



Inspection Report

Prepared for

Jayne Huerta

Concerning

**1114 W. 5th St.
Freeport, TX 775 41**



**Jeff M. Spencer, TREC #6365
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Freeport, TX 77541
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PROPERTY INSPECTION REPORT FORM

Jayne Huerta <i>Name of Client</i>	01/23/2024 <i>Date of Inspection</i>
1114 W. 5th St., Freeport, TX 775 41 <i>Address of Inspected Property</i>	
Jeff M Spencer <i>Name of Inspector</i>	6365 <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

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Outside Temp: 68 degrees
Utilities On: Yes No Water No Electricity No Gas
Special Notes: For purposes of this report the house most nearly faces south

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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I=Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Method of inspection: Viewed from foundation perimeters and floor surfaces.

Comments: Foundation inspections are limited to observations of accessible interior and exterior structural components. No engineering studies or measurements are made. Factors preventing accurate assessment of structural conditions included but are not limited to painting, repairs, floor/wall coverings, furnishings, soil, foliage, decking and masonry. Some symptoms of foundation movement such as slab cracks, uneven floors, drywall crack and sticking doors can be minor and may not necessarily indicate significant loss of structural integrity. Nonetheless, if such symptoms are of substantial concern, you may wish to obtain a second opinion from a qualified structural engineer before closing on the property.

Multiple indicators of foundation settling were observed, with greater concentrations located in the den, formal area, dining area and master suite. Further evaluation/repair estimates should be obtained from a foundation repair contractor or structural engineer.

Foundation pilings on the east perimeter have rotated outward at their tops, contributing to floor slopes observed in rooms above them.

Insect shields on most visible foundation pilings are heavily corroded and are of minimal insect resistance value. Replacement is recommended.

NOTE: Foundation inspection was limited due to insufficient clearance of floor structure above crawlspace grading.



B. Grading and Drainage

Comments: Site drainage, retaining walls around the structure and drain gutters are inspected. Any visible conditions or symptoms that may adversely affect performance of the foundation or structure or indicate water penetration are reported. No geological, topographical or flood plain studies are made or consulted as part of this inspection.

Floor structure has insufficient clearance above crawlspace grading. A minimum clearance of 12 inches should be present between crawlspace grading and floor beams while a minimum of 16 inches of clearance should be present between grade and floor joists.

Gutters are incomplete and sagging at various points on all eaves. Incomplete downspouts are also present in multiple locations. Gutters on the west eave forward of the chimney chase and the rear eave are congested with leaf debris supporting plant growth.



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Finished height of crawlspace grading is lower than surrounding yard areas and contains a number of depressions that can retain water in wet weather. Grading should be at least as high as outside finished grade unless an approved drainage system is provided. The condition can contribute to buckling of floor coverings as noted in Section I.F, Ceilings and Floors, below.



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C. Roof Covering Materials

Type(s) of Roof Covering: Fiberglass Asphalt Shingles

Viewed From: Viewed from ladder at eaves

Comments: Roof inspections are limited to visual observations of accessible surfaces. The roof will be inspected from roof level only if access can be made safely without risk of damage to the roof. Certain types of damage such as hail blisters and pinhole leaks as well as poor workmanship such as improper nailing schedule may not be readily visible and may prevent accurate assessment of a roof's condition, particularly during periods of dry weather. No attempt is made to determine insurability or remaining service life of any roof covering. If roof covering deficiencies are reported or you have concerns about remaining life expectancy, insurability and/or potential for future problems you should contact a qualified roofing contractor.

Roof Coverings

No deficiencies were observed.

Flashings

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No deficiencies were observed.

D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: Two to three inches of loose-fill cellulose insulation

Approximate Average Thickness of Vertical Insulation: NA

Comments: Inspection is limited to areas that can be safely accessed. Inaccessible components and areas are noted below.

Structure

Rot is present on rafters exposed at the west end of the front porch, indicating previous water penetration of roof coverings.

NOTE: Charring is present on roof structure over the master suite/east third of the attic due to previous exposure to fire. Charring is less than 1/16 inch in depth with some areas of moderate sapping. Exposure to early stages of pyrolysis causes a minor increase in wood strength, hardness and stiffness accompanied by reduced toughness and increased brittleness. While no smoke odors were present, a fire recovery specialist should be contacted to determine if encapsulation is recommended if record of previous evaluation cannot be verified.



Insulation

The attic is under-insulated relative to current standards, allowing increased thermal transfer between the attic and living area. Improvement to a depth of 10 inches (approximately R-30) could provide significant heating/cooling cost savings.



Ventilation

The attic is marginally ventilated due to absence of eave/lower roof vent openings. Attics should be ventilated at a rate of 1 square foot of vent opening for each 150 square feet of attic area. Proper convective air flow from eave to ridges will help keep the house cooler during warm weather and extend the life of roof coverings. In colder weather it will help reduce the potential for condensation within the attic.

Finish/Trim

One soffit panel is missing from the eave at the west end of the front porch, allowing vermin to enter the attic.

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Soffit panels are sagging at the center of the front porch.



E. Walls (Interior and Exterior)

Comments: Comments are limited to issues affecting structural performance or water penetration. Routine maintenance and housekeeping items are not addressed. Inspection of concealed wall flashing details (such as those found around doors, windows and brick ledges) are beyond the scope of this inspection. Heavy foliage, recent redecorating, wall hangings, window treatments, furniture placement and other obstructive items can obscure water stains, mold growth and other types of damage preventing accurate assessment of conditions.

Interior

Mold growth is present behind vinyl wallpaper and multiple wall surfaces throughout the house. Presence of additional mold is probable behind wallpaper that is still adhered to wall surfaces. Removal of wallpaper and cleaning of mold is recommended.



A gypsum board crack is present on the upper left corner of the door opening on the east wall of the den. A compression ridge is present at the upper right corner of the window opening on the front wall of the formal area. The conditions are types normally associated with foundation settling. Further evaluation by a foundation repair contractor or structural engineer is recommended.

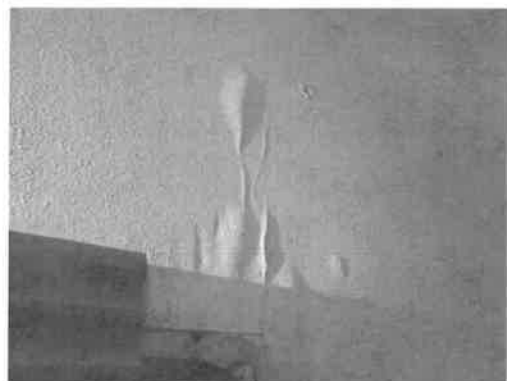
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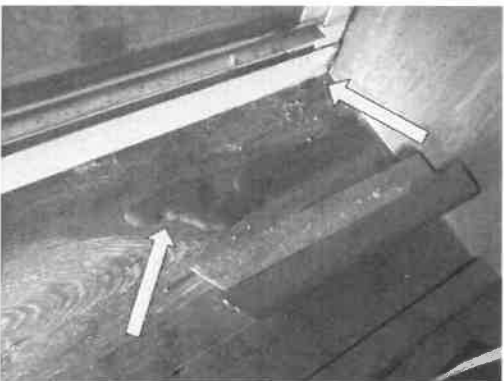


Wood-destroying insect damage is present on vertical return trim on bedroom 1 windows.



Water was standing on the sill of the left window on the front wall of bedroom 2, indicating water penetration between the window frame and the wall opening and/or dripping of excessive condensation.

Gypsum board has been removed from 4 locations on laundry room walls to facilitate plumbing repairs.



NOTE: Plinth blocks are missing from door and window casing trim throughout the house. While cosmetic in nature, replacement of all plinth blocks may become necessary for uniformity.

Exterior

Siding has detached beneath windows on the east wall of the house. Re-installation/replacement is recommended.

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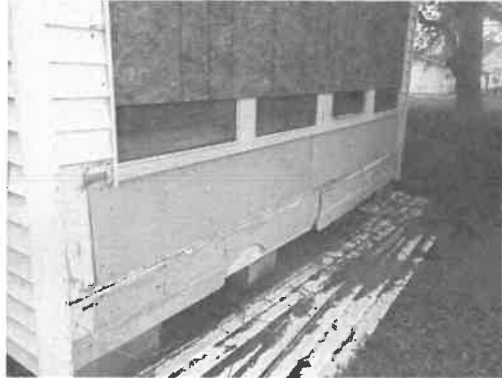
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Vinyl siding panels are loose on the east gable immediately above the lower roof, creating elevated risk of displacement during windy conditions.

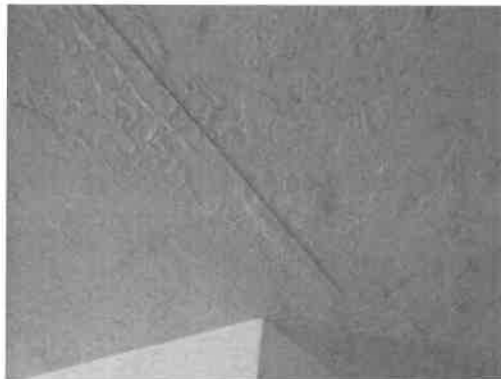


F. Ceilings and Floors

Comments: Issues affecting structural performance, indicative of water penetration or deemed to affect safety of occupants are reported. Routine maintenance/repair items are typically not addressed. Recent redecorating, re-painting, furniture placement and floor coverings can obscure cracks, water stains, mold growth and other types of damage preventing accurate assessment of all conditions present.

Ceilings

Multiple gypsum board cracks, compression ridges and panel joint cracks are present on ceilings throughout the house. The conditions are types normally associated with foundation movement. Further evaluation by a foundation repair contractor or structural engineer is recommended.



Foam/plastic tiles on dining area, kitchen and master bathroom ceilings are subject to toxic off-gassing when exposed to heat and are no longer rated for use in residential structures. Removal is recommended.



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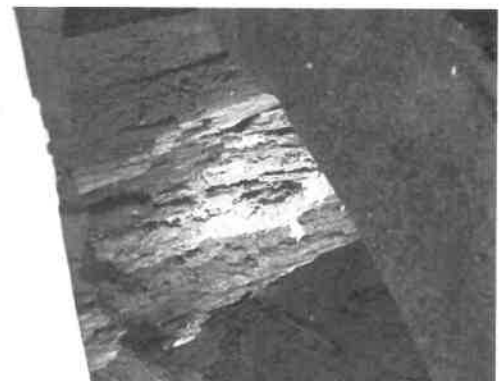
Water stains are present on ceiling surfaces near the center of the den's west wall and in the den's northwest corner.



Floors

Floor structure under the east third of the house is over-spanned relative to imposed loads. One interior beam is missing from an area extending from approximately the west wall of the north/south hallway to the east perimeter beam. Joists have in excess of 14 feet of unsupported span whereas they are typically supported by beams and pilings at spans of 8 to 12 feet. Further evaluation by a structural engineer is recommended.

Rot is present on the north perimeter beam beneath the hall bathroom. Replacement estimates should be obtained from a foundation repair contractor.



Floor slopes are present in the den, formal area, dining area and large master bedroom closet secondary to settling. Further evaluation by a foundation repair contractor or structural engineer is recommended.

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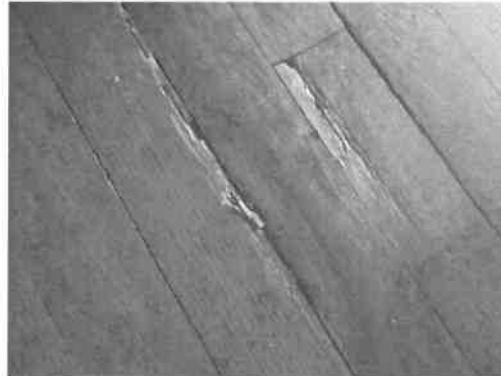
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Floor Coverings

Wood plank flooring in the den and formal area is buckled in multiple locations secondary to long-term exposure to moisture/high humidity. Repair/replacement estimates should be obtained from a flooring contractor.



Multiple instances of deteriorated planks are present on den and formal area floor coverings. Some of the damage has characteristics of wood-destroying insect activity. Further evaluation by a licensed pest control inspector is recommended. Estimates for replacement of affected planks should be obtained from a flooring contractor.



Multiple self-stick tiles in the kitchen and dining area are damaged or their adhesive has failed. Replacement estimates should be obtained from a flooring contractor.



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**G. Doors (Interior and Exterior)
Exterior**

The laundry room exterior door is wedged in its jamb and cannot be opened using normal force secondary to foundation settling.
The door on the east wall of the den has been nailed shut and cannot be used.

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Available keys did not operate the lock on the bedroom 1 exterior door.

Interior

The door between the master bedroom and large closet is racked secondary to foundation settling, causing a large gap between the door and its header.

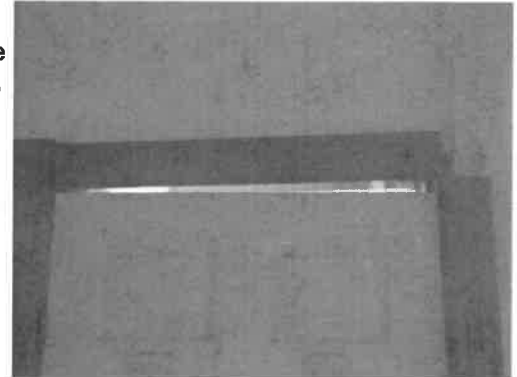
One hall bathroom shower door panel is shattered and is in need of replacement.

Garage

Balance springs have detached from the door, preventing operation.

Attic

No deficiencies were observed.



H. Windows

Desiccant seals have failed on the right lite unit and the left sash unit of windows on the front wall of the den, causing fogging and condensation on interior pane surfaces of double-pane glass units. The condition cannot be corrected without replacement of affected double-pane glass units.

All wood-framed windows on the front wall of the master bedroom closet as well as right and right-center windows on the closet's east wall are seized in closed position and could not be opened using normal force.

Both sashes of wood-framed windows on the rear wall of the master bedroom closet as well as left and center-left windows on the closet's east wall will not remain open when raised due to loss of sash weights.

The inner sash pane on the left window on the rear wall of the master bedroom is cracked.

Impact protection for windows is not present on site. Storm panels and associated mounting hardware are required in the absence of impact-resistant glazing. Windows are not etched or marked to indicate that they contain impact-resistant glass.

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Comments: Chimneys are inspected as/where accessible. Frequently, upper portions of flues are not accessible and cannot be inspected due to presence of flue caps or spark arrestor screens of which removal is not attempted. Chimneys in excess of 50 years old should be further inspected by a fireplace specialist that is certified to perform a Level II chimney inspection. Drafting of fireplaces and chimney is not measured or assessed..

Fireplace

Insufficient extensions are present in front of and to the sides of the hearth, creating elevated risk of fire. Hearth extensions should project a minimum of 12 inches to each side of the firebox opening and a minimum of 20 inches beyond the front of the opening.

The exterior cleanout door is missing, allowing vermin to enter the ash dumb beneath the hearth.

Inspection of the fireplace was limited. The firebox opening has been covered with a



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plywood panel that has been nailed in place.

Due to its age, use of the fireplace should be discontinued until it has been inspected by a fireplace specialist capable of providing a Level II fireplace and chimney inspection.

Chimney

A horizontal mortar joint crack is present in the chimney chase approximately 6 feet above grade and mortar is missing from joints in 2 locations. The chase is being retained to the house by a site-built clamp installed on the gable. Further evaluation by a structural or chimney specialist is recommended to determine if the chimney is stable enough for continued use.



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K. Porches, Balconies, Decks, and Carports

Back porch flatwork is cracked and differentially settled.

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L. Other



II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Service Drop Wires

No deficiencies were observed.

Service Entrance Wires

Type of Service: 3-wire single-phase (grounding)

Type of Wiring: Copper

Wire Size: 2/0 AWG

Service entrance wires appear properly sized relative to system ampacity.

Service Panel

Type of Panel: Breaker switch

Manufacturer: General Electric

Maximum Amperage: 200 amperes

Main Breaker/Fuse/Disconnect Amperage: 200 amperes

Uses of circuit breakers are not completely marked on the panel directory as required. Improvement is recommended.

System Grounding

No deficiencies were observed.

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Feeder Wires

No deficiencies were observed.

Switch Panels

The laundry room switch panel does not contain sufficient means of full electrical disconnect. A total of 18 circuits are installed in the panel without a main disconnect breaker. Full electrical disconnect should be achieved by 6 or fewer hand movements. Repair or replacement of the panel by a licensed electrician is recommended.

Pointed screws used to secure the dead front to the panel enclosure are not rated for use on service equipment; they are subject to penetrate wire insulation, creating risk of dead short. Replacement with blunt-tipped screws rated for use on service equipment is recommended.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Inspections are limited to visible and readily accessible components (i.e., fixtures and devices on high ceilings/eaves or behind furniture may not be inspected). Cosmetic items such as broken or missing fixture glass are generally not reported. Test buttons on smoke detectors that are integrated with centrally monitored security systems are not operated unless current owners can confirm that alarm functions are disabled prior to testing. Low voltage wiring systems such as landscape lighting and fixtures operated by dusk/dawn and movement sensors are not tested for operability beyond signs of visible damage.

Distribution Wires

Uncovered junction boxes are present on the column immediately west of the front porch entry and on the soffit on the east side of the front porch. All wire connections should be contained in covered junction boxes that are secured to structure.



Unprotected non-metallic sheathed wire is present on the east exterior wall, located in an area where it is subject to penetration by wall covering fasteners. The wire should be contained in a conduit/conduit body or be routed within the wall cavity.

An unprotected wire connection is present in the attic over the laundry room.

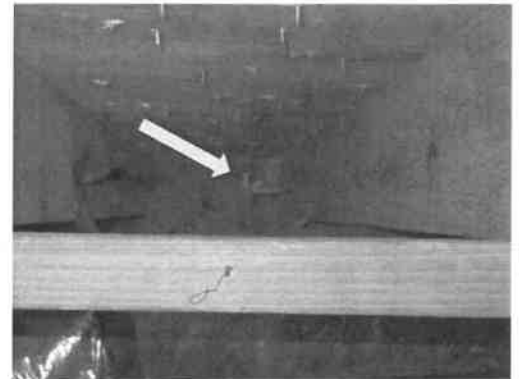
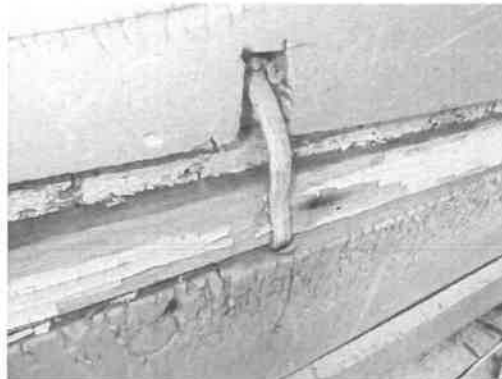
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Outlets

Ground-fault circuit interrupter outlets serving master and hall bathrooms as well as the west side of the kitchen's north counter did not trip when electrically or mechanically tested, indicating improper wiring. Repair is recommended.

Outlets serving the kitchen's east and south counters are not protected by ground-fault circuit interrupter devices as required.

Switches

Multiple rocker switches are installed/wired upside down. Circuits should be opened when the tops of rocker switches are depressed. All instances should be identified and repaired.

Fixtures

The hall bathroom ceiling fixture is incomplete.

Installation of smoke detectors in each sleeping room and near the kitchen is recommended.

Installation of carbon monoxide detectors is recommended due to presence of gas-fueled appliances.

Faceplates

Faceplates missing from the laundry room light switch and outlet, exposing energized components.

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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Induced Draft Furnaces

Nominal Input Capacity: 100,000 Btu/h

Energy Source: Gas

Nominal AFUE: 69.0

Year of Manufacture: 1994

Comments: Heating system inspections are limited to visual, audible and operational characteristics observed on accessible equipment. While access covers are removed whenever possible, no dismantling of operating components is conducted as part of this inspection. Frequently, components such as heat exchangers are not fully accessible or visible, preventing exhaustive inspection of their condition. Ancillary equipment such as humidifiers, air purifiers, zoning dampers, heat reclamation devices and electronic air filters are not operated except as they may normally operate in conjunction with the heating system.

The furnace flue has insufficient clearance from roof structure. A minimum 1-inch clearance should be maintained between the flue and combustible materials. Improvement is recommended.

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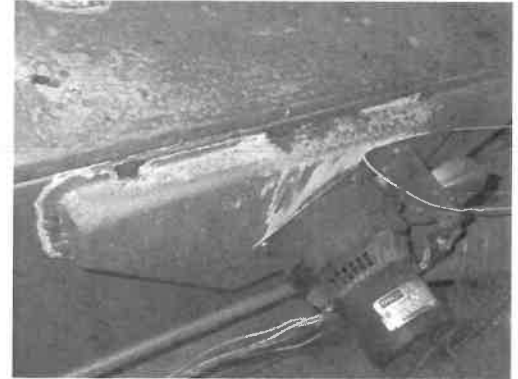
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Corrosion and combustion deposits on the induction fan housing indicate failure of the heat-resistant gasket installed between the burner compartment and the housing. Escape of combustion gases creates a fire and carbon monoxide hazard.



The furnace is a Consolidated HBA series model that was subject to recall and a class action lawsuit settled in 2002 due to multiple instances of fire.

The furnace is an older unit that is in operation beyond the end of its design life and is inefficient relative to current fuel use standards. It will require a higher level of maintenance and may be prone to major component breakdown. If the heat exchanger fails or breakdowns become chronic it may be more cost effective to replace the unit rather than undertake repairs.

The furnace was not operated due to known hazards with the installed model.

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B. Cooling Equipment

Type of System: Central Forced Air System

Nominal Input Capacity: 4 tons

Nominal SEER: 12.0

Energy Source: Electricity

Year of Manufacture: 2009

Comments: Air conditioning system inspections are limited to visual, audible and operational characteristics observed at accessible equipment. Major components such as the evaporator coil may not be fully accessible, preventing accurate assessment of their conditions. Refrigerant pressure and leak tests are beyond the scope of this inspection and should only be performed by a properly licensed HVAC technician. No dismantling of operating components is conducted as part of this inspection. Cooling efficiency of window/through-the-wall cooling systems is not determined

The air conditioner did not respond when set to COOL mode. Further evaluation by a licensed HVAC contractor is recommended.

Areas of localized cooling fin corrosion are present on the condenser coil. Fins in affected areas detach in response to light touch. Corrosion buildup can impede air flow across the coils. Continued corrosion can breach coil tubing resulting in loss of refrigerant. Limited useful remaining service life can be anticipated.



The condensing unit is not secured to its pad/platform as required, making it subject to displacement in windy conditions. At a minimum, square units should be bolted in 4 positions; round units should be bolted in three positions.

A trap is not installed on the primary condensate drain as required, creating elevated risk of drafting of sewer/septic gases into the supply air stream. Installation of a P-trap or running trap is recommended.

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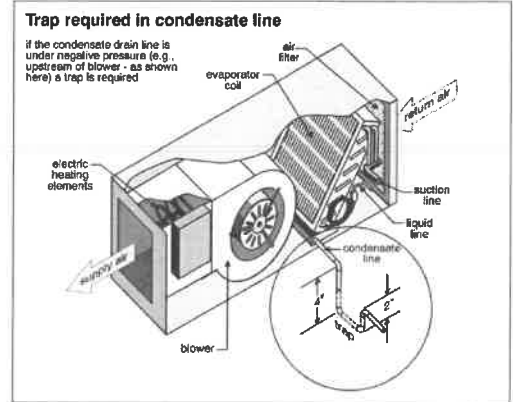
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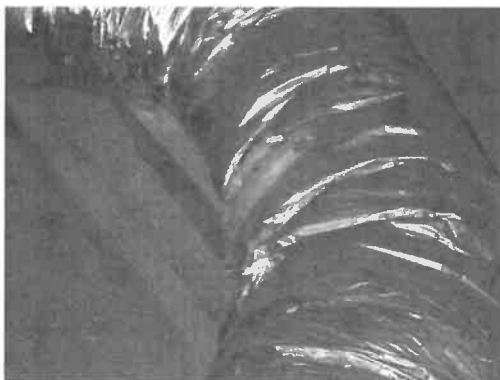
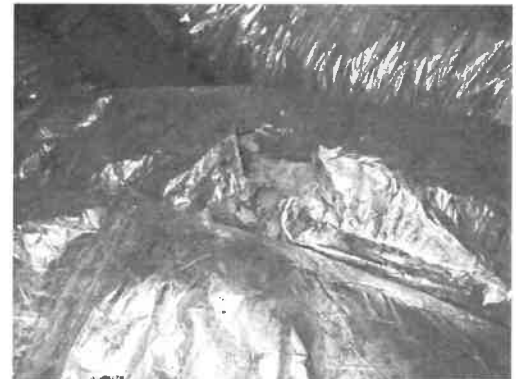
The primary condensate drain is not insulated, creating conditions conducive to formation of condensation that can cause water damage and mold growth in attic insulation and on ceiling sheetrock. Installation of insulation is recommended.



C. Duct Systems, Chases, and Vents

Insulation is damaged on the return duct. Repair is recommended to prevent condensation that can damage attic insulation and ceiling gypsum board.

Three supply ducts have been damaged by animals. Replacement is recommended.



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 D. Thermostats
 No deficiencies were observed.

 E. Other
Comments:
 Due to the absence of heating and cooling, condensation was present on smooth surfaces throughout the house. Elevated humidity is most likely contributing to buckled floors and peeling wallpaper. Near-term repair of the HVAC system is recommended.

IV. PLUMBING SYSTEMS

 A. Plumbing Supply, Distribution Systems and Fixtures
Location of water meter: Front yard
Location of main water supply valve: Curb stop valve in meter box
Static water pressure reading: 47 psi
Type of plumbing: PVC/CPVC
Comments: Inaccessible plumbing system components such as those in wall and floor cavities, inaccessible attic areas and buried exterior pipes are not inspected. No excavation is conducted to determine conditions of buried plumbing. Main shut-off valves and fixture stop valves are not operated due to risk of property damage in the event of failure. Water mains, water softeners and water purification systems are not operated and are not inspected beyond those items that can be identified as missing or broken.

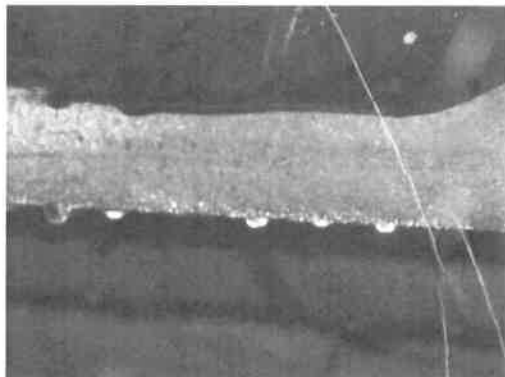
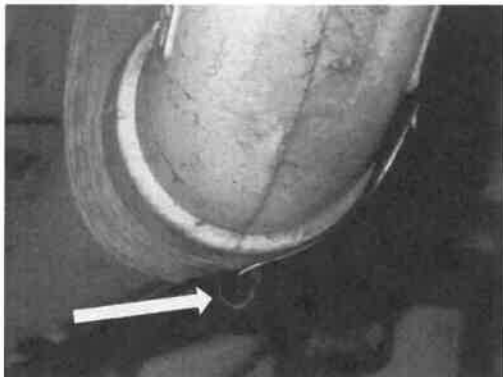
Supply Plumbing

No deficiencies were observed.

Fixtures

A lavatory is not installed in the hall bathroom.
 The shower head is missing from the hall bathroom.

 B. Drains, Wastes, and Vents
Comments: Exclusions enumerated in section IV.A above are also applicable drain, waste and vent plumbing. Inaccessible drains are not inspected.
 Drip leaks were observed on kitchen and hall bathroom drain plumbing. Master bathroom drain plumbing was not visible or accessible. Further evaluation by a licensed plumber is recommended.



I=Inspected

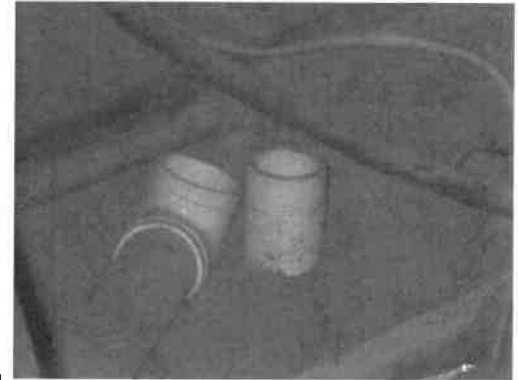
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

A drain vent terminates in the attic, allowing discharge of sewer gases in the attic. The vent should terminate to open air a minimum of 4 inches above the roof's surface.



C. Water Heating Equipment

Input Capacity: 40,000 Btu/h

Water Capacity: 50 gallons

Energy Source: Gas

Year of Manufacture: 2013

Comments: Temperature/pressure relief valves are operated only when they are properly connected to a drainpipe and are in compliance with current safety standards. Solar and geothermal water heating systems are not inspected.

A drained safety pan is not installed as required.. A safety pan should be present when a water heater is installed in a location where leakage could cause damage to structure or finish. The drain should discharge to the exterior of the structure or to an indirect waste receptor located in the same room as the water heater.

A discharge tube is not installed on the temperature/pressure relief valve as required. Installation of a discharge tube terminating in a safety pan or indirect waste receptor or to the exterior of the structure is recommended.

Combustible wood trim is in contact with the flue at its ceiling penetration. A minimum 2-inch clearance should be maintained between the flue and combustible materials.

The water heater flue is in contact with attic insulation. Prolonged contact can create a hot spot that impedes flue drafting or cause premature failure of the flue wall. The flue should be protected by a metal shield that terminates a minimum of 2 inches above insulation materials.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Water heater operation was not attempted due to presence of DO NOT USE notices from the gas utility. It could not be determined if repairs required by the utility have been undertaken. Further evaluation by a licensed plumber is recommended.



D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Back yard
Type of gas distribution piping material: Steel pipe
Comments:

A stop valve is not installed on gas supply plumbing serving the furnace as required. The stop valve should be installed between gas supply plumbing and the flexible connector.



F. Other

V. APPLIANCES

A. Dishwashers
 The dishwasher did not respond to operation of its START control. Further evaluation by an appliance repair contractor is recommended.

B. Food Waste Disposers

C. Range Hood and Exhaust Systems
 No deficiencies were observed.

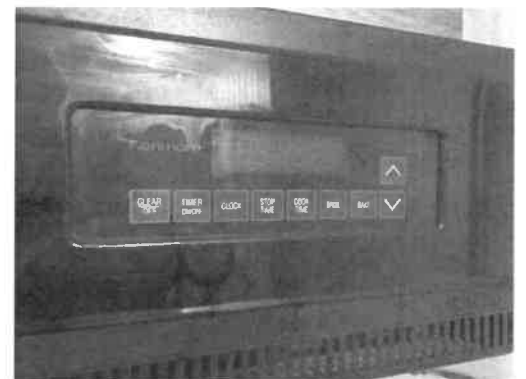
D. Ranges, Cooktops, and Ovens
 The digital display on the wall oven is inoperative.
 The cooktop operated normally.

E. Microwave Ovens

F. Garage Door Operators

G. Mechanical Exhaust Vents and Bathroom Heaters
 No deficiencies were observed.

H. Dryer Exhaust Systems
 No deficiencies were observed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. Other

VI. OPTIONAL SYSTEMS

A. Outbuildings

The detached garage's foundation has settled downward toward its north perimeter. Shingles have failed; multiple tabs are missing.



Advanced structural decay caused by water exposure and wood-destroying insect activity is present on detached garage structure. It may be more economical to demolish the garage rather than undertake repairs. Estimates should be obtained from a general construction contractor.



ADDENDUM: LEAD BASED PAINT INFORMATION

Lead-based paint is hazardous to your health.

Lead-based paint is a major source of lead poisoning for children and can also affect adults. In children, lead poisoning can cause irreversible brain damage and can impair mental functioning. It can retard mental and physical development and reduce attention span. It can also retard fetal development even at extremely low levels of lead. In adults, it can cause irritability, poor muscle coordination, and nerve damage to the sense organs and nerves controlling the body. Lead poisoning may also cause problems with reproduction (such as a decreased sperm count). It may also increase blood pressure. Thus, young children, fetuses, infants, and adults with high blood pressure are the most vulnerable to the effects of lead.

Children should be screened for lead poisoning.

In communities where the houses are old and deteriorating, take advantage of available screening programs offered by local health departments and have children checked regularly to see if they are suffering from lead poisoning. Because the early symptoms of lead poisoning are easy to confuse with other illnesses, it is difficult to diagnose lead poisoning without medical testing. Early symptoms may include persistent tiredness, irritability, loss of appetite, stomach discomfort, reduced attention span, insomnia, and constipation. Failure to treat children in the early stages can cause long-term or permanent health damage.

The current blood lead level which defines lead poisoning is 10 micrograms of lead per deciliter of blood. However, since poisoning may occur at lower levels than previously thought, various federal agencies are considering whether this level should be lowered further so that lead poisoning prevention programs will have the latest information on testing children for lead poisoning.

Consumers can be exposed to lead from paint.

Eating paint chips is one way young children are exposed to lead. It is not the most common way that consumers, in general, are exposed to lead. Ingesting and inhaling lead dust that is created as lead-based paint "chalks," chips, or peels from deteriorated surfaces can expose consumers to lead. Walking on small paint chips found on the floor, or opening and closing a painted frame window, can also create lead dust. Other sources of lead include deposits that may be present in homes after years of use of leaded gasoline and from industrial sources like smelting. Consumers can also generate lead dust by sanding lead-based paint or by scraping or heating lead-based paint.

Lead dust can settle on floors, walls, and furniture. Under these conditions, children can ingest lead dust from hand-to-mouth contact or in food. Settled lead dust can re-enter the air through cleaning, such as sweeping or vacuuming, or by movement of people throughout the house.

Older homes may contain lead based paint.

Lead was used as a pigment and drying agent in "alkyd" oil based paint. "Latex" water based paints generally have not contained lead. About two-thirds of the homes built before 1940 and one-half of the homes built from 1940 to 1960 contain heavily-leaded paint. Some homes built after 1960 also contain heavily-leaded paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to 0.06% (a trace amount). Consider having the paint in homes constructed before the 1980s tested for lead before renovating or if the paint or underlying surface is deteriorating. This is particularly important if infants, children, or pregnant women are present.

Consumers can have paint tested for lead.

There are do-it-yourself kits available. However, the U.S. Consumer Product Safety Commission has not evaluated any of these kits. One home test kit uses sodium sulfide solution. This procedure requires you to place a drop of sodium sulfide solution on a paint chip. The paint chip slowly turns darker if lead is present. There are problems with this test, however. Other metals may cause false positive results, and resins in the paint may prevent the sulfide from causing the paint chip to change color. Thus, the presence of lead may not be correctly indicated. In addition the darkening may be detected only on very light-colored paint.

Another in-home test requires a trained professional who can operate the equipment safely. This test uses X-ray fluorescence to determine if the paint contains lead. Although the test can be done in your home, it should be done only by professionals trained by the equipment manufacturer or who have passed a state or local government training course, since the equipment contains radioactive materials. In addition, in some tests, the method has not been reliable.

Consumers may choose to have a testing laboratory test a paint sample for lead. Lab testing is considered more reliable than other methods. Lab tests may cost from \$20 to \$50 per sample. To have the lab test for lead paint, consumers may:

- ? Get sample containers from the lab or use re-sealable plastic bags. Label the containers or bags with the consumer's name and the location in the house from which each paint sample was taken. Several samples should be taken from each affected room (see HUD Guidelines discussed below).

- ? Use a sharp knife to cut through the edges of the sample paint. The lab should tell you the size of the sample needed. It will probably be about 2 inches by 2 inches.
- ? Lift off the paint with a clean putty knife and put it into the container. Be sure to take a sample of all layers of paint, since only the lower layers may contain lead. Do not include any of the underlying wood, plaster, metal, and brick.
- ? Wipe the surface and any paint dust with a wet cloth or paper towel and discard the cloth or towel.

The U.S. Department of Housing and Urban Development (HUD) recommends that action to reduce exposure should be taken when the lead in paint is greater than 0.5% by lab testing or greater than 1.0 milligrams per square centimeter by X-ray fluorescence. Action is especially important when paint is deteriorating or when infants, children, or pregnant women are present. Consumers can reduce exposure to lead-based paint.

If you have lead-based paint, you should take steps to reduce your exposure to lead.

You can:

1. Have the painted item replaced.

You can replace a door or other easily removed item if you can do it without creating lead dust. Items that are difficult to remove should be replaced by professionals who will control and contain lead dust.

2. Cover the lead-based paint.

You can spray the surface with a sealant or cover it with gypsum wallboard. However, painting over lead-based paint with non-lead paint is not a long-term solution. Even though the lead-based paint may be covered by non-lead paint, the lead-based paint may continue to loosen from the surface below and create lead dust. The new paint may also partially mix with the lead-based paint, and lead dust will be released when the new paint begins to deteriorate.

3. Have the lead-based paint removed.

Have professionals trained in removing lead-based paint do this work. Each of the paint-removal methods (sandpaper, scrapers, chemicals, sandblasters, and torches or heat guns) can produce lead fumes or dust. Fumes or dust can become airborne and be inhaled or ingested. Wet methods help reduce the amount of lead dust. Removing moldings, trim, window sills, and other painted surfaces for professional paint stripping outside the home may also create dust. Be sure the professionals contain the lead dust. Wet-wipe all surfaces to remove any dust or paint chips. Wet-clean the area before re-entry.

You can remove a small amount of lead-based paint if you can avoid creating any dust. Make sure the surface is less than about one square foot (such as a window sill). Any job larger than about one square foot should be done by professionals. Make sure you can use a wet method (such as a liquid paint stripper).

4. Reduce lead dust exposure.

You can periodically wet mop and wipe surfaces and floors with a high phosphorous (at least 5%) cleaning solution. Wear waterproof gloves to prevent skin irritation. Avoid activities that will disturb or damage lead based paint and create dust. This is a preventive measure and is not an alternative to replacement or removal.

Contact your state and local health departments lead poisoning prevention programs and housing authorities for information about testing labs and contractors who can safely remove lead-based paint. The U.S. Department of Housing and Urban Development (HUD) prepared guidelines for removing lead-based paint. Ask contractors about their qualifications, experience removing lead-based paint, and plans to follow these guidelines.