BPG Inspection, LLC

21022 Waymare Lane
Spring TX 77388

Client(s): Wedemeyer
Inspection Date: 7/1/2024
Inspector: Murray Campbell , TREC #22455 (TX)

Teresa Wedemeyer	7/1/2024
Name of Client	*Date of Inspection*
21022 Waymare Lane, Spring, TX 77388	
Address of Inspected Property	
Murray Campbell	TREC #22455 (TX)
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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).

RESPONSIBILTY 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:

Style of Home: Single Family, One Story	**Age Of Home:** 1981	**Home Faces:** West
Vacant or Occupied: Vacant	**Utilities Active:** All	**Attendees/Personnel Present:** Buyer
Weather: Hot and Humid	**Temperature:** Over 90	**Rain in last 3 days:** No
Ground/Soil Condition: Dry	**Ancillary Services:** Wood destroying insect	**Recommended Professionals:** Roofer, Licensed Electrician, Licensed HVAC, Licensed Plumber, Appliance Contractor, Handyman, Door, Window, (Based on reported deficiencies)

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

☒ Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

🗠 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS
This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION
This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT
This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to http://www.bpginspections.com
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
  - Report Id: 1052917
  - Client's Last Name: Wedemeyer
- Follow the instructions to either view the report online or download it to your computer.

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

Action / Consideration Items

Structural Systems

Roof Covering Materials

1. 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.
2. Vents (sewer) did not extend to proper height above roof. Current standards require vents extend 6-12 inches above roof.

Roof Structures and Attics

3. Rafters have separated from the ridge beam in areas. At least one vertical support for purlins has become detached. This is typical with settling on older homes, but should be addressed and repaired within near future.
4. There was evidence of rodent/pest activity in attic (trails in insulation, droppings). Pest control service is recommended.

Walls (Interior and Exterior)

5. There are areas of the front of exterior in areas that have sustained varying levels of water (rot) damage and is in need of repair.
6. There is evidence of vermin trying to enter roof/attic structure (damaged siding, soffit, eaves etc). Repairing these areas and installing pest prevention barriers is recommended.
7. Seal (grout/caulk) around the tub and shower tile/fixtures to wall abutment joints in the guest bath.

Doors (Interior and Exterior)

8. The occupant door leading from the attached garage into the house is not self-closing and/or is not self-latching. I recommend installing/adjusting self-closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) and helps to keep a garage fire from spreading to the house.
9. Doors and frames should be sealed, made weather tight with proper seal contact between the frame structure and door. The seals at the front door are deficient and should be improved or replaced.

Windows

10. Fresh sealant/caulk applications recommended on exterior window frames at walls. This is an ongoing maintenance item that should be performed on a regular basis to prevent the entry and subsequent damage from water/moisture.
11. There were window screens missing at most window(s). I recommend the owner have all the screens re-installed to ensure there are none missing. Have any missing screens replaced.
12. Windows were in generally poor condition due to age. Though maintenance and repairs may allow for a few more years of use, consider updating the windows with newer, more energy efficient versions.

Electrical Systems

Service Entrance and Panels

13. Recommend sealant between panels/meters and wall to prevent moisture entry into wall.
14. The A/C condenser circuit breaker is oversized for unit. Per the manufacturer's data plate a 30 amp maximum breaker required; a 70 amp is installed in the service panel. Replace the breakers to the specified rating to properly protect the condenser and ensure any warranties to be in effect.

Branch Circuits, Connected Devices, and Fixtures

Action / Consideration Items

15. There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: garage, laundry, exterior outlets,. I recommend updating to current standards. All receptacles within 6 ft of a water source by today's standards should be GFCI protected.
16. There were exposed connections, open boxes observed on wall, attic. Secure, enclose in rated enclosures to prevent hazards.
17. A GFCI is not functioning in the garage. I recommend an electrician to evaluate and repair or replace as needed.
18. Kitchen counter top outlets are not Ground Fault Circuit Interrupt (GFCI) protected as called for by today's standards.
19. Replace missing/damaged cover plates on various outlets and switches. Prevent access to live components that can cause injury or electrocution.
20. There was an outlet found to be non-functional in the living room. I recommend further evaluation/diagnosis and repair by a licensed electrician.

Heating, Ventilation and Air Conditioning Systems

Duct Systems, Chases, and Vents

21. Sections of the HVAC ducts appear to be Goodman gray flex-duct. The exterior vapor wrap on this product was found to deteriorate when exposed to normal attic conditions. There are several areas where the vapor wrap has failed and is in need of repair/replacement
22. The seals are deficient at the plenum and/or evaporator coils and/or improper sealant material is used such as duct tape. When duct tape is used the tape has to be pressure sensitive tape UL 181 B-FX type. Recommend having licensed HVAC technician further evaluate and repair as needed.

Plumbing System

Plumbing Supply, Distribution Systems and Fixtures

23. Supply pipes should be properly insulated to prevent them from freezing.

Drains, Wastes, and Vents

24. Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 20 years or more be scanned before closing because finding and correcting these problems can be very expensive.
25. The drain was slow, and may be clogged in the master bath tub. I recommend repair by a plumber.
26. The p-trap on waste line is leaking at the kitchen sink sink. I recommend a qualified licensed plumber repair or correct as needed.

Appliances

Ranges, Cooktops, and Ovens

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

Mechanical Exhaust Vents and Bathroom Heaters

Action / Consideration Items

☒ 28. Bathroom exhaust fans vent to the attic. Today's standards now require bath exhaust to be directed to the exterior in bathrooms without opening windows

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

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I. Structural Systems

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

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

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Post-tension slab
Foundation method of inspection: Visual inspection of exterior
Foundation performance: Performing as intended. No significant problems observed
Comments:
The foundation appeared to provide adequate support for the structure at time of inspection. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unleveled conditions were observed when walking on the ground floor.

Noted cracks and slab shifting at driveway, patio slabs and sidewalks. Recommend having all concrete slab cracks filled with exterior grade sidewalk repair flexible caulking. This will allow sealant of cracks preventing water infiltration into area that causes further damage until full concrete seal can be applied or total replacement of slabs. Sidewalk repair caulking is the typical product used for this repair.


It is recommended that trees be placed no closer than 15ft from foundation structures. All tree roots that are growing beneath the slab should be severed to prevent foundation damage. (Root damming in this area will prevent future grow beneath the slab). Consult with an arborist if tree health is a concern.

Noted exposed post-tension cable ends. This condition typically occurs over time if the original patching/filling in of area ages or deteriorates. To properly protect the ends they should be cleaned, repaired and fully covered by a qualified tradesman.

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☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:
It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

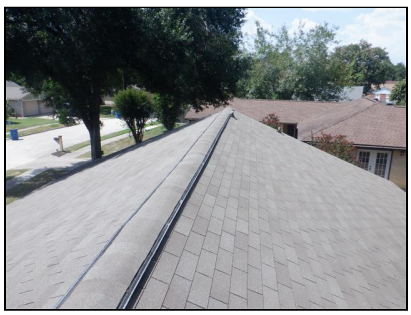
The grading surrounding the structure appears adequate to properly drain runoff away from foundation. Today's standards of construction use a process of installing a Swale to achieve proper runoff.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: 3-Tab fiberglass/asphalt
Approximate Age of Roof: Estimated, 6-10 Years Old
Roof Viewed From: Walked roof, Ground, Ladder, Viewed from ladder at Eave
Comments:
The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is or will be free of leaks, or of its insurability.

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






There were several roofing fasteners observed to be improperly sealed or exposed. Left unsealed the fastener

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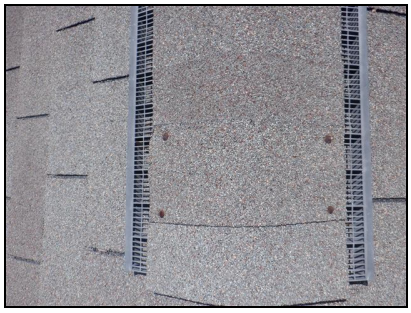
penetrations could present a point of water penetration into the roof structure. Seal (caulk) all exposed roofing fasteners (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines).



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.

Vents (sewer) did not extend to proper height above roof. Current standards require vents extend 6-12 inches above roof.

Rust is present on flashing in areas. Though maybe not an immediate concern, if left unattended for a long period the metal flashings may fail and cause water penetration in those areas. Recommend rust remediation, applying rust prohibitive paint. All remaining exposed metal flashing should also be painted.

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Method used to observe attic: Entered attic and performed a visual inspection, Viewed attic from access

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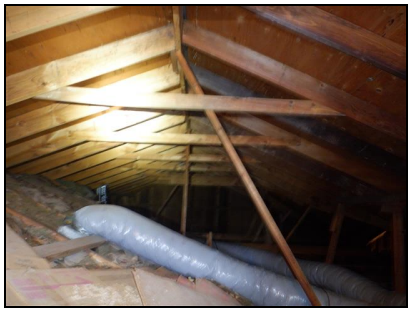
hatch
Attic Access Info: Pull Down stairs
Roof Structure: 2 X 6 Rafters
Roof Ventilation: Ridge vents, Soffit Vents
Attic Insulation: Approximate, 4-6 Inches
Comments:
Only areas of the attic determined accessible by the inspector are inspected.

The structure was in good condition. No leaks were active or apparent at time of inspection.




The attic pull down ladder is not insulated completely, nor does it have weather stripping installed at edge of door that meets ceiling framing. Recommend fully insulating the attic stairway to keep the house more energy efficient. On average the insulation R-value for the entire attic area will drop approx. 27% when the attic stairs/ hatch is not fully and properly insulated. The reason for this is that, although the attic stairs/hatch account for only 1% of the total attic area, the rate that heat flows through them by conduction (per square foot) is 38 times higher than in the insulated part of the attic.



☒ Rafters have separated from the ridge beam in areas. At least one vertical support for purlins has become detached. This is typical with settling on older homes, but should be addressed and repaired within near future.

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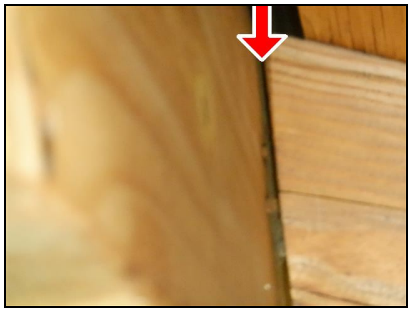
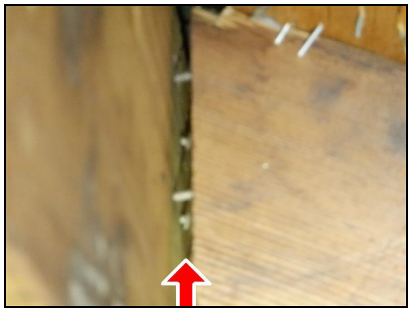


There was evidence of rodent/pest activity in attic (trails in insulation, droppings). Pest control service is recommended.

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

Exterior Wall Covering/Siding: Brick, Wood

Interior Walls: Drywall

Comments:

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

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

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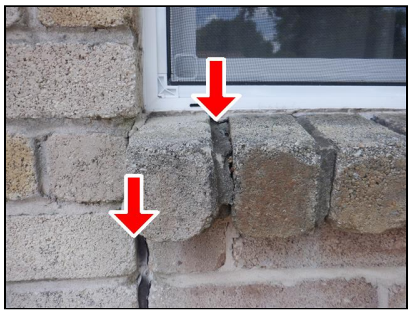
There are cracks on the walls in various locations. These cracks appear to be typical settlement/shifting cracks with no other visible displacement and no signs of cracking extending into foundation. Noted no signs of stress or movement on interior side of concern. Recommend sealing (mortar) crack to prevent moisture incursion and monitor for further settlement/separation.

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


There are cracks on the walls in various locations. These cracks appear to be typical settlement/shifting cracks with no other visible displacement and no signs of cracking extending into foundation. Noted no signs of stress or movement on interior side of concern. Recommend sealing (mortar) crack to prevent moisture incursion and monitor for further settlement/separation.



☒ There is evidence of vermin trying to enter roof/attic structure (damaged siding, soffit, eaves etc). Repairing these areas and installing pest prevention barriers is recommended.

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☒ Seal (grout/caulk) around the tub and shower tile/fixtures to wall abutment joints in the guest bath.

☒☐☐☒ **F. Ceilings and Floors**

Ceiling Structure: 2X6

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.

Cracks were observed on the ceiling in various areas of the interior, and appear to be consistent with structural settling. Repair as needed.

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

Comments:

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

Recommend replacing all missing door stops or repair of damaged or mis-aligned door stops.

☒ The occupant door leading from the attached garage into the house is not self-closing and/or is not self-latching. I recommend installing/adjusting self-closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) and helps to keep a garage fire from spreading to the house.

☒ Doors and frames should be sealed, made weather tight with proper seal contact between the frame structure and door. The seals at the front door are deficient and should be improved or replaced.

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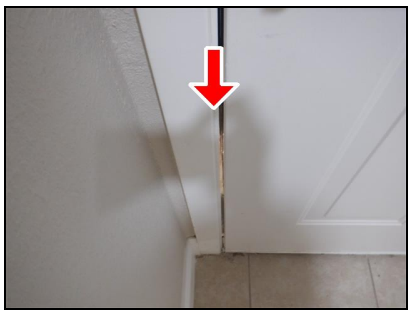

☒☐☐☒ **H. Windows**

Window Type: Aluminum Frame, Single Pane

Comments:

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

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

Fresh sealant/caulk applications recommended on exterior window frames at walls. This is an ongoing maintenance item that should be performed on a regular basis to prevent the entry and subsequent damage from water/moisture.

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

Windows were in generally poor condition due to age. Though maintenance and repairs may allow for a few more years of use, consider updating the windows with newer, more energy efficient versions.

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

Comments:

☐☐☒☐ **J. Fireplaces and Chimneys**

Comments:

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

Safe practices for fireplace use are as follows:

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

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

Comments:

The inspector does not determine the existence or adequacy of flashing at the attachment to the house.

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Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with this inspection.

☐ ☐ ☒ ☐ **L. Other**

Comments:
Fences were old and in disrepair based on missing boards/age/poorly supported post. The Inspector recommends that you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.

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: Below ground, Copper, 240 volts
Main Breaker: 200 AMP
Sub-Panel Breaker: No Sub-Panel
Panel Type: Circuit breakers
Ground System: Driven Ground Rod
Electric Panel Manufacturer: GENERAL ELECTRIC
Comments:
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.

System panels installed correctly, grounded and bonded. Noted no concerns with infrared scan of panel at time of inspection.

The main panel box is located in the rear. Main service disconnect located at rear exterior.

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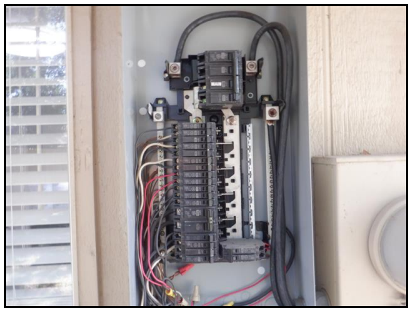
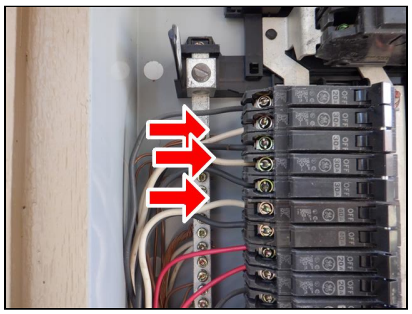
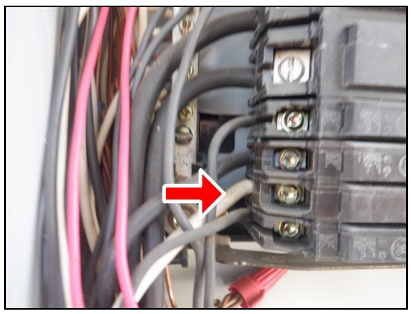


White (neutral) wires are being used as hot wires in the main panel, without the proper identifiers. These should be marked black or red to indicate that they are hot.

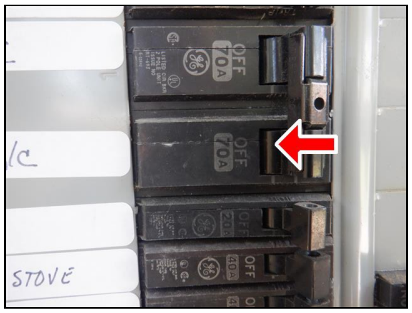


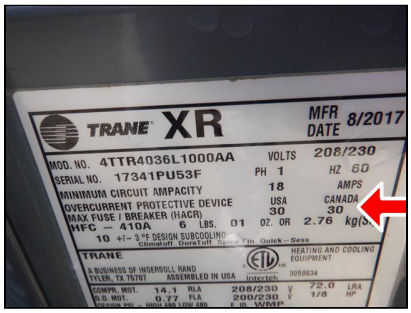


All breakers should be properly clearly labeled to identify branch circuits controlled

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

☒ The A/C condenser circuit breaker is oversized for unit. Per the manufacturer's data plate a 30 amp maximum breaker required; a 70 amp is installed in the service panel. Replace the breakers to the specified rating to properly protect the condenser and ensure any warrantys to be in effect.

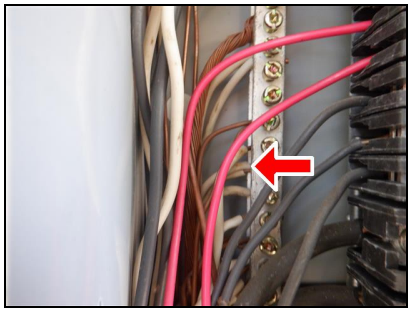




Neutral wires are not individually lugged to the sub panel neutral bus bar as called for by today's standards.

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

I	NI	NP	D



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

Type of Wiring: NM (non-metallic sheathed)

Type of Branch Circuit Wiring: Copper

Comments:

All accessible receptacles and switches tested and operated with no concerns noted.

Smoke alarms were functional.

☒ There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: garage, laundry, exterior outlets,. I recommend updating to current standards. All receptacles within 6 ft of a water source by today's standards should be GFCI protected.

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

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

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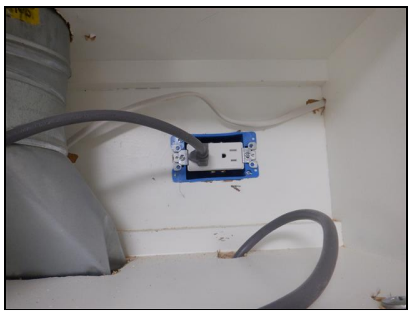
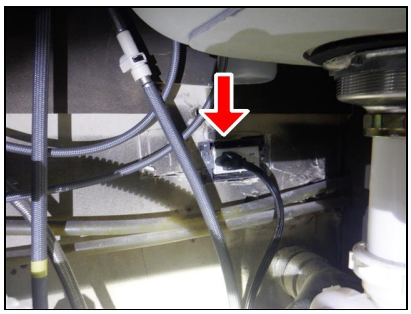
☒ Kitchen counter top outlets are not Ground Fault Circuit Interrupt (GFCI) protected as called for by today's standards.



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

☒ There was an outlet found to be non-functional in the living room. I recommend further evaluation/ diagnosis and repair by a licensed electrician.

☐☐☒☐ **C. Other**
Comments:

III. Heating, Ventilation and Air Conditioning Systems

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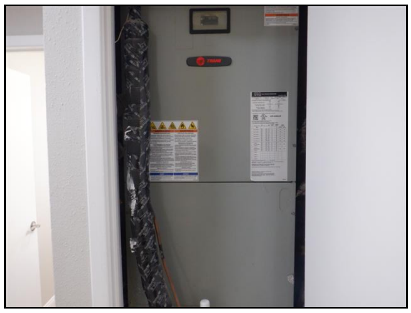
Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for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

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

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

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced Air
Energy Sources: Electric
Number of Heat Systems (excluding wood): One
Furnace/Air Handler Age: 2017
Heat System Manufacturer: TRANE
Filter Location: Wall
Comments:
The unit functioned at the time of inspection. Proper heating operation is determined by at minimum of 100 degrees being supplied from all home supply grills.



☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Central air conditioner unit
Coolant Type: R-410A
A/C Age: 2017
Temperature Differential: 15 Degrees
Number of Cooling Systems: One
Central Air Manufacturer: TRANE
Comments:
The main unit functioned at the time of inspection. Target temperature drops between 15-22 degrees were obtained. Thermal imaging of the condenser coil did show possible evidence of constricted coolant lines at time of inspection.

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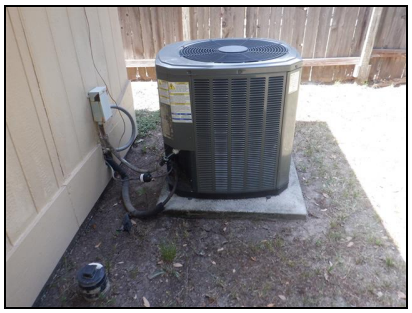
I	NI	NP	D



Return Supply

To prevent blockages in the condensation drain line, pour mixture of 1c. warm water and 2 capfuls of bleach into condensate drain every 8 weeks during the hot months when the A/C is in use to prevent bio-growth in drain lines and prevent blockages.

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

Ductwork: Insulated Duct Board, Goodman Gray
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 and ventilation system appeared serviceable. Note: we are only able to evaluate visible and accessible ducts.

The temperature differentials were off by 5 or more degrees when measured at random vents. This may be corrected by balancing ducts and will provide a more even temperature distribution throughout the house.

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


☒ Sections of the HVAC ducts appear to be Goodman gray flex-duct. The exterior vapor wrap on this product was found to deteriorate when exposed to normal attic conditions. There are several areas where the vapor wrap has failed and is in need of repair/replacement


☒ The seals are deficient at the plenum and/or evaporator coils and/or improper sealant material is used such as duct tape. When duct tape is used the tape has to be pressure sensitive tape UL 181 B-FX type. Recommend having licensed HVAC technician further evaluate and repair as needed.



☐ ☐ ☒ ☐ **D. Other**
Comments:

IV. Plumbing System

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

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter: Front
Location of main water supply valve: Garage

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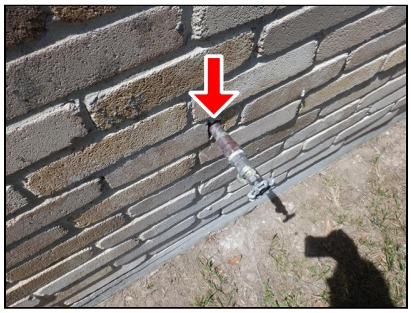
I	NI	NP	D

Static water pressure reading: 60 PSI
Meter activity: No activity was observed
Water Source: Public
Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper, PEX, Galvanized
Comments:
House was vacant. Water was run for minimum 5-6 minutes to try and have leaks present themselves. Not all leaks may be detected until house is under normal usage.

Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city 60 PSI. Recommended satisfactory range 40 PSI – 80 PSI. Meter tested with no leaks or bypass concerns noted.

☒ Supply pipes should be properly insulated to prevent them from freezing.



The water at tub nozzle would not terminate when showerhead was activate over the tub. Each is to dispense water independently of each other at 100%. Recommend properly repair/replace the shower diverter at the tub.

Guest bathroom toilet lea

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**
Location of drain cleanout: Rear
Plumbing Waste: PVC
Washer Drain Size: 2" Diameter

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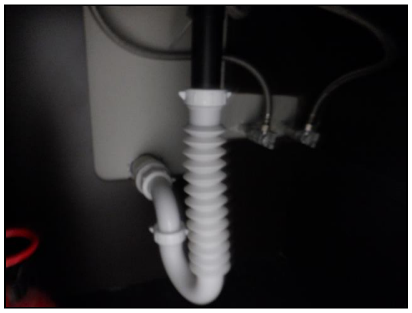
Comments:
Drains and vents functioned normally. All sinks/tubs were filled to perform leak test of P-trap with no concerns noted. While water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy.

☒ Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 20 years or more be scanned before closing because finding and correcting these problems can be very expensive.

Flex drain lines are not recommended as they tend to accumulate debris, promote clogging and wall of pipe is thinner so can leak easier. Recommend replacement with rigid pipe.



☒ The drain was slow, and may be clogged in the master bath tub. I recommend repair by a plumber.

☒ The p-trap on waste line is leaking at the kitchen sink sink. I recommend a qualified licensed plumber repair or correct as needed.

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☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Water Heater Age: 2016
Capacity: 50 Gallon
Energy Sources: Electric
Water Heater Location: Garage
Temperature/Pressure Relief Termination Location: Right side
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 was functional at the time of the inspection. However, there were exceptions. Those deficiencies/exceptions are listed below.



The water heater abuts to an interior wall and there is no emergency leak catch pan installed. Today's standards now require a catch pan that is plumbed to the exterior in locations where tank leaks could cause interior water damage from dripping leaks or condensation.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:
In-Line water heaters are not tested.

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☐☐☒☐ **E. Gas Distribution Systems and Gas Appliances**
Comments:

☐☐☒☐ **F. Other**
Comments:

V. Appliances

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

☒☐☐☐ **A. Dishwashers**
Comments:
The appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser.

☒☐☐☐ **B. Food Waste Disposers**
Comments:
Appliance was functional at time of inspection.

☒☐☐☐ **C. Range Hood and Exhaust Systems**
Exhaust/Range hood: VENTED
Comments:
The vent fan functioned and is vented to the exterior.

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☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

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

The cooktop and oven functioned at the time of inspection. Main gas shut-off for appliance located at lower cabinet adjacent to appliance.



☒ There is no child protection anti-tip device installed. Anti-tip brackets prevent the stove from accidently 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.

Appliance was functional at time of inspection.

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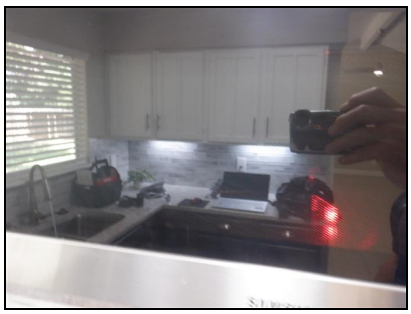
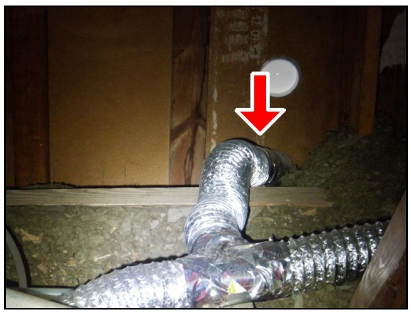


☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

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

☒ Bathroom exhaust fans vent to the attic. Today's standards now require bath exhaust to be directed to the exterior in bathrooms without opening windows



☐ ☐ ☒ ☐ **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.

Information: Inspection of the dryer exhaust system does not imply that the interior of the exhaust was visible and free of lint. The exhaust should be cleaned/maintained periodically. For most dryer exhaust systems, the connection near the dryer and the termination point may or may not be visible. Inspection of the dryer exhaust vent is more of a confirmation of the presence of an exhaust. In addition, the flexible connector between the dryer and the wall connection should be properly installed and should be a UL listed product. The presence of an approved connector is not determined.

☐ ☐ ☒ ☐ **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,

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underground water leaks are not inspected for.

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Comments:
If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected.

☐ ☐ ☒ ☐ **C. Outbuildings**
Comments:

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

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**
Comments:
Inspections, when performed, are limited scope only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection. Only accessible areas are visually observed.

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**
Comments:

☐ ☐ ☒ ☐ **G. Other**
Comments: