

Important!

If you did not get a chance to read the “Inspector’s Agreement” before the inspection, please take the time to read it now before continuing on with the report.

The inspector always prefers to go over the “Inspector’s Agreement” prior to the inspection to make sure the buyer knows exactly what the inspection includes and does not include.

Please read the following pages carefully BEFORE you read and/or accept the report. If you have any questions or concerns, please call the inspector so we can work out any issues.

1) So that you know what modern construction practices are, I compare the home I am inspecting with a new (i.e. perfect) home. Of course, the older a home is, the less it will compare favorably with a new one. You need to take this into consideration when reviewing this report. Examples are: Older homes do not have GFCI outlets or the latest standards for smoke alarms

2) I write down everything I find that is in need of repair no matter how trivial it may be. You decide how important each item is in your decision to buy the home.

This report is not intended to be a “pass or fail” determination for this home. Nor is it a “repair list” for the seller to complete, in fact, the seller is under no obligation to correct anything on this report.

This report is also not a “code inspection”.

The home inspection is simply a complete physical exam of the general integrity, functionality, and overall safety of a home and its various components. The purpose of this process is to ensure that home buyers know exactly what is being purchased, prior to completing the transaction.

YOU SHOULD READ THIS REPORT COMPLETELY.

Don Powell
TREC Lic # 8534
4933 Grapeland Dr.
El Paso, TX 79924
Home (915) 821-7170
Cell (915) 474-4241

Acceptance of this inspection report signifies the acceptance of the following terms and conditions

1) THIS AGREEMENT is made and entered into by and between Advantage Home Inspection (TREC License Number 8534) referred to as "Inspector", and the "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows: The client will pay the sum of \$ for the inspection of the "Property" located at:

2) The Inspector will perform a visual inspection and prepare a written report of the apparent condition at the time of the inspection of the existing readily accessible and clearly visible installed systems and components of the property.

Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating and central air-conditioning (weather permitting); insulation and ventilation. **Readily accessible systems and components:** only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility. **Latent and concealed defects and deficiencies are excluded from the inspection.**

3) The parties agree that the "New Texas Real Estate Commission Home Inspection Standards of Practice" shall define the standard of duty and the conditions, limitations, and exclusions of the inspection. A copy of the "Standards" will be provided either digitally or by hand upon request.

4) **Disclaimer of Warranties -**

The Inspector makes no guarantee or warranty, expressed or implied, as to any of the following:

a) **That all defects have been found or that the inspector will pay for repair or replacement of disclosed or undisclosed defects.** The inspection fee is nominal given the scope of the inspection and the risk of liability associated with performing a home inspection. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies.

b) **That any of the items inspected are designed or constructed in a good and workmanlike manner.**

c) **That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.**

5) If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.

6) **This Agreement represents the entire agreement between the parties and there are no other Agreements either written or oral between them. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client.** No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.

7) **Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to:** radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, mold, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating system accessories; solar heating systems; heat exchangers; sprinkling systems; water softeners; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications, recalls, EIFS. **Client understands that these systems, items and conditions are excepted from this inspection.** Any general comments about these systems, items, and conditions of the written report are informal only and do not represent an inspection.

8) In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the "Texas Real Estate Commission Home Inspection Standards of Practice" and only is liable for the expense of the inspection. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever barred. The Client is hereby notified that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing address and telephone number are: 1101 Camino Lacoste, Austin, Texas, 78752; (512) 465-3960.

Client has read this entire Agreement and accepts and understands this Agreement.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 10-27-08
P.O. BOX 12188, AUSTIN, TX 78711-2188

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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 requires 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.

This form (No. OP-1) has been approved by the Texas Real Estate Commission for voluntary use by its licensees.

Advantage Home Inspections

4933 Grapeland Dr. ♦ El Paso, TX 79924 ♦ (915) 474-4241

PROPERTY INSPECTION REPORT

Prepared for: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property) (Date)

By: **Don Powell 8534** _____
(Name and License Number of Inspector) (Name of Realtor)

Weather **Clear** Temperature **85** Faces **S** Time **10:00 pm**

State of Occupancy: unoccupied **Age 1948**

Sq footage Approx. 947 **Present at inspection:**

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 http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

(Continued on next page)

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This property inspection is not an 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 action, 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.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair. In an occupied home, furniture and other articles may cover up items that would normally be inspected.

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

I	NI	NP	D	Inspection Item
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1. STRUCTURAL SYSTEMS



A. Foundations

Type of foundation - Brick piers

Comments: The foundation appears to be stable and is performing as designed. The slab, of course, can not be seen so I can only report on present and visible indications to render an opinion of adverse performance, such as open or offset concrete cracks; binding, out-of-square, nonlatching, warped, or twisted doors or frames; framing or frieze board separations; out-of square wall openings or separations at wall openings or between the cladding and windows/door frames; sloping floors, countertops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking, or deflecting masonry chadding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios.

COMMENTS ON DEFICIENCIES:

1) **The bottom of the floor is not insulated. You will lose heating/cooling efficiency through the floor. Also, the ground should have plastic sheeting (vapor barrier) to prevent any moisture problems from the ground. There was no ventilation in the crawlspace that is necessary for moisture dissipation.**
COMMENTS: I could not get into the crawlspace because it was too small an opening, there were gas and water pipes blocking any entrance and I observed an electrical wire laying in a pool of water. I could only observe the space from the opening. I observed brick piers holding up joists. The brick piers appeared to be in satisfactory condition and I did not observe any damaged or warped joists.



Entrance was blocked by a tangle of pipes.

Brick pier

Joists

Water ponding



B. Grading and Drainage

COMMENTS ON DEFICIENCIES: Grading could be better. Grading is getting water from the backyard, out the front and into the streets. All the water that falls on the house will run off the back patio. This will be a large volume of water that needs to get around the house and to the front. All the water will run to the South side because the property is angled that way. All the water will channel through the gate area. You will see what I mean during the next hard rain. Look at your landscaping and see what you can do to help this drainage. The foundation of the house itself appears to not have been affected from this run-off water. See photos on next page.

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Perhaps these two areas will need to be removed to help the water drain to the front. See what it looks like during the next hard rain.



C. Roof Covering Materials

Comments: Please look at Appendix B concerning roofs for more general information and more specific limitations.

Inspected from **roof** Percent roof visibility **100%** Pitch - **flat** Style of roof - **Flat**
 Roof covering material (type of roof covering) **built-up roofing (See page 19 for explanation)-*9++** Appropriate for pitch? **Yes**
 Roof material condition - **Good** How is the roof covering material fastened? **sealant**

Any evidence of repairs (other than normal maintenance) to roof covering materials, flashing details, skylights, and other roof penetrations? **No**

COMMENTS: The roof appears to have been installed recently

COMMENTS ON DEFICIENCIES:

- 1) There are ponding areas on the roof. The ponding areas will deteriorate the roof in this area faster than usual and it is possible for water to get into the house in these areas. See photos.
- 2) There are two parapet walls that have wood on the top. Wood will deteriorate much faster than metal, which should be there. See photos.



Ponding areas

Keep trees cut back to prevent damage to roof

Parapet wall should have metal on top, not wood.



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Photos of your roof

Keep trees cut back



Specific limitations: The inspector is not required to make a determination on the remaining life expectancy of the roof covering nor is he required to walk on a roof that he determines to be unsafe or that damage to the roof or roof covering may result from walking on the roof. The inspector is not required to determine the number of layers of roof covering material, identify latent hail damage or provide an exhaustive list of locations of water penetrations or previous repairs.



Since I can't see through the layers of the roof assembly, the comments concerning this roof are based on the assumption that the roof assembly was installed correctly using quality materials and following current standards of practice and manufacturer's instructions. There are many factors that go into the installation of a quality roof assembly, unfortunately, most of these factors are not visible to the inspector.



D. Attic and roof structure

Comments: There was no attic in which I could gain access to visually inspect the structure and its components. I walked the roof for the purpose of determining if the structure was sturdy and had any deflections or soft spots. The roof structure appears to be sound and have solid construction.

- Access to attic location - **Bedroom closet**
- Inspected from and method used to inspect - **From opening**
- Percent of attic inspected - **20%** If less than 100%, WHY? **Accessibility was limited**
- Flooring - **None**
- Attic Structure - **Conventional Wood** -
- Roof Sheathing - **Plywood** Condition of sheathing? **Good**
- Any evidence of water penetration? **No**
- Insulation - **Poor**
- Type of material - **Blown Rock Wool**
- Approx. Material depth - **4 inches** Approx. Material thickness - **4 inches**
- Ventilation - **Not present**
- Type of ventilation system - **None**

COMMENTS ON DEFICIENCIES:

1) There was no ventilation in the attic space at all. Proper ventilation of the attic is a very helpful method of controlling heating and cooling costs. Ventilation also aids in obtaining the maximum life from the building materials used in the roof construction and the roof covering itself. Some of the possible problems include premature failure of the roofing, including blistering and buckling caused by deck movement. Moisture accumulation in insulation and rotting of wood members are also reasons for failure. Asphalt products will dry out and become brittle, curl and crack. Having a properly ventilated air flow through the attic between the roof deck and a layer of insulation will offer protection against heat buildup. There are minimum ventilation requirements for all attics with several effective methods for ventilating attics. Consult a certified roofer for evaluation and recommendation.

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The insulation in your attic is good for a house of this age but poor as required in new home

Interior Walls

COMMENTS ON DEFICIENCIES:

- 1) Holes and previous damage were noted on the walls. This can be expected in a home this age.
- 2) Front corner bedroom has water damage on the wall. Perhaps the new roof has stopped this damage from occurring. It rained a little this morning and I did not see any moisture on the wall.



Damage on front bedroom wall

E. Exterior Walls

COMMENTS: The stucco siding appears to have been applied within the last few years.

COMMENTS ON DEFICIENCIES:

- 1) Front corner of siding has some minor damage that should be repaired soon to prevent any water penetration.
- 2) Modern practice for stucco installation requires it to end about 4 inches above grade (ground). This prevents any water from getting into the stucco. Going all the way to the ground is common in older homes.
- 3) Some paint is needed in several locations around the house. Example, around the garage door.
- 4) Caulking is generally satisfactory around the house except on the garage door. See photo.
- 5) There is water damage on the bottom of the back patio fascia. See photo.

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Water damage on the bottom of the patio fascia area



Water damage front of house



Garage door trim needs paint and caulking to prevent any further water damage



F. Interior Ceilings and Floors.

COMMENTS ON DEFICIENCIES:

1) Generally the ceilings looked clear of any leaks except for a small area in the hall above the light. We need to assume that the new roof has stopped this leak. It looked like it had been repaired.

Specific limitations: concerning exterior and interior walls, ceilings, doors, and floors: The inspector is not required to determine the condition of floor, wall or ceiling covering unless such conditions affect structural performance or indicate water penetration, to report obvious damage to floor, wall or ceiling coverings, to determine the condition of paints, stains, and other surface coatings, to determine condition of cabinets or to determine the extent or type of insulation or vapor barriers in exterior walls. Its is not uncommon to observe cracks or for cracks to occur in concrete slabs or the exterior and interior wall. While cracks may not necessarily effect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate.

G. Exterior Doors / Sliding Patio Doors

COMMENTS ON DEFICIENCIES: No deficiencies were observed

Interior Doors

COMMENTS ON DEFICIENCIES: No deficiencies were observed

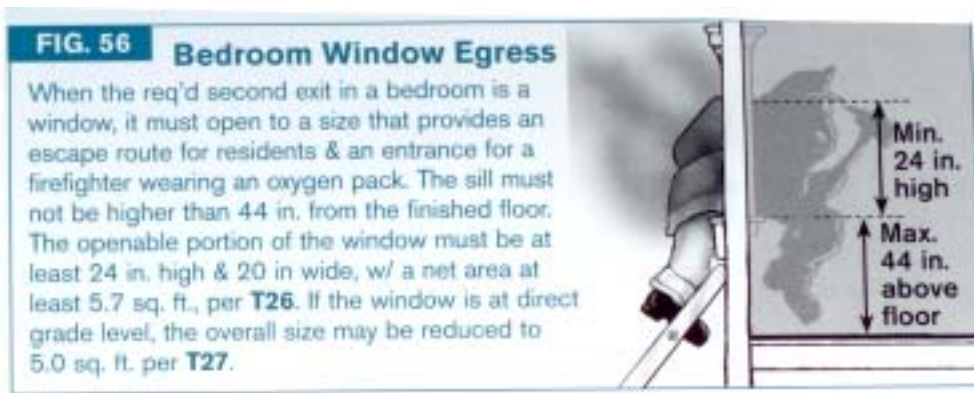
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H. Exterior Windows/ Screens

COMMENTS ON DEFICIENCIES:

- 1) There were not screens present.
- 2) The windows are the old style casement type and did not open. I tested several around the house. The stucco siding is sealing them which is one reason they are not opening.
- 3) By modern standards, the windows are too far off the floor and are too small for safe exit in an emergency, like a fire. Also, they are too small for a fireman to enter with all their equipment on.
- 4) I did not test the quick-release on the bars because they were rusty and I did not think I could get them to re-engage.
- 5) There is a broken window pane in the front.



Interior Windows (Only a sampling of windows are tested in each room)

COMMENTS: See notes above

COMMENTS ON DEFICIENCIES: No deficiencies were observed

I. Interior and Exterior Stairways

J. Exterior Chimney

COMMENTS ON DEFICIENCIES:

- 1) The chimney pipe is too small and is single wall construction. Since these flue pipes can get hot, modern practice calls for these pipes to be double walled to prevent a fire hazard.

Interior Fireplace

COMMENTS ON DEFICIENCIES:

- 1) I consider this fireplace dangerous. I recommend that a professional certified fireplace person be called to evaluate this area and to make recommendations. It should not be used as it is now because carbon monoxide can get into the house. See photos next page.
- 2) The gas burners would not stay lite.
- 3) Wires were loose from the burners that I am sure are necessary for the safe operation of the unit

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As it is right now, carbon monoxide can escape into the house. A professional, certified fireplace person should be called.



Flue pipe too small and not double insulated.

K. Attached Porches, Decks, Carports, Driveways, Sidewalks, Balconies

COMMENTS ON DEFICIENCIES:

1) The sidewalk in the front of the gate has a trip hazard where the sidewalk has pushed up one of the slabs.

L. Other

Safety Glass

COMMENTS ON DEFICIENCIES: No deficiencies were observed

Smoke Alarms

COMMENTS ON DEFICIENCIES:

1) There were no smoke alarms in the house.

Current smoke alarm/smoke detector requirements are:

A smoke alarm in each sleeping area and one in the immediate vicinity of the sleeping rooms. Every alarm should be connected to the city electrical power with a battery back-up. In addition, when one alarm goes off, the other alarms in the home should sound also.

Smoke alarms/smoke detectors must be installed as per manufacturer's published instructions.(NEPA72 11.2.3)

Smoke alarms/smoke detectors shall not remain in service longer than 10 years from the date of manufacture. (NFPA72 11.8.1.4)

Smoke alarms/smoke detectors shall not be installed within a 36" horizontal path from a supply register or the tips of a ceiling fan. (NFPA72 11.8.3.5)

For safety sake, I recommend that you install smoke alarms in the proper areas even if they are only battery operated. Wireless alarms are now available for this installation now.

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2. ELECTRICAL SYSTEMS

IMPORTANT NOTE: DUE TO THE DANGEROUS NATURE OF ELECTRICITY, THIS INSPECTOR CONSIDERS EVERY ITEM WRITTEN UP TO BE A SAFETY HAZARD AND SHOULD BE REPAIRED BY A LICENCED, BONDED ELECTRICAL CONTRACTOR. ELECTRICITY CAN CAUSE SERIOUS BODY INJURY AND HAS A POTENTIAL TO CAUSE FIRES.

■ **A. Service Entrance**

COMMENTS ON DEFICIENCIES: No deficiencies were observed

■ **Service Panels / Sub Panels** Breakers Fuses

Comments: Please look at Appendix A at the end of this report for more information concerning AFCI's and GFCI's.

COMMENTS ON DEFICIENCIES:

- 1) AFCI's and GFCI's were not in the proper locations. This is a new standard that the city is not requiring the builders to install yet. I am required to report it because it is in the "Standard of Practice" for home inspectors in Texas. Please look at appendix A for all the locations these outlets are required.
- 2) There is a hole in the bottom of the panel. This is called an open knockout. Boxes and enclosures must have the integrity to keep out foreign objects, protect the conductors and devices therein, contain any arcing or hot materials resulting from faults and splice failures in the box or enclosure and protect persons from accidental contact with energized components.
- 3) The panel was not labeled as to which breaker went to each circuit.

Specific limitations: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; report the lack of arc-fault circuit interrupter protection when the circuits are in a conduit; conduct voltage drop calculations; determining the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.



This is your very important ground wire connection to the water piping of the house.
Here is your new electrical panel



Open-knockout

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B. Branch Circuits - Connected Devices and Fixtures

Comments: FOR YOUR INFORMATION - Please look at Appendix C on what a modern electrical system consists of.

Type of branch circuit conductors? Copper

COMMENTS ON DEFICIENCIES:

- 1) There were multiple outlets around the house that had reverse polarity (the hot and the neutral wire are reversed). I put a red dot on all of them.
- 2) There were no GFCI's in the house. Please see Appendix A for all the locations that require a GFCI
- 3) The kitchen counter had a wire coming up from the bottom that went through the counter. This wire should be in a conduit. See photo.
- 4) There were multiple wiring issues in the garage and in the wiring for the garage. See photos for explanations.



On the left is a switch that does not have a cover plate.

On the right is the wiring for the garage on the outside wall. It should be in conduit and should have junction boxes to protect the wiring and to protect against shock.

Same thing with the wiring in the ceiling of the garage.



This cord should be in a conduit to protect it and to prevent a fire hazard.



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3. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

 A. Heating Equipment

Comments: Conventional gas furnaces typically last 20 to 25 years. Furnaces are usually replaced when the heat exchanger fails. Other minor components are typically replaced when they fail.

Type and Energy Source: Gas, forced air

COMMENTS: I could not get the furnace to come on because it was about 95 degrees in the house and the thermostat did not engage. The unit is on the roof and was built in 1993. It is a refrigerated / furnace combination. The furnace part of the unit appeared to be satisfactory. We don't know how long it has been since a technician has looked at this unit. I recommend a certified, qualified technician to evaluate this unit and perform maintenance. I believe it will operate but he will be the official spokesman on that.

COMMENTS ON DEFICIENCIES:

- 1) The filter was dirty and needs to be replaced with the correct size.

 B. Cooling Equipment (Refrigerated Air)

COMMENTS: The unit operated and blew out cold air, however, the volume of the air flow was low. The technician will work on that also.

COMMENTS ON DEFICIENCIES:

- 1) The ducts for the unit need to be insulated. There was insulation but it needs repair. This will prevent any cold air from escaping.



This is your unit on the roof with the cover removed. The unit appears clean.

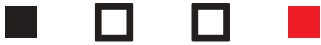


C. Ducts, Chases, Vents and Flues

COMMENTS: There were several flue pipes going out the roof that are left over from old equipment. For example, an old wall furnace and the old water heater location. These should have been removed when the new roof was put on. Any roof penetration is a area that can leak.

COMMENTS ON DEFICIENCIES: No deficiencies were observed

4. PLUMBING SYSTEMS



A. Water Supply System and Fixtures

What is the static water pressure? **50 psi** Location of meter? **Street** Location of shut-off? **None**

COMMENTS ON DEFICIENCIES:

- 1) Water meter at the street is full of debris and needs to be cleaned out. See Photo.
- 2) There are no ant-siphon valves installed on the front or rear faucet. See top of next page.
- 3) Kitchen faucet is leaking and the hot water handle does not work.
- 4) The fixture to the bath tub is corroded and does not function.
- 5) The commode needs to be replaced. It is broken. See photo.
- 6) There are several pipes leaking under the house in the crawlspace that need repair.



Commode is in bad condition




Water vault needs cleaning out



Fixtures are corroded and are not functioning



I saw at least two leaks under the house. A pond is present there. I turned off the water at the street before I left.



Backflow device
 For your information: Back flow devices, vacuum breakers and air gaps are all systems that prevent the back siphonage of contaminated water or other unwanted materials into the potable water system. This vacuum can occur for any number of reasons - corroded and blocked water lines, use of the street water for nearby fire-fighting, repairs to the municipal water pipes, and a break in the municipal system all could result in back-siphonage. These back flow devices cost about \$10 at Lowe's and simply screw onto the end of the water faucet.

B. Drains, Wastes, and Vents
COMMENTS ON DEFICIENCIES: No deficiencies were observed

C. Water Heating Equipment

Energy source? **Gas** Capacity? **40 gals.** Age: **2003**

Note: The life of a water heater depends on many factors (for example- the quality of the water heater, its usage, the quality of the water, the maintenance schedule and many other items). Most of the time, the first evidence of a water heater going out is a small leak that gets larger as time goes by. I recommend that the home owner inspect a water heater over 6 years old once a week for any signs of leaking out the bottom. This practice can save much grief if a leak is detected early.

COMMENTS ON DEFICIENCIES:

- 1) The unit is "red tagged" and should not be used until this tag is removed by the gas company. Reasons for red tag as listed on the tag are;
 - No combustion air
 - Vent pipe not centered over water heater exhaust
 - Water heater is leaning.
- 2) I have a concern that the pipes will freeze in the winter. Have the plumber (I hope you call a plumber to repair the leaks) look at this issue.



* I turned off the gas to the water heater before I left the house



D. Hydro-Therapy Equipment / Jacuzzi / Whirlpool

5. APPLIANCES

A. Dishwasher

B. Food Waste Disposer

COMMENTS ON DEFICIENCIES: No deficiencies were observed

C. Range Exhaust Hood

COMMENTS ON DEFICIENCIES: No deficiencies were observed

D. Range Electric Gas

COMMENTS ON DEFICIENCIES:

1) I had a hard time gettin the burners to light without using a match.

Oven Electric Gas

COMMENTS ON DEFICIENCIES:

1) No anti-tip device was installed

2) There was a "red tag" on the oven that needs to be removed by the gas company before the oven in used.

E. Microwave Cooking Equipment

F. Trash Compactor

G. Bathroom Exhaust Fans and / or Heaters

H. Garage and Garage Door Openers
Detached garage with no opener

I. Door Bell and Chimes

COMMENTS ON DEFICIENCIES: No deficiencies were observed

J. Dryer Exhaust Duct / Back-draft damper.

COMMENTS ON DEFICIENCIES: No deficiencies were observed



To protect your children, keep the anti-tip device installed correctly.



K. Washer / Dryer

COMMENTS: Space is very limited for a washer and dryer. There is no 240 volt outlet for an electric dryer.

COMMENTS ON DEFICIENCIES: No deficiencies were observed



This is the whole area that you have for the washer and dryer.

The 240 outlet in the kitchen is not connected



Steel braided hoses

* The standard black hoses typical on a washer hookup are not approved for use as permanent water lines; over time, hoses left pressurized will blister and ultimately explode. Washer hoses that are left pressurized all the time should be stainless-steel braided. The number one claim with all insurance companies is washing machine hoses bursting. The water is constantly under pressure. The normal black rubber hoses become weakened within a few years of installation. Replace those old rubber hoses with these braided steel “no burst” hoses.

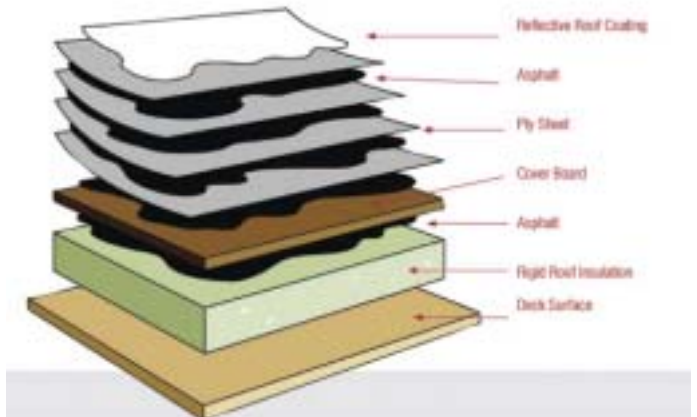
L. Misc.

COMMENTS ON DEFICIENCIES:

1) This gas pipe should be capped to avoid any possible gas leaks. Unused fuel gas outlets must be capped or plugged gas tight regardless of whether a shutoff valve is installed at the outlet.



Just for you information, this is a diagram of what your roof is supposed to look like under the layers. All I can inspect is the top layer. Let's hope that the roofer did a good job and installed all the layers.



OK - I've had the home inspection - now what?

When the home inspection report is in hand and you have fully discussed the findings with your inspector, it's time to digest and evaluate this vital package of new information. At that point, you'll have a week or less to weigh and determine which of the disclosed conditions are minor defects in need of normal maintenance, which are significant functional problems that warrant professional attention, and which are safety issues that demand priority repair.

Next, you'll need to decide which conditions you are willing to accept as they are and which you would prefer the seller to repair prior to completing the sale. In lieu of repairs, you might opt to request a price adjustment on the property. Repairs and price changes are usually negotiable. Unless specified in the purchase contract or by state or local laws, sellers are generally not required to perform any repairs.

To assist you in sorting through these options and representing your choices in the negotiation process, it is best to have the professional representation of a Realtor. Home inspectors can provide guidelines and perspectives in answer to questions, **but most essential at this stage of the transaction is representation by an agent or broker with strong negotiating skills and a sense of commitment to your financial interests.**

In most cases, a residential sale is contingent upon the buyers' acceptance of the home inspector's report. This means that you, as buyer, have a specified number of days to accept or decline the property in "as is" condition. If you decline acceptance, you have four basic choices:

- 1) Ask the sellers to make a few repairs;
- 2) Ask the sellers to make many repairs;
- 3) Ask the sellers to reduce the sales price;
- 4) Decline to purchase the property.

If you request repairs or a price adjustment, based upon the home inspection report, the sellers also have choices. They can:

- 1) Agree to all of your requests;
- 2) Agree to some of your requests;
- 3) Agree to none of your requests;
- 4) Decline to sell you the property.

I hope this information helps you.

Don Powell

Appendix A

What are AFCI's and GFCI's?

AFCI's



AFCI Breaker

An arc fault occurs when electricity is unintentionally released from home wiring, cords, or appliances because of damage or improper installation. This release of electricity can cause surrounding material to catch fire. According to the National Fire Protection Association, electrical arcing is the source of ignition in more than 30,000 fires annually. These fires are responsible for the deaths and injuries of hundreds of people and cause more than \$750 million in direct property damage.

An arc fault circuit interrupter (AFCI) is a newly developed circuit breaker designed to prevent fires by detecting non-working electrical arcs and disconnecting power before the arc starts a fire. Arc faults in a home is one of the leading causes for household fires. AFCI breaker devices are primarily designed to protect against fire. AFCI installation of the combination type is required in bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas of new residential construction. (NEC 210.12B) When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCIs (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between

unintended arcing and the type of arcing that occurs when a switch is operated. AFCIs are an important safety addition to homes in part because they address an additional type of electrical fault that can cause a fire and one which may not be detected and interrupted by a conventional circuit breaker, nor by a ground-fault circuit interrupter (GFCI's).

GFCI's



GFCI Outlet

Over the last three decades, Ground Fault Circuit Interrupters (GFCIs) have saved thousands of lives and prevented many more injuries. Found mostly in areas where electrical products might come in contact with water (i.e. bathrooms, kitchens, and outdoors), a GFCI is a special type of outlet designed to trip before a deadly electrical shock can occur. Just 25 years after the GFCI was introduced, the number of accidental electrocutions in the United States has been cut in half, even though electricity use has doubled. If

GFCIs were installed in older homes, experts suggest that 70 percent of the approximately 400 electrocutions that occur each year in the home could be prevented.

GFCI outlets are designed to protect against electrical shock. A GFCI is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit before a person can be electrocuted. The GFCI is designed to trip and interrupt the circuit at approximately 5 to 8 milliamps.

GFCI's are found in the kitchen, the bathroom, outdoors, garages, crawl spaces, unfinished basements and near swimming pools.

Top Causes of Arc Faults

Loose or improper connections, such as electrical wires to outlets or switches

Frayed appliance or extension cords

Pinched or pierced wire insulation, such as a wire inside a wall nipped by a nail or a chair leg sitting on an extension cord

Cracked wire insulation stemming from age, heat, corrosion, or bending stress

Overheated wires or cords

Damaged electrical appliances

Electrical wire insulation chewed by rodents

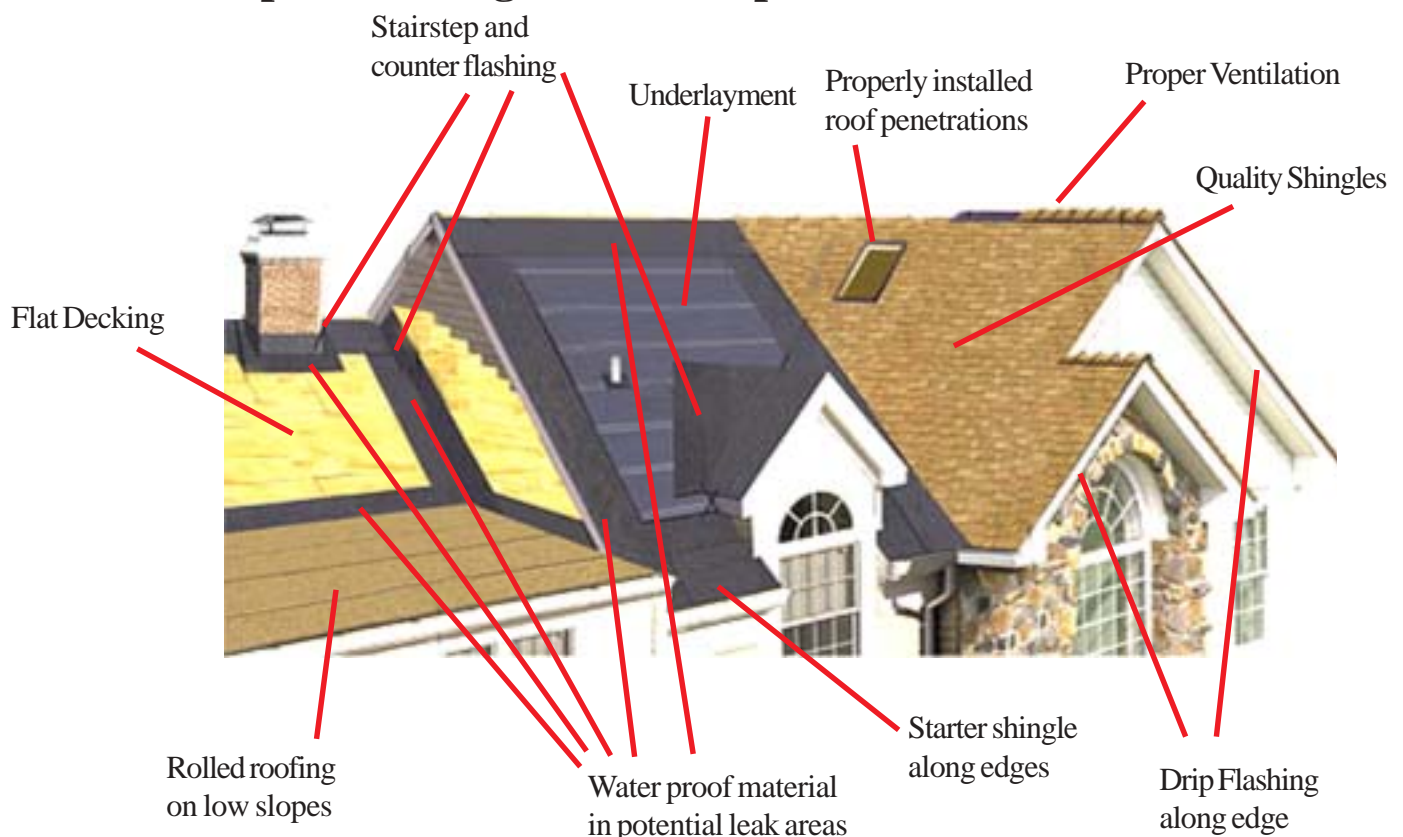
Appendix B

What makes a quality roof system?

A properly installed roof will not leak for the guaranteed life of the roof (excluding hail and other natural disasters). A properly installed roof includes (but not limited to):

- 1) The selection of a shingle rated as class A, B, or C as tested in accordance with UL 790 or ASTM E 108. In other words a quality shingle must be selected.
 - 2) The shingle must be installed as designated by law, code and manufacturers instructions. Shingles must have the proper overlap, correct number of nails that are nailed properly (i.e., not too deep or too shallow or at an angle).
 - 3) The required flashing must be installed correctly and in the proper locations. This includes using stair-step flashing at vertical walls and at chimneys.
 - 4) The roof must be properly drained.
 - 5) A solid roof surface (sheathing/decking) is required for the installation of shingles.
 - 6) The proper material must be used for the slope of the roof.
 - 7) The underlayment must be the correct type and installed correctly. Also, the correct number of underlayment layers must be installed depending on the roof structure.
- These are some of the items that go into a roof that does not leak.
- 8) The attic or roof structure must be properly ventilated.

Unfortunately, most of these important items are not visible to the home inspector doing a visual inspection.



Appendix C

What makes a modern electrical system?

- 1) A minimum 100 amp, 240 volt service for a single family home.
- 2) A main service panel with a minimum of 10-12 circuits.
- 3) A properly grounded and bonded system.
- 4) At least two exterior GFCI protected outlets, one in the front and one in the back.
- 5) Kitchens with the following:
 - Two or more 20 amp appliance circuits
 - All outlets GFCI protected.
 - An outlet over each counter area wider than 12"
 - Outlets no more than 4 feet apart.
- 6) A 20 amp dedicated GFCI protected circuit for the laundry room.
- 7) AFCI protected wall outlets in each room spaced no more than 6 feet apart.
- 8) GFCI's in all the required locations:
 - Bathrooms, hot tubs, pools, spas and outlets within 6 feet of them, garages and accessory buildings, all exterior outlets, crawl spaces, unfinished basements, kitchens, laundry, utility, and wet bar sink areas
- 9) AFCI's in all the required locations:
 - Bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, and similar rooms.
- 10) At least one attic light and a receptacle.
- 11) Proper installation and type of closet light.
- 12) Good electrical workmanship and quality of materials.

Very few older homes will have all of these features, and the older a home is, the less of these features it will have.



An overloaded outlet is a major cause of household fires.