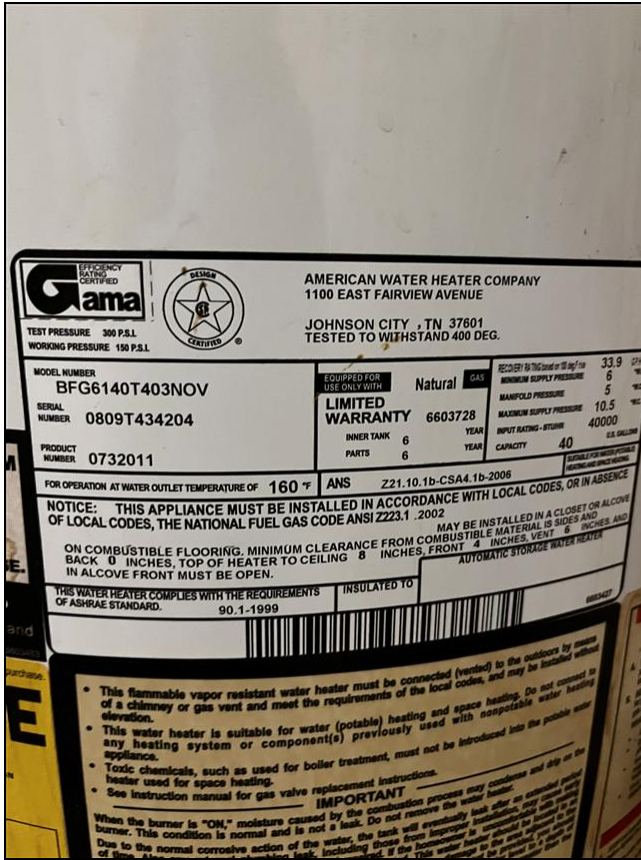
I = Inspected

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D = Deficient

I NI NP D



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

Missing drain pan



D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter and Main Shut-Off: Rear

Type of gas distribution piping material: Gas inlet not bonded to ground, Galvanized

Comments:

There is no ground bond on the gas supply line, as required by current standards (2008).



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I NI NP D

Galvanized piping was observed in this residence. As a result of the galvanized coating, galvanized pipe is typically not suitable for gas delivery. Depending on when you apply the pressure, over time your gas regulators and burner units may lose strength and get trapped. Whenever corrosion occurs, it will accelerate the possibility of a leak.

You should have a licensed plumber further review the gas distribution piping prior to the end of your due diligence period.

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.

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

Appliance was functional at time of inspection.



C. Range Hood and Exhaust Systems

Exhaust/Range hood: RE-CIRCULATE

Comments:

The vent fan functioned and is a re-circulation type

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D = Deficient

I	NI	NP	D
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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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D = Deficient

I	NI	NP	D
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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

I = Inspected

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NP = Not Present

D = Deficient

I NI NP D



E. Microwave Ovens

Comments:

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

Appliance was functional at time of inspection.



I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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



There are no bathroom exhaust fans and Laundry exhaust fan installed as called for by today's standards in bathrooms without opening windows

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D = Deficient

I	NI	NP	D
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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.

No deficiencies observed.



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D = Deficient

I NI NP D

 I. Other

Comments:

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

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:

During your final walk-through inspection you will have the opportunity to check the home for a final time. Things can change after the original inspection and issues may become apparent once belongings have been removed. Obtain from the owner any available operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems (warning: a/c units should not be started below 65 degrees F), 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.

Final Walkthrough Pre-Closing Checklist

Please use our complimentary pre-closing checklist on your final walk through of the property. There is a time period between our inspection and closing that varies with each property. Systems can fail at any time and defects can become visible under different viewing conditions (weather change, belongings removed etc.) so we urge you to operate all systems prior to closing and check all areas that may have been hidden from view due to occupant belongings or other obstructions.

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

- Bring a couple of light bulbs to check inoperable light fixtures.
- Obtain all operational manuals, well/septic records, records of sale (disclosure statement, offer to purchase, and closing documents), warranties and receipts for recent repairs. Keep them in a file.
- Check the exterior. Pay particular attention to the roof, especially if there has been a storm since the inspection. Run the sprinklers if weather permits.
- Check all interior rooms. Check for moving damage if the homeowner moved out between the inspection and closing. Operate all windows and doors and check for broken thermal pane seals, loose hardware, etc. Check ceilings for water stains.
- Check countertops and interiors of all drawers, cabinets and closets.
- Check all areas that may have been inaccessible during the inspection due to personal storage, furniture, area rugs, etc. and check items we don't review such as cosmetic concerns, alarms, intercoms and sound systems.
- Operate all systems/appliances, sump pump and the garage door. Obtain door transmitters. Do not operate air conditioners if the temperature is below 65 degrees. Check lights (bring a couple bulbs).
- Run all faucets and toilets. Fill tubs and sinks. Check for leaks. Run whirlpool tubs.
- Check basement and/or crawl space. Look for active stains and leaks at walls, floors and under and near plumbing.
- Check for signs of pests. Many folks do preventative pest control before taking occupancy.
- If possible, check inside of the attic. Items previously stored should have been removed.
- Verify that the seller has correctly completed any promised repairs (receipts, permits, etc.).
- Verify that the seller has notified you of any changes in the condition of the property since the inspection.
- If you haven't purchased a home warranty, check with your agent and the web and consider purchasing.

We would like to thank you for allowing us to work with you and we wish you the very best in the future. Remember that we are here for advice at any time. Whether it's counsel on something that breaks down or suggestions on a remodeling project, feel free to give us a call.