



**BPG Inspection, LLC**



**2609 San Pedro Street  
Austin TX 78705**

Client(s): Joseph  
Inspection Date: 9/15/2020  
Inspector: Randal Pitts , 9911

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**Prepared For:** Cater Joseph

(Name of Client)

**Concerning:** 2609 San Pedro Street, Austin, TX 78705

(Address or Other Identification of Inspected Property)

**By:** Randal Pitts 9911 / BPG Inspection, LLC 9/15/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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### **PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

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

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

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

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

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

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

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

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

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

Randal Pitts  
Inspector

TREC Licensed Professional #9911  
TDA Certified Applicator #640891

Mobile: 512-922-5097  
Scheduling: 1-800-285-3001

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This home is older than 30 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.


At the time of inspection this property was found to be in a general state of disrepair. While the inspector has made every reasonable attempt to identify major defects, due to the structures overall poor condition it is highly likely that additional defects will be discovered that will need to be addressed when repairs/remodeling commences. It is strongly suggested that the client seek out 2nd and 3rd opinions from licensed individuals along with associated repair cost prior to purchasing this property.

<b>Style of Home:</b> Two Story, Duplex	<b>Age Of Home:</b> 1918	<b>Home Faces:</b> West
<b>Vacant or Occupied:</b> Occupied	<b>Utilities Active:</b> All	<b>Client(s) Present:</b> Buyer's Agent
<b>Weather:</b> Partly Cloudy, Hot and Humid	<b>Temperature:</b> Over 80	<b>Rain in last 3 days:</b> No
<b>Ground/Soil Condition:</b> Damp	<b>Ancillary Services:</b> Wood destroying insect	<b>Recommended Professionals:</b> Structural Engineer, Roofer, Licensed Electrician, Licensed HVAC, Licensed Plumber, Licensed Pest Control, Door, Window, Chimney Sweep

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: 840148
  - Client's Last Name: Joseph
- Follow the instructions to either view the report online or download it to your computer.

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

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

- ❌ 1. The foundation piers and structure are original to the house. The existing posts are wood (cedar), placed directly into soil with no concrete support or barrier. These posts deteriorate/rot over time and can cause the entire structure to shift and become out of level. The current construction standard is to have the beams supported on concrete pilings that are imbedded in the soil (depth determined by engineer), and the beam structure is then secured to the pilings with metal straps. I recommend this structure be further reviewed by a licensed engineer or foundation contractor to determine the extent of any needed repairs or components replacement, and to obtain an estimate on the cost of those repairs.
- ❌ 2. The pier & beam foundation structure exhibits signs of differential settling (un-level floors, doors out of square, cracks in wall and ceiling sheetrock etc.). Pier and beam foundations do require levelling or repair every few years (the intervals are dependent upon the materials and quality of construction). I recommend further evaluation of the foundation structure by a licensed foundation repair company familiar with this type of structure.
- ❌ 3. There are piers not tied to the beam structure of the home. Current standards require metal straps or ties be embedded in concrete piers and affixed to the beams to prevent displacement or separation between the structural components.
- ❌ 4. The spanning between piers, beams and joists is excessive by modern building methods. The joists are 2x4 dimensional lumber that is also undersized for the design load. Have the structure further evaluated by a licensed structural engineer for updating the structure.
- ❌ 5. The soil in the crawlspace is lower than the surrounding grade and there is no vapor barrier present. This condition allows for moisture build up and retention in the lower areas beneath the foundation. To reduce moisture levels in crawlspace install a 6 mil vapor barrier according to current building standards (covering exposed grade, overlap 6 inches taping seams, run 12 inches up foundation walls).
- ❌ 6. There is no cross bracing between joists were observed as would be found in current era structures. Update as recommended by a foundation contractor.
- ❌ 7. Wood underpinning is in contact with the ground at the front, rear and sides of. This can cause deterioration and attract wood eating insects.

**Grading and Drainage**

- ❌ 8. The gutters are bent and not sloped for proper drainage. The excess water will not be properly drained away from the structure as designed. A qualified contractor should perform repairs.

**Roof Covering Materials**

- ⚠️ 9. I recommend increasing the ventilation to promote the life expectancy of roof covering. 1 sqft ventilation per 150 sqft attic space.
- ⚠️ 10. Remove all debris from roof slopes and valleys. Leaf debris may hide possible defects and damage to roofing materials. Debris may also cause water to dam up under shingle tabs.

**Roof Structures and Attics**

- ❌ 11. There was evidence of leaks in areas of the attic (flue pipe penetrations, chimney, valleys etc.). Some areas of the deck may require repair. Replacement of flashings, jackboots or possibly parts of the covering at these areas may be necessary to ensure it is leak free. A roofer should further evaluate roof covering, deck and exterior flashing systems for need of repair or replacement.
- ❌ 12. Older structures typically do not have modern standard lateral, vertical or required dimensional lumber as would be found in newer houses. This can include undersized ridge beams, lack of purlin and/or king post supports (vertical). This structure does exhibit some of these older style construction. This structure has an undersized ridge beam, as well as undersized rafters with excessive spans. There was visible deflection of the ridge beam. Contract a structural contractor or engineer to evaluate for additional support and/or bracing recommendations.

## Action / Consideration Items

- 13. The attic ventilation is deficient by current standards. Per current building standards, 1 sqft ventilation through roof per 150sqft attic space is required. I recommend additional ventilation with additional roof vents, or addition of mechanical ventilation. Converting the ventilation to a solar fan vent is a great way to save energy and extend the life of the roof covering.
- 14. Insulation is deficient. Have contractor install additional insulation to R-40 for improved energy efficiency.
- 15. There was evidence of rodent/pest activity in attic (trails in insulation, droppings). Pest control service is recommended.

### Walls (Interior and Exterior)

- 16. There are areas of the front, rear and sides of the exterior that have sustained varying levels of water (rot) damage and is in need of repair.
- 17. Indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Have a qualified technician perform any tests as desired.

As of April 22, 2010, any home that was constructed prior to December 31, 1977 may be affected by this ruling. The new EPA Renovation, Repair and Painting Program (RRP rule) now governs any contractor that will be working in your home that will disturb any surfaces that could contain lead based paint. This can have an affect on the cost of any repairs you may be considering, therefore, it is recommended that you obtain any bids for intended work, prior to closing, to properly prepare your budget. In addition, the EPA will levy heavy fines for any contractor not in compliance with this rule. If you have any further questions you can go to [www.epa.gov/lead](http://www.epa.gov/lead). You can also call 1-800-424-LEAD (5323) to obtain a list of qualified professionals and EPA-recognized lead laboratories.

- 18. The cracks on the interior of the walls are indicators of structural deflection consistent with the age and condition of foundation.
- 19. There is evidence of water penetration at the front right corner wall of the downstairs unit. This is likely from the upstairs balcony. An extraction or aggressive exploratory of the wall is needed above this area to ascertain the extent of the damage, and to determine to cause of action for repairs.
- 20. The tile surround at the bathtub wall is deteriorated and needs repair or replacement. The wall board and framing may also need repair (not visible). Recommend further evaluation by a qualified contractor.

### Ceilings and Floors

- 21. There is evidence of previous leaking observed by presence of stains on the ceiling in the living room (at upper level). This is consistent with ongoing roof leaks.
- 22. The interior floors are not level, consistent with the age, settling and condition of the foundation. the deflection was most notable and protracted at the upstairs. This is also presenting itself at the downstairs living room ceiling were the ceiling is bowed, with the drywall becoming detached. A structural engineer should include a holistic overall evaluation of the structure, as repairs and modifications to the second story floor systems may be necessary.

### Doors (Interior and Exterior)

- 23. The doors do not close properly, and bind in their frames. This is consistent with the observed structural deflection of the foundation.
- 24. The frame is damaged from water intrusion at the downstairs front entry door and the upstairs balcony door. Repair is recommended by a qualified contractor. An entry cover or storm door may be recommended to reduce incidence of water intrusion.



## Action / Consideration Items

### Stairways (Interior and Exterior)

- ☐ 25. Staircase handrailing does not turn back into the wall as called for by today's standards
- ☐ 26. Stair treads are less than current standard minimum of 10.5 inches.
- ☐ 27. Staircase guardrails are improperly spaced greater than 4" apart as called for by today's child safety standards

### Fireplaces and Chimneys

- ☒ 28. There is soot and creosote buildup in the chimney. Given the age of the fireplace, it will likely require the installation of an interior sleeved flue insert. Recommend having the chimney flue cleaned and inspected by a professional chimney sweep, and any safety upgrades performed.

### Porches, Balconies, Decks, and Carports

- ☒ 29. The second story balcony is in disrepair, most notably at the perimeter ledger where there is significant rot. This balcony should be further evaluated for repairs by a qualified deck contractor, and before further use.
- ☒ 30. The guardrails are loose and present a hazard. Added support is needed to reduce or eliminate lateral movement.

## ELECTRICAL SYSTEMS

### Service Entrance and Panels

- ☐ 31. There are remnant panels that should be removed.
- ☒ 32. The sub panel and A/C disconnect are manufactured by FPE (Federal Pacific Electric). These panels have documented trip hazards and are no longer manufactured. Further evaluation of the panel for repairs or replacement is required by a licensed electrician.
- ☒ 33. There is no verifiable cold pipe bond (1965). I recommend an electrician verify or update system ground to comply with current standards. The observed cold pipe bond was to the abandoned galvanized supply pipes, and is not considered viable.
- ☐ 34. There is no ground bond on the gas supply line, as required by current standards (2008).
- ☒ 35. The left side sub panel is not rated for exterior use.
- ☒ 36. There are improper connections made inside the left side sub panel. The incorrect size of caps were used to bond large gauge conductors. This presents an arcing or possibly a fire hazard and should be repaired.

### Branch Circuits, Connected Devices, and Fixtures

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

There was no carbon monoxide detector observed. It is recommended that one be installed according to the manufacturer's instructions.

- ☒ 38. There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: all kitchen, baths, exterior outlets, under kitchen sink/appliance, attic/crawlspace,. I recommend updating to current standards.
- ☒ 39. The house is wired with original 2-wire non-grounded branch circuits. Three prong outlets identified, as having an "open ground" are modern three slotted receptacles attached to an older two-wire system. This creates the appearance of a grounded outlet without providing the safety of a ground wire. Correction is to eliminate the deception by installing two slotted type receptacles, providing a ground wire or providing properly installed GFCI protection in the circuit. Grounding is most important at locations near water or where appliances with ground pin



## Action / Consideration Items

plugs are likely to be used. All construction after 1965 required three slotted grounded outlets. The two slotted outlets noted at this property are, therefore, functional but not technically correct. The best solution is to update the electrical system with two-wire ground conductors, with grounded three prong outlets. I recommend you contract a licensed electrician for estimates on upgrading the system.

- ☒ 40. There are exterior light switches that are not wet location rated. these should be replaced with proper devices.
- ☒ 41. There were exposed connections, open boxes observed in the driveway. This present a safety hazard. Secure, enclose in rated enclosures to prevent hazards.
- ☒ 42. The upstairs fridge was generating a voltage read as detected with a UL device. This likely is an indicator of an open neutral or reversed polarity circuit. A licensed electrical contractor should diagnose the circuit and repair a needed.

## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### Heating Equipment

- ☒ 43. The downstairs heating system flue is in contact with building materials. Gas flues should have 1.5" of clearance surrounding the flue pipe. A heat shield should also be installed at the penetration.

### Cooling Equipment

- ☒ 44. The downstairs A/C cooling system did not pass the temperature differentials tests. Normal supply and return temperature drops should be between 14 to 22 degrees. The system registered 12 degree temperature differential. Both interior and exterior units were operating during this test.

Further evaluation for service, repairs or component replacement by a professional HVAC company is recommended to return unit to functioning as intended from factory.

### Duct Systems, Chases, and Vents

- ☒ 45. Ducts are damaged in areas of the attic and leaks were discovered. An HVAC technician should repair as necessary.
- ☒ 46. The filter is missing at the upstairs system return. This will allow debris to deposit on evaporator coils, degrading the unit's performance and reduce it's life span. An HVAC technician should service the unit and clean the coils.
- ☒ 47. The downstairs return air chase is heavily soiled and should be cleaned of debris.
- ☒ 48. There is bio/fungal growth at the upstairs vents. This is consistent with moisture accumulation at the duct to register connection. The ducts should be evaluated by a licensed HVAC technician for cleaning or replacement. An assessment of the fungal growth should also be performed to determine if any mold remediation is warranted.

## PLUMBING SYSTEM

### Plumbing Supply, Distribution Systems and Fixtures

- ☒ 49. The hot water pressure did not pass a "functional flow" test. Acceptable flow is determined by running water in the sink and tub/shower while a toilet is flushed. Shower/tub pressure did drop to an unacceptable level in the upstairs bath. Further evaluation is needed by a plumber for correction or repair.
- ☒ 50. The controls are reversed in the downstairs bath. 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.
- ☒ 51. The left side main user shutoff is damaged and inoperable.

**Action / Consideration Items****Water Heating Equipment**

- ☒ 52. The water heaters do not have an electrical service disconnect means located within site of the unit as now called for by today's standards.
- ☒ 53. The drain pans do not extend to exterior as required by current standards. I recommend installing a drain pipe exiting directly to exterior, or installing automatic alarm and/or shutoff to prevent any damage from water heater leaks.
- ☒ 54. The upstairs T&P drain line has been improperly reduced in size from valve outlet. Drain pipe must be same size (3/4-1") throughout to termination point. Reducing the size of the pipe can cause damage to the unit and is a safety hazard. Replacement of the line is needed.
- ☒ 55. The upstairs T&P drain line is improperly plumbed (runs up), and must be gravity drained. Correction of drain line is recommended.

**Other**

- ☒ 56. Older "grease pack" gas valves are out of code, and are known to leak over time. These should be replaced.

**APPLIANCES****Food Waste Disposers**

- ☒ 57. None functional.

**Range Hood and Exhaust Systems**

- ☒ 58. The downstairs hood vent fan and light were not functional.

**Ranges, Cooktops, and Ovens**

- ☒ 59. 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**

- ☒ 60. There are no downstairs bathroom exhaust fans installed as called for by today's standards in bathrooms without opening windows
- ☒ 61. The upstairs bath vent duct is damaged from rodents. Replace as needed.

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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):** Pier & Beam

**Foundation method of inspection:** Visual inspection of exterior and viewed crawl space from access hatch

**Foundation performance:** Refer to comments below

**Columns or Piers:** Aged cedar posts

**Crawlspace Observation Considerations:** Limited access, Low clearance (below 16")

Comments:

☒ The foundation piers and structure are original to the house. The existing posts are wood (cedar), placed directly into soil with no concrete support or barrier. These posts deteriorate/rot over time and can cause the entire structure to shift and become out of level. The current construction standard is to have the beams supported on concrete pilings that are imbedded in the soil (depth determined by engineer), and the beam structure is then secured to the pilings with metal straps. I recommend this structure be further reviewed by a licensed engineer or foundation contractor to determine the extent of any needed repairs or components replacement, and to obtain an estimate on the cost of those repairs.



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

I = Inspected

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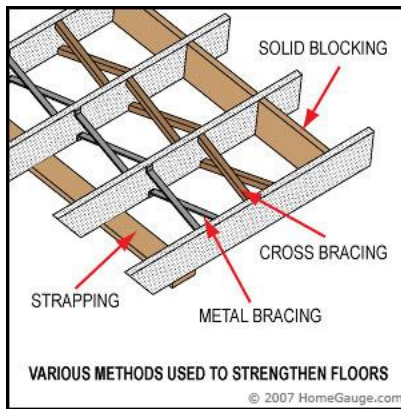
I NI NP D

☒ There are piers not tied to the beam structure of the home. Current standards require metal straps or ties be embedded in concrete piers and affixed to the the beams to prevent displacement are separation between the structural components.

☒ The spanning between piers, beams and joists is excessive by modern building methods. The joists are 2x4 dimensional lumber that is also undersized for the design load. Have the structure further evaluated by a licensed structural engineer for updating the structure.

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

☒ There is no cross bracing between joists were observed as would be found in current era structures. Update as recommended by a foundation contractor.



☒ Wood underpinning is in contact with the ground at the front, rear and sides of. This can cause deterioration and attract wood eating insects.



## ☒☒☒☒ 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 gutters are bent and not sloped for proper drainage. The excess water will not be properly drained away from the structure as designed. A qualified contractor should perform repairs.



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

I	NI	NP	D
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☒☐☐☒ C. Roof Covering Materials

**Types of Roof Covering:** 3-Tab fiberglass/asphalt, 15-20 Year Shingles, 15-20 Year Ridge/Hip Shingles

**Approximate Age of Roof:** Estimated, 8-11 Years Old

**Roof Viewed From:** Ground, Binoculars, Viewed from window

**Comments:**

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

The roof covering appeared in fair condition. The covering appeared to be properly fastened.



☒ I recommend increasing the ventilation to promote the life expectancy of roof covering. 1 sqft ventilation per 150 sqft attic space.

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



☒☐☐☒ D. Roof Structures and Attics

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

**Attic Access Info:** Pull Down stairs, Light in attic, No Storage

**Roof Structure:** Stick-built, 2 X 4 Rafters, Lateral bracing, Plywood sheathing

**Roof Ventilation:** Gable vents

**Attic Insulation:** 2-4 Inches, Blown, Fiberglass, Below R-19

I = Inspected

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D = Deficient

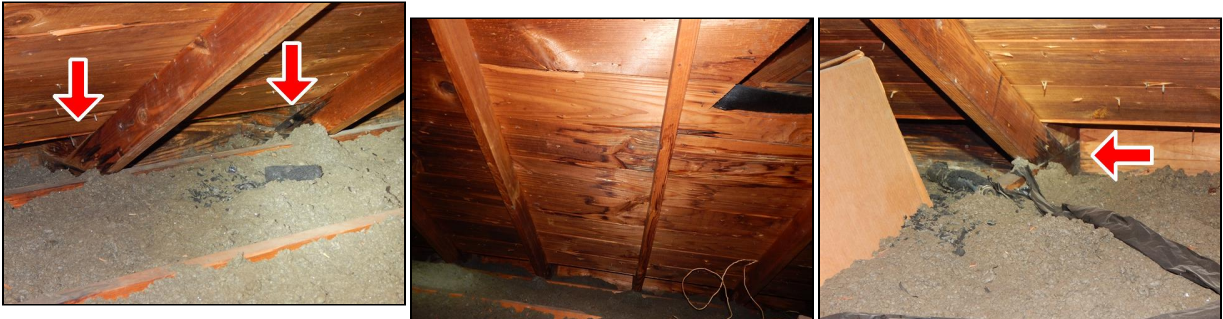
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## Comments:

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



☒ There was evidence of leaks in areas of the attic (flue pipe penetrations, chimney, valleys etc.). Some areas of the deck may require repair. Replacement of flashings, jackboots or possibly parts of the covering at these areas may be necessary to ensure it is leak free. A roofer should further evaluate roof covering, deck and exterior flashing systems for need of repair or replacement.



Beneath flashing at flat roof.



☒ Older structures typically do not have modern standard lateral, vertical or required dimensional lumber as would be found in newer houses. This can include undersized ridge beams, lack of purlin and/or king post supports (vertical). This structure does exhibit some of these older style construction. This structure has an undersized ridge beam, as well as undersized rafters with excessive spans. There was visible deflection of the ridge beam. Contract a structural contractor or engineer to evaluate for additional support and/or bracing recommendations.



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⚠ The attic ventilation is deficient by current standards. Per current building standards, 1 sqft ventilation through roof per 150sqft attic space is required. I recommend additional ventilation with additional roof vents, or addition of mechanical ventilation. Converting the ventilation to a solar fan vent is a great way to save energy and extend the life of the roof covering.

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



⚠ There was evidence of rodent/pest activity in attic (trails in insulation, droppings). Pest control service is recommended.

#### ☒☐☐☒ E. Walls (Interior and Exterior)

**Exterior Wall Covering/Siding:** Wood

**Interior Walls:** Drywall, Plaster

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.

☒ There are areas of the front, rear and sides of the exterior that have sustained varying levels of water (rot) damage and is in need of repair.





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Trim all hedges, ivy and trees away from exterior wall surfaces. Heavy foliage against walls may be conducive to insect, rub or moisture damage. (Limited view of surfaces in these locations)

All exterior siding butt & transitional joints that are separated more than 1/8" should be re-sealed (caulk and paint) to prevent moisture incursion.

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.

 Indications are that this property was built prior to 1978. Prior to this year, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Testing for lead is outside the scope of this inspection, but only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Have a qualified technician perform any tests as desired.

As of April 22, 2010, any home that was constructed prior to December 31, 1977 may be affected by this ruling. The new EPA Renovation, Repair and Painting Program (RRP rule) now governs any contractor that will be working in your home that will disturb any surfaces that could contain lead based paint. This can have an affect on the cost of any repairs you may be considering, therefore, it is recommended that you obtain any bids for intended work, prior to closing, to properly prepare your budget. In addition, the EPA will levy heavy fines for any contractor not in compliance with this rule. If you have any further questions you can go to

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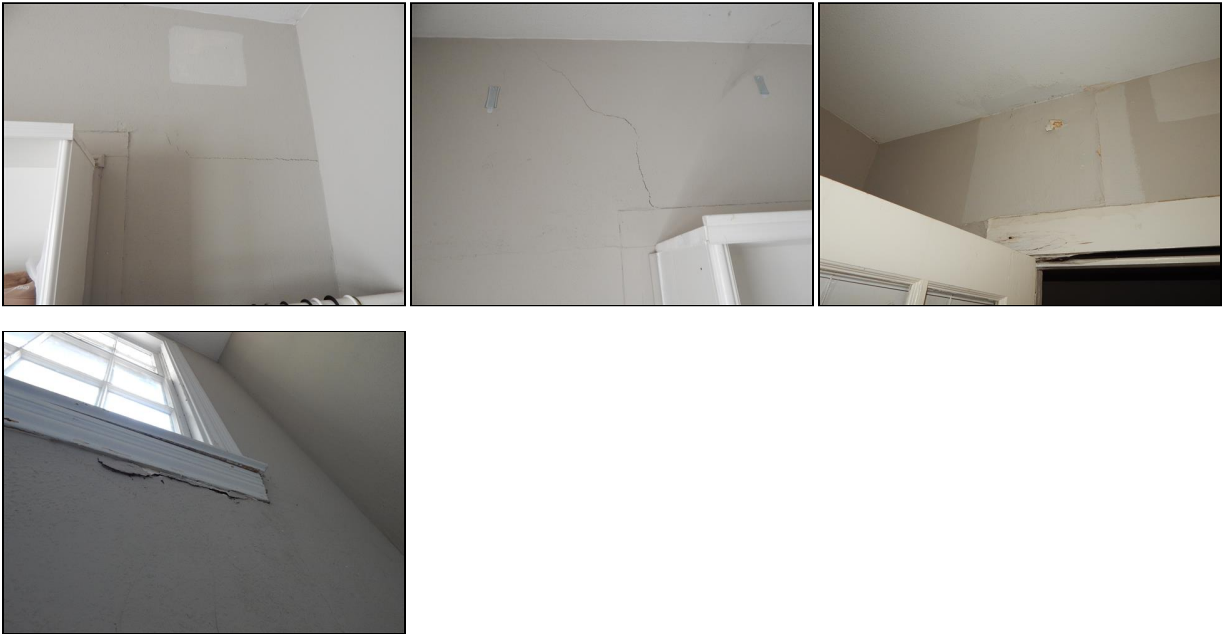
D = Deficient

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[www.epa.gov/lead](http://www.epa.gov/lead). You can also call 1-800-424-LEAD (5323) to obtain a list of qualified professionals and EPA-recognized lead laboratories.



☒ The cracks on the interior of the walls are indicators of structural deflection consistent with the age and condition of foundation.



☒ There is evidence of water penetration at the front right corner wall of the downstairs unit. This is likely from the upstairs balcony. An extraction or aggressive exploratory of the wall is needed above this area to ascertain the extent of the damage, and to determine to cause of action for repairs.



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☒ The tile surround at the bathtub wall is deteriorated and needs repair or replacement. The wall board and framing may also need repair (not visible). Recommend further evaluation by a qualified contractor.



#### ☒☐☐☒ F. Ceilings and Floors

**Floor Structure:** 2 X 6, Wood joists, 6" or better, Wood beams

**Floor System Insulation:** NONE

**Ceiling Structure:** 2X4, Joists

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 in the living room (at upper level). This is consistent with ongoing roof leaks.



☒ The interior floors are not level, consistent with the age, settling and condition of the foundation. the deflection was most notable and protracted at the upstairs. This is also presenting itself at the downstairs living room ceiling where the ceiling is bowed, with the drywall becoming detached. A structural engineer should include a holistic overall evaluation of the structure, as repairs and modifications to the second story floor systems may be necessary.



#### ☒☐☐☒ G. Doors (Interior and Exterior)

Comments:



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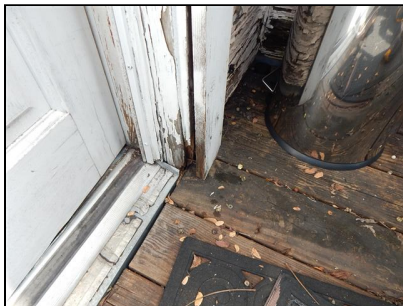
Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

 The doors do not close properly, and bind in their frames. This is consistent with the observed structural deflection of the foundation.

 The frame is damaged from water intrusion at the downstairs front entry door and the upstairs balcony door. Repair is recommended by a qualified contractor. An entry cover or storm door may be recommended to reduce incidence of water intrusion.



Downstairs



Upstairs

## H. Windows

**Window Type:** Aged wood frame, single pane

Comments:

All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

House has original single pane, wood frame windows with weighted ballasts. Due to their age they are dilapidated and most will not function: binding in frames, ballasts detached, rotted frames sashes. The windows will require replacement.



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## ☒☐☐☒ I. Stairways (Interior and Exterior)

Comments:

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

☒ Stair treads are less than current standard minimum of 10.5 inches.

☒ Staircase guardrails are improperly spaced greater then 4" apart as called for by today's child safety standards



## ☒☐☐☒ J. Fireplaces and Chimneys

**Chimney (exterior):** Brick, Masonry Flue

**Operable Fireplaces:** Two

**Types of Fireplaces:** Solid Fuel



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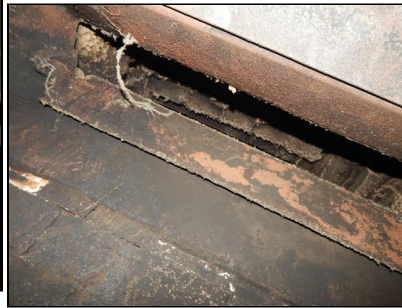
## Comments:

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.

☒ There is soot and creosote buildup in the chimney. Given the age of the fireplace, it will likely require the installation of an interior sleeved flue insert. Recommend having the chimney flue cleaned and inspected by a professional chimney sweep, and any safety upgrades performed.



Downstairs fireplace.

### ☒☐☐☒ K. Porches, Balconies, Decks, and Carports

## Comments:

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

☒ The second story balcony is in disrepair, most notably at the perimeter ledger where there is significant rot. This balcony should be further evaluated for repairs by a qualified deck contractor, and before further use.



☒ The guardrails are loose and present a hazard. Added support is needed to reduce or eliminate lateral movement.

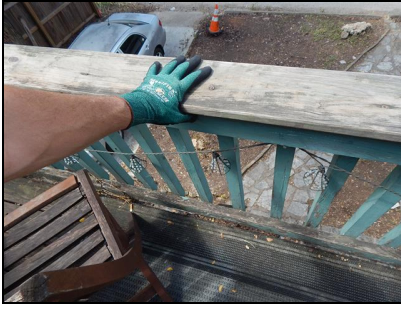
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☐ ☐ ☒ ☐ L. Other

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

☒ ☐ ☐ ☒ A. Service Entrance and Panels

**Electrical Service:** Overhead service, Copper, 240 volts, 200 AMP

**Main Breaker:** 100 AMP

**Sub-Panel Breaker:** 30 AMP

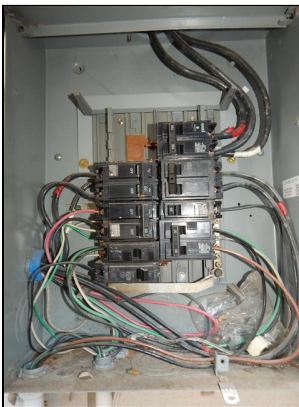
**Panel Type:** Circuit breakers

**Ground System:** Driven Ground Rod, No other grounding readily identified/labeled

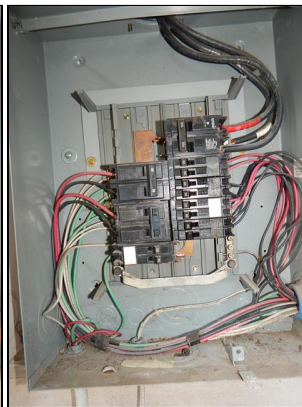
**Electric Panel Manufacturer:** FEDERAL PACIFIC ELECTRIC, GENERAL ELECTRIC

Comments:

The main panels are located at the front left wall.



Downstairs panel.



Upstairs panel.



Sub panel.

☒ There are remnant panels that should be removed.



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



☒ There is no verifiable cold pipe bond (1965). I recommend an electrician verify or update system ground to comply with current standards. The observed cold pipe bond was to the abandoned galvanized supply pipes, and is not considered viable.



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

☒ The left side sub panel is not rated for exterior use.



☒ There are improper connections made inside the left side sub panel. The incorrect size of caps were used to bond large gauge conductors. This presents an arcing or possibly a fire hazard and should be repaired.

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### ☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

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

**Type of Branch Circuit Wiring:** Copper

**Comments:**

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

There was no carbon monoxide detector observed. It is recommended that one be installed according to the manufacturer's instructions.



☒ There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: all kitchen, baths, exterior outlets, under kitchen sink/appliance, attic/crawlspace,. I recommend updating to current standards.

☒ The house is wired with original 2-wire non-grounded branch circuits. Three prong outlets identified, as having an "open ground" are modern three slotted receptacles attached to an older two-wire system. This creates the appearance of a grounded outlet without providing the safety of a ground wire. Correction is to eliminate the deception by installing two slotted type receptacles, providing a ground wire or providing properly installed GFCI protection in the circuit. Grounding is most important at locations near water or where appliances with ground pin plugs are likely to be used. All construction after 1965 required three slotted grounded outlets. The two slotted outlets noted at this property are, therefore, functional but not technically correct. The best solution is to update the electrical system with two-wire ground conductors, with grounded three prong outlets. I recommend you contract a licensed electrician for estimates on upgrading the system.

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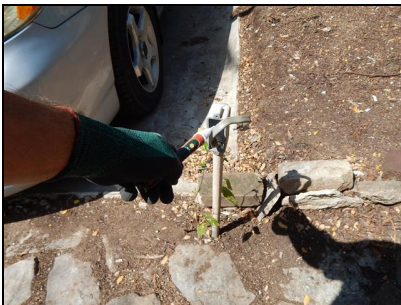
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☒ There are exterior light switches that are not wet location rated. these should be replaced with proper devices.



☒ There were exposed connections, open boxes observed in the driveway. This present a safety hazard. Secure, enclose in rated enclosures to prevent hazards.



☒ The upstairs fridge was generating a voltage read as detected with a UL device. This likely is an indicator of an open neutral or reversed polarity circuit. A licensed electrical contractor should diagnose the circuit and repair a needed.



### 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



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I NI NP D

or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to system.

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

Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period. 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):** Two

**Furnace/Air Handler Age:** 2005, 2003

**Comments:**

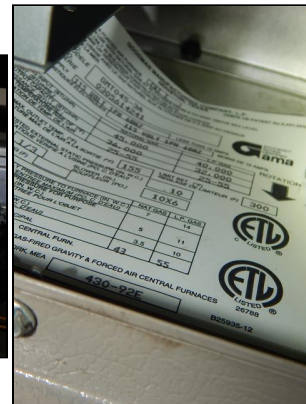
The unit(s) functioned at the time of inspection.



Downstairs unit.



Upstairs unit.



☒ The downstairs heating system flue is in contact with building materials. Gas flues should have 1.5" of clearance surrounding the flue pipe. A heat shield should also be installed at the penetration.

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There is no heat shield under or in front of the furnace(s) as would be required by current standards (2013).

### ☒☐☐☒ B. Cooling Equipment

**Type of Systems:** Central air conditioner unit

**Coolant Type:** R-22

**A/C Age:** 2005, 2003

**Temperature Differential:** 12 Degrees, 15 Degrees

**Number of Cooling Systems:** Two

**Comments:**

The upstairs unit(s) functioned at the time of inspection. Target temperature drops between 14-22 degrees were obtained.



Return air temp.



Supply air temp.

☒ The downstairs A/C cooling system did not pass the temperature differentials tests. Normal supply and return temperature drops should be between 14 to 22 degrees. The system registered 12 degree temperature differential. Both interior and exterior units were operating during this test.

Further evaluation for service, repairs or component replacement by a professional HVAC company is recommended to return unit to functioning as intended from factory.



Return air temp.



Supply air temp.

### ☒☐☐☒ C. Duct Systems, Chases, and Vents

**Ductwork:** Insulated Flex Duct

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I NI NP D

**Filter Type:** Disposable

Comments:

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

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

☒ Ducts are damaged in areas of the attic and leaks were discovered. An HVAC technician should repair as necessary.

☒ The filter is missing at the upstairs system return. This will allow debris to deposit on evaporator coils, degrading the unit's performance and reduce it's life span. An HVAC technician should service the unit and clean the coils.



☒ The downstairs return air chase is heavily soiled and should be cleaned of debris.



☒ There is bio/fungal growth at the upstairs vents. This is consistent with moisture accumulation at the duct to register connection. The ducts should be evaluated by a licensed HVAC technician for cleaning or replacement. An assessment of the fungal growth should also be performed to determine if any mold remediation is warranted.





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I NI NP D

#### 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 water supply valve:** Front

**Static water pressure reading:** 48 PSI

**Meter activity:** Meter was monitored for 2-3 minutes, All plumbing fixtures were confirmed to be off, No activity was observed

**Water Source:** Public

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

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

**Comments:**

Meters and main shutoffs located at front.



☒ The hot water pressure did not pass a "functional flow" test. Acceptable flow is determined by running water in the sink and tub/shower while a toilet is flushed. Shower/tub pressure did drop to an unacceptable level in the upstairs bath. Further evaluation is needed by a plumber for correction or repair.

☒ The controls are reversed in the downstairs bath. 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.



☒ The left side main user shutoff is damaged and inoperable.



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### ☒☐☐☒ B. Drains, Wastes, and Vents

**Location of drain cleanout:** Left side (facing front)

**Plumbing Waste:** PVC, Aged Cast Iron

**Washer Drain Size:** Not visible

**Comments:**

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 20 years or more be scanned before closing because finding and correcting these problems can be very expensive.



Exterior PVC cleanout.

### ☒☐☐☒ C. Water Heating Equipment

**Water Heater Age:** 2001, 2000

**Capacity:** 30 Gallon

**Energy Sources:** Electric

**Water Heater Location:** Interior Closet

**Temperature/Pressure Relief Termination Location:** Could not locate

**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.

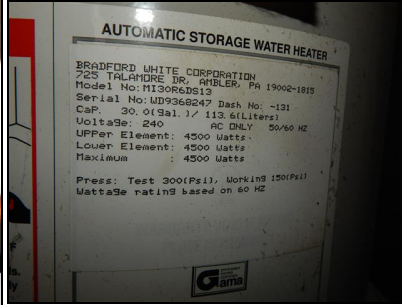
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I NI NP D



Down unit: 30 gal, 4500 watt unit.



Upstairs unit: 30 gal, 4500 watt unit.

☒ The water heaters do not have an electrical service disconnect means located within site of the unit as now called for by today's standards.

☒ The drain pans do not extend to exterior as required by current standards. I recommend installing a drain pipe exiting directly to exterior, or installing automatic alarm and/or shutoff to prevent any damage from water heater leaks.



☒ The upstairs T&P drain line has been improperly reduced in size from valve outlet. Drain pipe must be same size (3/4-1") throughout to termination point. Reducing the size of the pipe can cause damage to the unit and is a safety hazard. Replacement of the line is needed.

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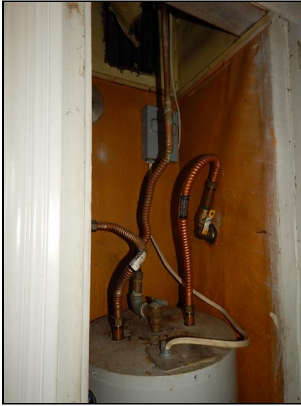
NP = Not Present

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☒ The upstairs T&P drain line is improperly plumbed (runs up), and must be gravity drained. Correction of drain line is recommended.



☐☐☒☐ D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

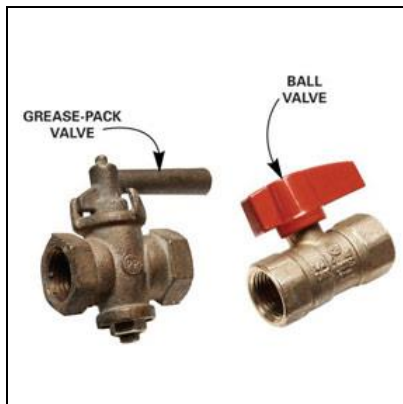
☒☐☐☒ E. Other

**Location of Gas Meter and Main Shut-Off:** Rear

Comments:

There were no gas leaks at the time of inspection.

☒ Older "grease pack" gas valves are out of code, and are known to leak over time. These should be replaced.



## V. APPLIANCES

I = Inspected

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I NI NP D

The inspector is not required to determine recalls, counterfeit products, product lawsuits, manufacturer or regulatory requirements. To search for recalls, one may visit [www.recalls.gov](http://www.recalls.gov) as a resource for federal recalls.

**☒☐☐☐ A. Dishwashers**

Comments:

The downstairs appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser.

**☐☒☐☐ B. Food Waste Disposers**

Comments:

☒ None functional.

**☒☐☐☒ C. Range Hood and Exhaust Systems****Exhaust/Range hood:** VENTED

Comments:

☒ The downstairs hood vent fan and light were not functional.

**☒☐☐☒ 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.

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

**☐☐☒☐ E. Microwave Ovens**

Comments:

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

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I NI NP D

**☒☐☐☒ 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 downstairs bathroom exhaust fans installed as called for by today's standards in bathrooms without opening windows

☒ The upstairs bath vent duct is damaged from rodents. Replace as needed.

**☐☐☒☐ G. Garage Door Operators**

Comments:

**☐☒☐☐ H. Dryer Exhaust Systems**

Comments:

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

**☐☐☒☐ I. Other**

Comments:

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

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

Comments:

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

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

Comments:

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

**☐☐☒☐ C. Outbuildings**

Comments:

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

Comments:

**☐☐☒☐ E. Private Sewage Disposal (Septic) Systems**

Comments:

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

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

☐ ☐ ☒ ☐ F. Other  
Comments: