

Advantage Home Inspections

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

PROPERTY INSPECTION REPORT

Prepared for: _____
(Name of Client)

Concerning: _____ **11-25-11**
(Address or Other Identification of Inspected Property) (Date)

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

Weather	Temperature	Faces	Time
Rainy	55	N	12:00 pm

State of Occupancy: unoccupied **Age 1961**

Sq footage Approx. 1541 **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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1



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.

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I	NI	NP	D	Inspection Item
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1. STRUCTURAL SYSTEMS

 A. Foundations

Type of foundation - Slab on grade

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: No deficiencies were observed

 B. Grading and Drainage

COMMENTS ON DEFICIENCIES: No deficiencies were observed

 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 **70%** Pitch - **Steep and med** Style of roof - **Gable**
 Roof covering material (type of roof covering) **Asphalt shingle** Appropriate for pitch? **Yes**
 Roof material condition - **Poor** How is the roof covering material fastened? **Nails**

Any evidence of repairs (other than normal mainenance) to roof covering materials, flashing details, skylights, and other roof penetrations? **Yes**

COMMENTS ON DEFICIENCIES:

- 1) Paint was peeling off of the drip flashing all the way around the house. The flashing metal was not prepared correctly before painting. See photo.
- 2) The roof where I could walk had soft areas which is an indication of rotten decking under the shingles. The rotten decking should have been replaced when the roof was replaced.
- 3) There are shingles missing in multiple locations. See photos.
- 4) Many shingles are lossing their aggregate (the gravel that covers them). This is an indication of age. See photo.
- 5) Many shingles are cupping and curling. This is also an indication of aging.
- 6) Attempted repairs have been made in several locations. See photos. These repairs appeared to be trying to fix a problem and not just maintenance.
- 7) The patio roof was not professionally installed and consequently it leaks. It has also got so much dirt on it that it is growing vegetation. See photo.

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*** We need to have a professional, third-party, qualified roofer look at this roof. **The issues pointed out with the roofing system needs to be repaired by a third party, certified, professional independent roofer. The roofer can evaluate the roof and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.**



Examples of repairs made: Left photo shows tar spread around on top of the dormer. The right photo shows a patch job not done correctly. This photo shows a lot of tar spread near the vertical wall. This glob of tar usually indicates that they had a leaking problem



Multiple shingles missing from this area.



Some shingles missing from this area also.



Paint peeling from the flashing all around the house.



Shingles are showing their age when the aggregate is missing.

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Photos showing other areas of the roof with missing shingles.



Those are plants growing on top of the patio roof

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.

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■ □ □ □ D. Attic and roof structure

Comments:

The attic was only over the garage.

Access to attic location - **Garage**

Inspected from and method used to inspect - **Stuck head in attic**

Percent of attic inspected - **50%** If less than 100%, WHY? **Attic was only a small area**

Flooring - **None**

Attic Structure - **Conventional Wood**

Roof Sheathing - **Plywood** - Condition of sheathing? **Good**

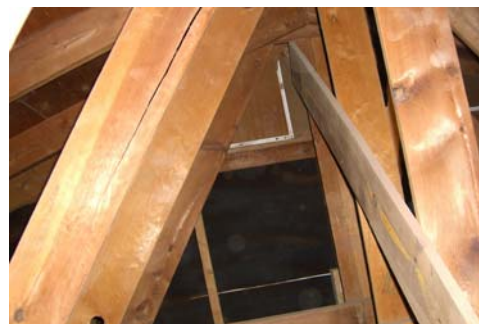
Any evidence of water penetration? **No**

Insulation - **Not present** above garage

Ventilation - **Fair**

Type of ventilation system - **Soffit / gable**

COMMENTS ON DEFICIENCIES: No deficiencies were observed



■ □ □ ■ Interior Walls

COMMENTS ON DEFICIENCIES:

1) More than the normal wear and tear was observed on the interior walls. Many small holes were seen and the walls need painting badly.

■ □ □ ■ E. Exterior Walls

COMMENTS ON DEFICIENCIES:

1) All windows need to have the caulking removed and new caulking installed. See photo. All exterior joints should be caulked (sealed) so that they are watertight and airtight. If they are not adequately caulked, wind-driven rain can enter and cause wood members to rot, metal ties to rust and masonry sections to crack and chip. In addition, cold air can infiltrate into the house causing higher heating costs. Caulking is a normal, relatively simple, maintenance item that needs to be done periodically.

2) Many wooden areas around the house need painting to prevent any further deterioration. For example the garage door. See photo.

3) There are some cracks from the mortar falling from the bricks that need to be sealed. For example under the window in the back and under the window on the east side and in the front. See photo. Sealing all openings on the exterior will prevent water from getting into the house.

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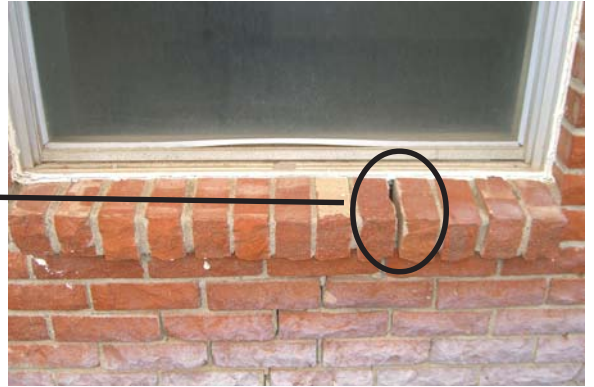


All old caulk should be removed and new caulk added

Bad opening where the mortar has fallen out.

Area around both window A/C's are not sealed very well.

Garage door needs painting



F. Interior Ceilings and Floors.

COMMENTS ON DEFICIENCIES:

1) Multiply locations on the ceiling showed water damage. For example, two areas in the living room and one area in each bedroom and in the kitchen. See photos. It was raining when I did this inspection. The damaged spots did not show any new moisture. However, we still don't know if these leaks have been repaired.



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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:

- 1) The door in the front and in the back are hollow. There should be solid for security reasons.
- 2) Back door to the garage is showing a lot of damage on the outside.
- 3) The back door to the kitchen had a sign telling me not to open it. We can assume that this door needs repair and is deficient.

■ □ □ ■ **Interior Doors**

COMMENTS ON DEFICIENCIES:

- 1) The small door to the linen closet in the downstairs hall bath is stuck at the top and will not open.

■ □ □ ■ **H. Exterior Windows/ Screens**

COMMENTS ON DEFICIENCIES:

- 1) There is a screen missing from a window in the back of the house.

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

COMMENTS ON DEFICIENCIES:

- 1) The windows in the bedrooms are old style and are very hard to open. These windows in the bedrooms should be easy to open so someone can get out in an emergency like a fire.
- 2) The window in the upstairs bedroom on the west side is too high from the floor and is too small for someone to get out of. See diagram. Every sleeping room shall have at least one operable emergency escape and rescue opening, which should not be more that 44" above the floor and not less than 5.7 square inches. The requirement for emergency escape and rescue openings in sleeping rooms exists because a fire will usually have spread before the occupants are aware of the problem, and the normal exit channels may be blocked. To be accessible from the interior of the sleeping room, the emergency escape and rescue opening cannot be located more than 44" above the floor. The 5.7 square inch opening is based on the minimum size necessary to admit a fire fighter with full rescue equipment.
- 3) As I said, the windows are old style and are not sealing very well against rain. Many of the window sills around the house show water damage. See photo.



Window sills show water damage because windows are old style

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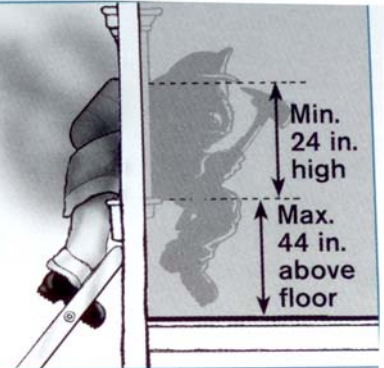
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FIG. 56 Bedroom Window Egress

When the req'd second exit in a bedroom is a window, it must open to a size that provides an escape route for residents & an entrance for a firefighter wearing an oxygen pack. The sill must not be higher than 44 in. from the finished floor. The openable portion of the window must be at least 24 in. high & 20 in wide, w/ a net area at least 5.7 sq. ft., per **T26**. If the window is at direct grade level, the overall size may be reduced to 5.0 sq. ft. per **T27**.



This window is too high and too small by modern standards.

I. Interior and Exterior Stairways

COMMENTS ON DEFICIENCIES:

1) The handrail termination is incorrect. The handrail should end at a newel post or a wall to prevent catching clothing or limbs causing a fall. This means that the handrail should curve into the wall and not end abruptly like it does now.



This is the way it is supposed to look.



Handrails for stairways shall be continuous for the full length of the flight. Handrail ends shall be returned or shall terminate in newel posts. (R311.5.6.2)

J. Exterior Chimney

Interior Fireplace

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

COMMENTS ON DEFICIENCIES: No deficiencies were observed

COMMENTS: There was cracking in the driveway but this is normal for a house this old.

L. Other

Safety Glass

COMMENTS ON DEFICIENCIES:

1) The glass in the exterior doors should be safety glass for safety reasons. I did not see any identification marks indicating that it is safety glass.

Should be safety glass in this location



Smoke Alarms / Carbon Monoxide Alarms

COMMENTS ON DEFICIENCIES:

1) There were only two alarms in the house. One in the upstairs hall and one in the downstairs hall. They both function. However, modern standards call for more smoke alarms and for carbon monoxide alarms. 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) Replace the current alarms you have there now.

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.

Modern standards require that Carbon Monoxide alarms be located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Carbon Monoxide alarm can be located near the smoke alarm required in the immediate area of the bedrooms.

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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:

COMMENTS ON DEFICIENCIES:

- 1) AFCI's are not in all the required locations. Beginning in 2011 all outlets for new homes in bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, and similar rooms are required to be AFCI protected. (E3902.11). AFCI's are not in the family room, the dining room, the living room, parlor, library, den, sunroom, recreation room, closets or hallway. **Please look at Appendix A at the end of this report for more information concerning AFCI's.**
- 2) There is a hole in the top of the panel that a neutral wire is running though. This hole should be protected by using a grommet. See photo.
- 3) There is a double-tap present in the panel. A double tap is when two wires are going to the same connection. These connections are only designed for one wire. See photo.
- 4) The top 4 fuses on the right had side should be 20 amp fuses and not 30 amp fuses. Over fusing can cause the wires to overheat, melt and even catch fire if an electrical problem should arise for these fuses.
- 5) The panel is not labeled adequately to identify which each circuit is controled. This information would need to be known in an emergency and for repairs.

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.

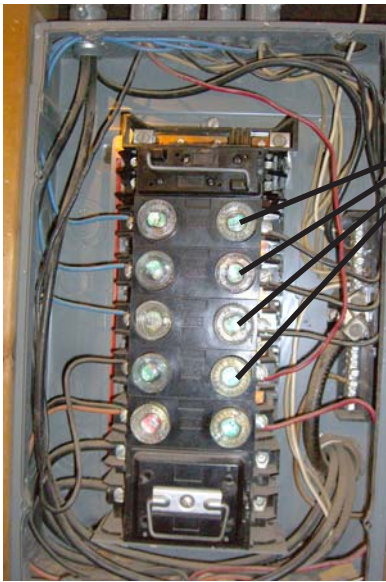
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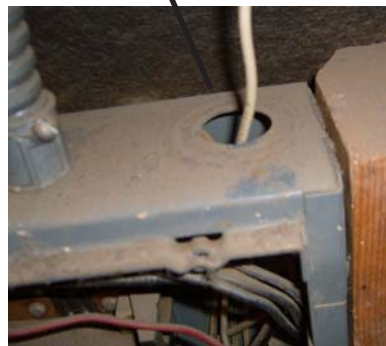
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These 4 fuses should be 20 amp

Below, hole should have grommet



Double tap is present on this fuse. See the two wires?



B. Branch Circuits - Connected Devices and Fixtures

Comments: FOR YOUR INFORMATION - Please look at Appendix A at the end of this report for more information concerning GFCI's. For information purposes only, please look at Appendix C on what a modern electrical system consists of. And for more information on electrical safety in the home go to the web site of the National Fire Protection Association at www.nfpa.org.

Type of branch circuit conductors? Copper

COMMENTS ON DEFICIENCIES:

- 1) Tamper-resistant outlets are not in the required locations. Beginning in 2011, all outlets in new homes are required to be tamper-resistant. (E4002.14) The intent of the tamper-resistant outlet is to protect children who often insert objects into outlets out of curiosity.
- 2) The outlet outback does not have a cover plate. It should have a weather proof cover. See example on next page.
- 3) GFCI's are not in the required locations. This is a current standard. See appendix A for more information.
- 4) There is no cover for a box above the panel. This box should have a cover to protect the wires and to keep someone from touching the exposed wires.
- 5) The white wire coming out of the light on the garage ceiling needs to be in a conduit to protect it. See photo. This wire can become energized and shock someone also.
- 6) There is a damaged outlet in the living room that needs repair. This outlet has exposed "hot" parts that are dangerous.
- 7) Two outlets in the kitchen have reversed polarity. "Reverse polarity" is the term used to describe a situation where electrical wires are connected to the wrong terminals of a receptacle. It can be hazardous if the "hot" side of your electrical system gets connected to certain types of lamps or equipment.
- 8) The house has not be upgraded to convert the old two wire system to a grounded system. The old two wire system is not as safe as a grounded system. You should consider having the system upgraded,
- 9) Two light fixtures are hanging out of the ceiling in the garage exposing the wires. This is deficient and can cause shock.

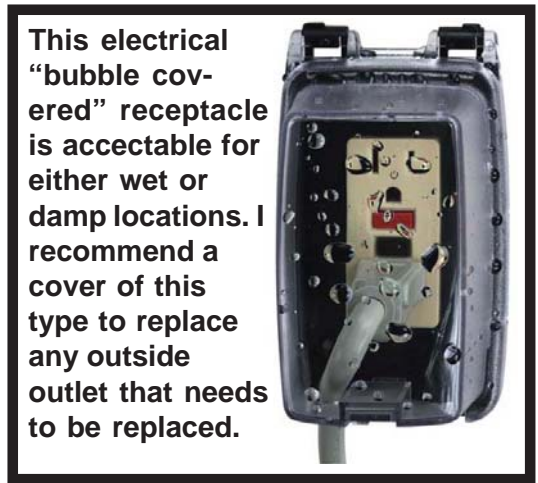
*****Look at Appendix C for information on all the features a modern electrical system has.**



Damaged outlet should be repaired because it is dangerous.



This outside outlet should be replaced with the new bubble type shown at right



This electrical "bubble covered" receptacle is acceptable for either wet or damp locations. I recommend a cover of this type to replace any outside outlet that needs to be replaced.



Exposed wires above the light fixtures in the garage should be covered to prevent damage and shock.

Cover should be placed over this box to prevent damage and shock hazard. →

Also, this wire should be in a conduit to protect it and to prevent any shocks.



3. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

■ □ □ ■ A. Heating Equipment

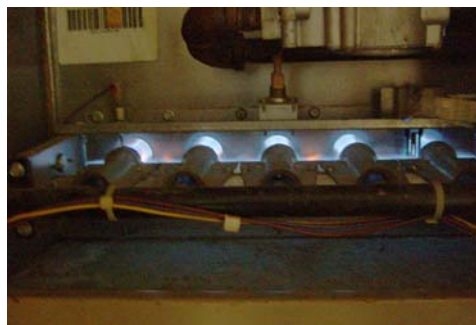
Comments: Conventional gas furnaces typically last 20 to 25 years. Furnaces are usually replaced when the heat exchanger fails. Other minor components are typically replaced when they fail.

According to my Preston Guide - this furnace was manufactured between 2000 and 2005.

Type and Energy Source: Gas, forced air

COMMENTS ON DEFICIENCIES:

- 1) The furnace filter is dirty and should be replaced.
- 2) Neither bath room has a vent to it for heating and cooling. They both have ceiling heaters. The ceiling heater for the upstairs bathroom does not work.





B. Cooling Equipment (Refrigerated Air)

I could not run the A/C equipment because the outside temperature was 55 degrees. Refrigerated equipment can get damaged if operated below 60 degrees.

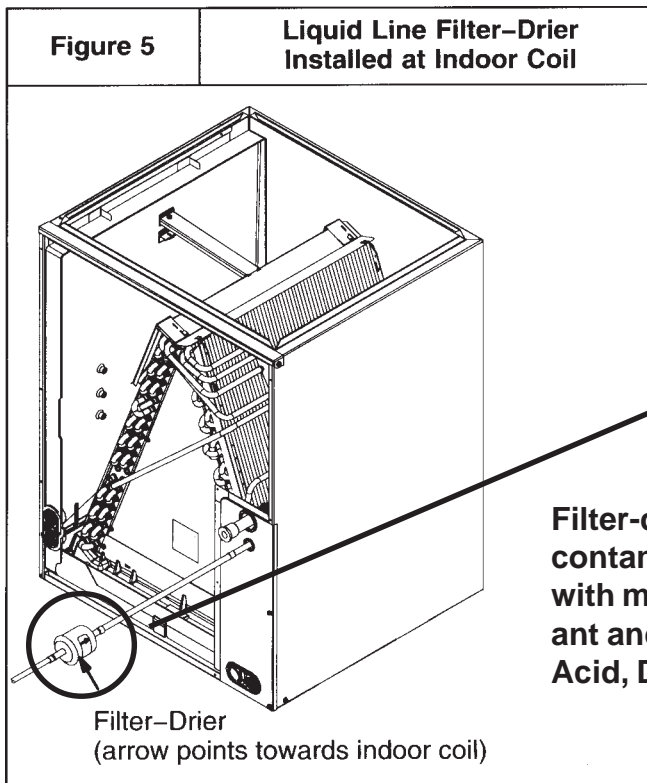
COMMENTS ON DEFICIENCIES:

- 1) The foundation pad for the A/C is broke which is causing the A/C unit to lean. This leaning could effect the operation of the unit.
- 2) There is no filter/dryer installed in the system. See diagram.
- 3) There is no back-up safety on the secondary drain to prevent any water damage in the case if the primary drain should get plugged up.

Unit not sitting level



A back-up system to prevent any leaks should have been installed on the secondary drain here



Filter-driers are used to remove unwanted contaminants from the refrigeration system with minimal resistance to the flow of refrigerant and oil. The contaminants are: Moisture, Acid, Debris, and Wax.



C. Ducts, Chases, Vents and Flues

COMMENTS ON DEFICIENCIES:

- 1) The distribution for the heating (and probably the cooling) is not the best. Some vents discharged hotter air than others. For example, the vent in the living room discharges very little air, which means this room may not be as comfortable as it should be.

The issues pointed out with the Heating, Ventilation and Air Conditioning systems need to be repaired by a third party, certified, professional independent HVAC technician. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.

4. PLUMBING SYSTEMS



A. Water Supply System and Fixtures

What is the static water pressure? **75 psi** Location of meter? **Street** Location of shut-off? **None**

COMMENTS ON DEFICIENCIES:

- 1) The upstairs toilet is loose on the floor. The toilet should be tight to the floor to prevent leaks.
- 2) There are no anti-back flow devices for the three outside faucets.



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.

- 3) One of the outside faucets appears to need replacing. See photo.
- 4) The kitchen faucet leaks.
- 5) The downstairs bathtub plumbing leaks badly. It appears that the whole area needs repair to prevent water from getting behind the wall. I did not test the shower because of the bad leak.



This area in the downstairs bath is un-usable in its current condition.



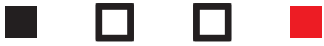
Faucet needs replacing.



B. Drains, Wastes, and Vents

COMMENTS ON DEFICIENCIES:

- 1) The drain stops for all the sinks and all the tubs are missing.



C. Water Heating Equipment

Energy source? **Gas** Capacity? **40 gals.**

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.

Appears to have been installed in **2004**

COMMENTS ON DEFICIENCIES:

1) There is no safety pan present for the water heater. According to current standards where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a safety pan. The safety pan should have a drain line (overflow pipe) that discharges into a proper location.



This is what a safety pan looks like



Pressure control valve

2) The flue pipe collar has come loose from the bolts holding it in place. The flue pipe must be secured and directly over the flue opening on the water heater to prevent any flue gases from escaping and getting into the house.

*** I did not test the pressure control valve because I did not see where it terminated.



D. Hydro-Therapy Equipment / Jacuzzi / Whirlpool

The issues pointed out with the Plumbing system need to be repaired by a third party, certified, professional independent plumbing technician. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.

5. APPLIANCES

- A. Dishwasher
 B. Food Waste Disposal
 C. Range Exhaust Hood

- D. Range Electric Gas

COMMENTS ON DEFICIENCIES:

The range and the oven are very old. They are the ones that came with the house in 1961. I am amazed that they lasted this long and you should plan on replacing them in the near future.

1) The two back burners did not work. Only the two front burners worked.

- Oven Electric Gas

COMMENTS ON DEFICIENCIES:

1) The oven was very dirty.

2) The panel was missing on the top for the controls.

3) The door is loose. You have to raise it to get the door to close.



- E. Microwave Cooking Equipment
 F. Trash Compactor
 G. Bathroom Exhaust Fans and / or Heaters

■ H. Garage and Garage Door Openers

COMMENTS ON DEFICIENCIES:

- 1) The garage door had two locks on it so I could not raise the door. It did not have an opener. If you plan on adding an opener please read about the safety devices that need to be added. Modern practice calls for two safeties on the garage door. One is the automatic reverse and the other is the electronic sensor. The automatic reverse activates when the door is coming down and hits an object - a car or a person, for example. The electronic sensor reverses the door when a beam is broken by an object, a crawling child or a small pet. The electronic sensor must not be more than 6" above the garage floor. Also, the door locks should be removed or disabled to prevent damage to the door hardware in the event that the garage door opener is used when the door is locked. Please make sure these safety issues are in place when you have your opener installed.
- 2) The walls of the garage are not fire rated. According to current standards the garage is supposed to contain a fire for one hour. To do this the wall surface on the garage should consist of plaster or 1/2 gypsum board, with no openings. All attic hatches should be fire-rated using 1/2 gypsum board or equivalent. Doors in this wall should be fire-rated or solid core and self closing. Numerous potential hazards exist within garages because occupants of dwelling units tend to store a variety of hazardous materials there. Along with this and the potential for carbon monoxide build-up within the garage, modern practice requires that the garage be separated from the dwelling unity and the attic with at least 1/2 inch gypsum board or other equivalent material. The door to the house is hollow and has a window in it. This door should be solid with no openings.

■ 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

■ K. Washer / Dryer

COMMENTS ON DEFICIENCIES: No deficiencies were observed

The issues pointed out with the Appliance section need to be repaired by a third party, certified, professional independent technicians. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.



L. Misc.

COMMENTS ON DEFICIENCIES:

- 1) The pole holding up the front porch is completely rotted through at the bottom. The pole can be easily moved.
- 2) Both gates are beyond repair and should be replaced. See photo.
- 3) There is a lot of dead vegetation and trees and bushes that should be removed. All stumps and wood debris should be removed from around the house, otherwise, it can provide a source of food for a new termite colony that when it becomes large enough, will attack the house.
- 4) Most light fixtures around the house do not have globes to protect the bulbs.



5) Although I am not qualified to inspect for environmental hazards, I have a concern about this house in that regard. I recommend a third party, certified, professional environmental specialist evaluate this house for environmental hazards and to make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.
Environmental hazards include lead paint and asbestos.

*** The water was turned off when I arrived at the house. I turned it on for the inspection and then turned it off again when I left.

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