

NSPECT PROPERTY INSPECTION REPORT



701 Sparks Ave, Austin, TX 78705

Property Inspection Report prepared for: Rahim Javanmardi

Inspector: Vincent Giovanniello, 7322

www.nspectofcentraltexas.com

Realtor:

Inspection Date: 9/6/2023

Year built: 1937

Size: 2,454 SqFt

Weather: Sunny, 85F

Other info: House was vacant. Buyer was present.

PROPERTY INSPECTION REPORT FORM

Rahim Javanmardi

Name of Client

9/6/2023

Date of Inspection

701 Sparks Ave, Austin, TX 78705

Address of Inspected Property

Vincent Giovanniello

Name of Inspector

7322

*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.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

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

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

Exclusivity: This report is prepared exclusively for the client(s) named and is the property of the client and Nspect of Central Texas, Inc. This report is not transferable to anyone in any form. This report may not be used for any purpose, by any other person or entity, without the written consent of Nspect of Central Texas, Inc. Any person or entity who uses this report without written consent of Nspect of Central Texas, Inc. does so at their own risk and by doing so without the written consent of Nspect of Central Texas, Inc. waives any claim of error or deficiency in this report.

Acknowledgement: Use of this report, for any purpose, acknowledges acceptance and agreement with the terms and conditions stated in the Inspection Agreement attached along with this report.

Findings: The findings in this report are based on the experience and training of the inspector. Others may have a differing opinion. Should questions arise about a specific system, it is recommended that a specialist in that area be consulted. Photos in this report are not intended to be exhaustive of all instances of a deficiency but are included to help provide clarification and understanding. This is not a code inspection and references to code in this report are for the purpose of providing additional information and understanding.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):

- Slab Foundation

Comments:

- Crawlspace was entered and crawled for inspection. Not all areas of the crawlspace were accessible for inspection due to obstructions from plumbing equipment, mechanical equipment and inadequate clearance between grade and floor structure.
- At the time of the inspection evidence of foundation failure was observed. Cracking and repaired cracking was observed in the foundation walls. Cracking and repaired cracking was found in exterior and interior walls, and in ceilings. Floors were found to be unlevel, sloping and uneven. Doors throughout the main house were found to stick, drag, not latch and were out of square. Windows throughout the main house were found to bind and were found to be out of square. It is strongly recommended that a qualified and professionally licensed structural engineer be consulted.
- Main House: Crawlspace: Some foundation beams appeared to be undersized and were deteriorated. Wood to ground contact was observed at some piers and other structural foundation supports. Wood to ground contact can lead to moisture and insect intrusion, and deterioration, Cedar piers were observed in the crawlspace. Poured concrete piers offer more support and are preferred. Some piers were found to be leaning and loose. Recommend further investigation by a qualified and professionally licensed structural engineer.
- Basement Foundation Main House: At the time of the inspection evidence of foundation failure was observed. Severe cracking was observed in the basement foundation walls and concrete slab floor. Evidence of moisture penetration into the basement was observed. The sump pump well was found to be filled with water. Wooden structural foundation members were found to be severely deteriorated. Recommend further investigation by a qualified and professionally licensed structural engineer.
- Evidence of wood destroying insect activity was observed in the crawlspace foundation and basement foundation. Extensive and severe structural damage was observed. Recommend further investigation by a qualified and licensed pest control technician.
- Ventilation of the crawlspace was found to be inadequate. It is generally considered desirable for air to flow from all four sides and corners of the crawlspace foundation. Proper and adequate ventilation of the crawlspace allows outside air to circulate under the floor to prevent moisture buildup that can lead to mildew and mold, and wood deterioration. Code Note: *IRC R408.1 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. Where a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m²) for each 1,500 square feet (140 m²) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building. Recommend contacting a qualified and professional foundation specialist for further evaluation and repair as deemed necessary.*
- Crawlspace was found to be wet at front wall and rear wall. Damp conditions can lead to mold growth, musty smells, pests, termites, water damage, and structural damage. Recommend corrective measures are taken to assure that the crawlspace remains dry.
- Vapor retarder was not found to be installed in the crawlspace. Crawl space vapor retarders are durable membranes that work by preventing the infiltration of water vapor into the crawl space. Recommend installation of a vapor retarder.
- Damaged vent louvers and damaged vent screens were observed in multiple locations. Recommend repair or replace.
- Wood to ground contact was found in multiple locations in the crawlspace. This can lead to insect intrusion and deterioration. Recommend correction.

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I	NI	NP	D
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- Wood deterioration of crawlspace and basement structural members was observed in multiple locations throughout the crawlspace and basement. Recommend repair or replace.
- The crawlspace was found to be littered with wood debris. This is a conducive condition for termite infestation. Recommend clearing all debris from crawlspace.
- Evidence of possible organic growth was observed in the crawlspace and the basement. Recommend further investigation by a qualified and licensed mold assessment consultant and repair as deemed necessary.
- Basement structural support post was found to be rodent damaged and disconnected from beam. Recommend evaluation and repair.



Cracking in foundation wall



Damaged vent louver



Deteriorated structural member



Wood to ground contact and deterioration.

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I	NI	NP	D
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Wood debris in crawlspace



Cracking in foundation wall



Possible organic growth in crawlspace



Possible organic growth in crawlspace

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I	NI	NP	D
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Crawlspace- wood to ground contact



Crawlspace: Deteriorated structural support members



Crawlspace: Deteriorated structural support members



Crawlspace: Deteriorated structural support members

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Crawlspace: Deteriorated structural support members



Crawlspace: Deteriorated structural support members



Cedar pier



Loose cedar pier

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I	NI	NP	D
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Cracking in foundation wall



Cracking in foundation wall



Leaning piers



Possible organic growth

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I	NI	NP	D
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Wet area of crawlspace



Possible organic growth



Wood to ground contact and possible organic growth



Wet area of crawlspace

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I	NI	NP	D
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Unlevel and sloping floors



Damaged basement vent screen and evidence of moisture intrusion into basement



Possible organic growth in basement



Severe cracking basement foundation wall

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I	NI	NP	D
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Sump pump well full of water and debris



Severe cracking in basement foundation wall



Cracking in basement foundation wall



Possible organic growth in basement

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I	NI	NP	D



Evidence of wood destroying insect activity in basement



Evidence of wood destroying insect activity in basement



Evidence of wood destroying insect activity in basement



Rodent damaged basement support post

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I	NI	NP	D
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Rodent damaged basement support post



Disconnected basement support post



Severely unlevel floor

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I	NI	NP	D
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B. Grading and Drainage**Comments:**

- The inspection and opinions provided with respect to grading and drainage are based on conditions that are evident at the time of the inspection. Unusual storm conditions and other factors such as improper drainage flow patterns on adjacent properties are conditions that cannot be reasonably determined nor anticipated during a brief site inspection and are considered outside the scope of the inspection. Recommend contacting a qualified and professionally licensed Civil Engineer if a higher level of evaluation of the property's grading is desired. Inspection of and determination of the presence or functionality of subterranean moisture protection (basement or sub slab areas), "French" drains, drainage swales, concealed drainage systems of any nature are all outside the scope of inspection.

- The grade of the lot was not found to be properly sloped away from the house on multiple locations around the structure. Measures have not been taken to divert the flow. It is generally considered desirable that a fall in grade of 6" occur within the first 10'. Code Note: *IRC R401.3. Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.* Recommend corrective measures be taken to assure proper surface drainage.

- Downspouts were found to be discharging water next to the foundation. Recommend extending downspout termination to at least 5' from the structure at a point where the water will flow by gravity away from the structure.

- The grade around the perimeter of the house appears to be higher than the crawlspace in some areas. In addition, some vents were found to be at grade level. This condition can allow water to enter the crawl space and pool under the house. Recommend evaluation and repair.

- Gutters were found to contain debris and are in need of cleaning. Recommend cleaning of gutters.

- The front porch was found to be sloped towards the wall of the house and evidence of moisture intrusion on the interior front wall of the house was observed. Recommend evaluation and repair by a qualified and professionally licensed structural engineer.



Front porch sloped towards the structure

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I NI NP D

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C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition shingles noted.
- Composition rolled roofing
- Metal clip-on roof.
- Flat roof, TPO rubber membrane.
- Tile roof

Viewed From:

- Roof was walked for inspection.

Comments:

- The inspector can not confirm the presence of, and proper installation of concealed flashing details.

• Roofing fasteners were found to be in need of caulking/re-caulking. Fastener heads at flashing and other points should be sealed with caulk to prevent moisture intrusion into the structure. Recommend repair by a qualified and professional roofing contractor.

• Trees were found to be in contact with the roof. Damage has occurred to the shingles. Recommend evaluation and repair by a qualified and professional roofing specialist.

• Roof was found to be littered with debris. Recommend removal of debris.

• Plumbing vent boot flashing was not found to be properly installed in all locations. Flashing was not found to be folded inside vent pipes. This can lead to moisture intrusion into the attic space and interior the home. Recommend further investigation by a qualified and professional roofing contractor and repair as deemed necessary.

• Diverter flashing above air-conditioning unit was found to be missing. Diverter flashing prevents excessive amounts of water from draining off the roof and onto the air-conditioning unit. Recommend installation of diverter flashing.

• Cracked and chipped tiles were observed at various locations on the roof. Loose roofing tiles were observed. Recommend evaluation and repair by a qualified and professional roofing contractor.

• Metal roof covering was found to be severely rusted. Recommend repair or replace.

• The roof did not appear to be properly and adequately sloped to promote proper and adequate shedding of water off the roofs. Evidence of previous standing water was observed. Evidence of moisture penetration in the attic space and ceiling was observed. Recommend further evaluation by a qualified and professional roofing contractor and repair as deemed necessary.

• Flashing and at sidewalls and head walls on both structures did not appear to be properly installed. Due to the flashing installation the roof, and components below, are more prone to water infiltration. Recommend a qualified roofing contractor be contacted for further evaluation and repair as deemed necessary.

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I	NI	NP	D
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Trees contact roof and house



Improperly installed vent boot flashing



Improperly installed vent boot flashing



Improperly installed vent boot flashing

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I	NI	NP	D
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Debris on roof



Evidence of previous standing water



Cracked roof tiles



Improperly flashed headwall

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NI=Not Inspected

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D=Deficient

I	NI	NP	D
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Damaged roof tiles



Cracked roofing tile



Rusted metal roof covering



Loose roof tiles

I=Inspected

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D=Deficient

I NI NP D



Improperly flashed sidewall and missing kickout flashing

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D. Roof Structure and Attics

Viewed From:

- Attic space was inspected from the access hole.

Approximate Average Depth of Insulation:

- No insulation present.

Comments:

- Roof decking on rear porch was found to be deteriorated. Recommend repair replace.
- Moisture penetration staining was observed on underside of roof decking in multiple locations. Areas were dry at time of inspection. Recommend monitoring condition.
- Attic space was found to lack insulation. Recommend installation of proper and adequate insulation.
- Attic access hole wood framing members were found to be deteriorated. Recommend repair.
- Evidence of possible organic growth was observed on the framing members in the attic space. Recommend further evaluation by a certified and licensed mold assessment consultant.
- Evidence of rodent activity was found in attic. Recommend further investigation by a qualified and professional pest control technician and repair as deemed necessary.
- Attic access door was found to fall off hinges. Recommend repair or replace.
- Holes were found in the screens of the attic vent. Recommend replacement of screening.
- Insulation for the attic access scuttle hole/attic ladder was found to be damaged/missing. Recommend proper and adequate insulation of attic access cover/ladder.
- Attic space was not found to be sufficiently and properly ventilated. It is generally considered desirable to draw air from the lower sections of the attic space to the upper sections of the attic space at the peaks. Vent placement is critical to the elimination of dead zones and to achieve ventilation of all rafter bays and attic spaces. This begins by installing an equal ratio of upper ventilation (exhaust) to lower ventilation (intake). Recommend further investigation by a qualified and professional roofing contractor and repair as deemed necessary.
- The roof structure for the rear porch was found to be severely unlevel. Recommend repair or replace.

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I	NI	NP	D
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Bowed and warped support post



Deteriorated roof decking



Deteriorated roof decking



Deteriorated framing members

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I	NI	NP	D
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Gap in framing members. Water stains on decking and framing members.



Possible organic growth and water stains



Unlevel porch roof

I=Inspected

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D=Deficient

I NI NP D

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E. Walls (Interior and Exterior)

Wall Materials:

Comments:

- This inspection does not include cosmetic defects to walls. The interior areas of wall cavities are generally not accessible, and detection of hidden damage of water intrusion or wood destroying insects is not possible.
- Shrubs and or vines were found in contact with the exterior wall. Recommend shrubs be trimmed to provide 6" clearance to inhibit moisture and insect intrusion.
- Fascia was found to be deteriorated/damaged on various locations. Recommend repair of all deteriorated areas of fascia.
- Siding and or trim on exterior walls was found to be deteriorated and or damaged on various locations. Recommend repair of all deteriorated siding and trim.
- Severe cracking and repaired cracking was found in the stucco at numerous locations. Areas of repair were found at numerous spots. The stucco does not appear to have been installed in conformance with the standards established by the Texas Lathing and Plastering Contractors Association (TLPCA). The following deficiencies were noted but the list is not intended to be exhaustive. The inspectors are not stucco specialists.
 - o Sheet metal flashing that of no less than 26 gauge material was not installed as required above all headers (windows, doors and gable vents).
 - o Control joints were not found installed at all required locations.
 - o Stucco is not terminated 2 inches above all flat work.
 - o Weep screed is not installed along the bottom of the wall assembly to `drain the plane`.
 - o Kick out flashings are not installed correctly at all required roof/wall joint locations.
 - o All penetrations through the stucco system are not sealed with the approved sealant. Recommend that a stucco specialist be consulted to determine the corrective measures necessary to comply with the TLPCA standards.
- Hole was observed in the right exterior wall of the house. Recommend repair.
- Some exterior wall penetrations of water lines, gas lines, electrical service, at windows, at doors, etc. were found to be in need of caulking/re-caulking. Recommend the proper sealing of all penetrations of the exterior walls.



Cracking in stucco



Cracking in stucco

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D



Deteriorated fascia



Cracking in stucco



Cracking and flaking of stucco



Trees contact house

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Cracking in stucco



Hole in exterior wall



Cracking in stucco wall



Cracking in stucco wall and foundation wall

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NP=Not Present

D=Deficient

I	NI	NP	D
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Cracking in stucco wall



Cracking in stucco wall



Cracking in stucco wall



Cracking in stucco wall

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I	NI	NP	D
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Deteriorated fascia



Cracking in stucco wall



Cracking wall



Cracking in wall

I=Inspected

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I	NI	NP	D
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Repaired cracking



Cracking in wall



Cracking in kitchen tile wall



Cracking in wall

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Repaired cracking in wall



Cracking in wall



Damaged wall in 3013 Unit



Repaired cracking in wall

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Cracking in wall

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F. Ceilings and Floors

Ceiling and Floor Materials:

Comments:

- Evidence of severe wood destroying insect activity was observed in the floor covering, sub floor and floor joists. Recommend further investigation by a qualified and licensed pest control technician.
- Wood floor covering was found to be deteriorated, damaged, loose and cupping in multiple locations throughout the house. Evidence of moisture penetration was observed on the sub floor in the crawlspace. Severe deterioration of the sub-floor and floor joists were observed in the crawlspace. Floors throughout the house were found to be soft, spongy, sagging, squeaky, crowning, unlevel, sloping and uneven. Recommend further evaluation by a qualified and professionally licensed structural engineer.
- Possible organic growth was observed on the sub floors and joists in the crawlspace and the basement. Recommend further evaluation by a qualified and licensed mold assessment consultant.
- Evidence of moisture penetration was observed on the sub floors and joists in the crawlspace and the basement. Recommend evaluation and repair.
- Severe deterioration of the floor joists was observed in the crawlspace and basement. Recommend repair or replace.
- Evidence of possible moisture penetration was found in the ceilings throughout the house. Recommend evaluation and repair by a qualified and professional roofing contractor.
- Ceilings in various locations throughout the house were found to be sagging, caving in, loose and unlevel. Holes and damage were observed in the ceilings in various locations throughout both structures. Recommend evaluation and repair.
- Vinyl flooring was found to be cracked/torn and coming loose in the kitchen and laundry room. Recommend repair.
- Cracking was found in the ceilings throughout the house. Recommend repair.

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I	NI	NP	D
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Deteriorated sub-floor and joist in crawlspace



Crawlspace: Possible organic growth



Evidence of moisture penetration and possible organic growth in crawlspace



Deteriorated floor joists

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I	NI	NP	D
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Deteriorated floor joists and sub-floor



Deteriorated floor joists and sub-floor



Crawlspace: Possible organic growth



Deteriorated sub-floor members in crawlspace

I=Inspected

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NP=Not Present

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I	NI	NP	D



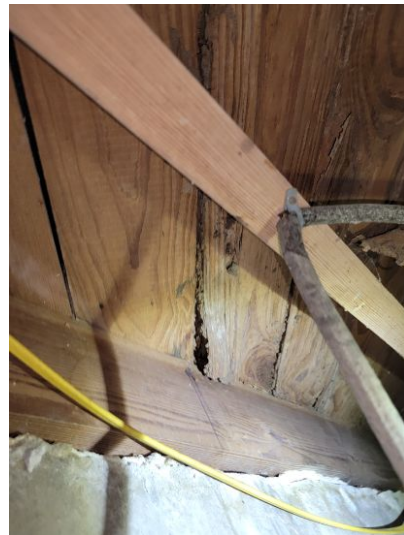
Evidence of wood destroying insect activity in crawlspace



Evidence of wood destroying insect activity in crawlspace



Evidence of wood destroying insect activity in crawlspace



Evidence of wood destroying insect activity in crawlspace

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Deteriorated and fallen sub-floor



Evidence of wood destroying insect activity in crawlspace



Deteriorated sub-floor members



Evidence of moisture penetration

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I	NI	NP	D
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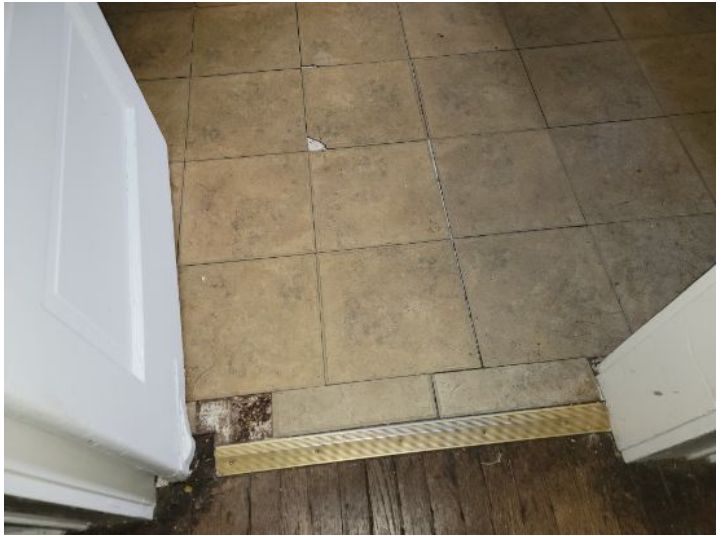
Evidence of moisture penetration



Moisture penetration



Sagging and damaged ceiling



Damaged vinyl flooring

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I	NI	NP	D
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Moisture penetration



Deteriorated wood floors



Deteriorated wood floors



Loose and cupping wood floors

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NP=Not Present

D=Deficient

I	NI	NP	D



Cracking in ceiling



Evidence of wood destroying insect activity



Basement: Evidence of moisture penetration and possible organic growth



Basement: Sub floor deterioration and moisture penetration

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I	NI	NP	D
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Water damaged ceiling



Sagging, damaged, and out of plumb and unlevel ceiling in 3013 Unit



Cracking and water damaged ceiling



Water damaged ceiling and wall

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Water damaged ceiling and wall



Cracking in ceiling and wall

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G. Doors (Interior and Exterior)

Comments:

- Most screen doors were found to be deteriorated and damaged. Recommend repair or replace.
- Doors were found to be keyed on the inside. This is a safety hazard. Recommend installation of thumb lock.
- Doors in multiple locations throughout the house were found to be out of square and did not function properly. Recommend repair.
- Doors in various locations throughout the house were found not found to latch. Recommend adjustments.
- Doors in various locations throughout the were found to drag on jambs the floor. Recommend repair.
- Doors in various locations throughout the house were found to stick and drag. Recommend repair.
- Passage door was found to be missing in the hallway of the front unit. Recommend replacing door.
- The closet door in the front bedroom of the front unit was found to be stuck shut and did not open. Recommend repair.

I=Inspected

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I	NI	NP	D
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Deteriorated door



Deteriorated door



Door pass through out of square

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

Window Types:

Comments:

- Not every window is always tested or operated during the inspection. Only those windows that are accessible are operated. Window treatments (blinds, shades, shutters, etc.) which are not a part of the structure are not inspected.
- Wooden window frames were found to be deteriorated in multiple locations throughout the house. Recommend repair or replace.
- Window panes were found to be broken on various windows. Recommend replacement of window glass.
- Windowsills and frames in various locations throughout the house were found to be damaged and deteriorated. Recommend repair or replace.
- Screens in various locations were found to be missing. Recommend replacing all missing window screens.
- Damaged and or loose window screens were observed in various locations. Recommend repair or replace.
- Windows in various locations throughout the house would not stay up when opened. Various windows were found to fall. Recommend repair.
- Windows located in various locations were found not to latch properly. Recommend repair or replace.
- Windows at various locations were found to be stuck shut and did not open. Recommend repair or replace.
- Windows in various locations throughout the house were found to be out of square and did not function properly. Recommend repair.



Deteriorated window frames



Damaged windowsill

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deteriorated window frame



Deteriorated window frame

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☐ ☐ ☐ ☒

I. Stairways (Interior and Exterior)

Comments:

- Basement: Hand rails were not found to be properly installed. This is a hazardous condition. Code Note: IRC R311.7.8 Handrails. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers. Share url icon R311.7.8.1 Height Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm). Exceptions: The use of a volute, turnout or starting easing shall be allowed over the lowest tread. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (965 mm). Share url icon R311.7.8.2 Handrail Projection Handrails shall not project more than 4 1/2 inches (114 mm) on either side of the stairway. Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6 1/2 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required. Share url icon R311.7.8.3 Handrail Clearance Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails. IRC R311.7.8.4 Continuity Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned toward a wall, guard walking surface continuous to itself, or terminate to a post. Exceptions: Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread. A volute, turnout or starting easing shall be allowed to terminate over the lowest tread and over the top landing. IRC R311.7.8.5 Grip Size Required handrails shall be of one of the following types or provide equivalent graspability. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) and a cross section of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm). Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and have a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm). Recommend installation of proper handrail.
- Basement: Stair treads and/or risers were not found to meet safety requirements. This is a hazardous condition. Code Note: IRC R311.7.5 Stair Treads and Risers Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners. Share url icon R311.7.5.1 Risers The riser height shall be not more than 7 3/4 inches (196 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere. Exceptions: The opening between adjacent treads is not limited on spiral stairways. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1. Share url icon R311.7.5.2 Treads The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Recommend repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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- Basement: Guardrails were not found to be properly installed in required locations. Code note: *IRC R312.1 Guards. Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4. R312.1.1 Where Required Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard. R312.1.2 Height Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings. Exceptions: Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings. R312.1.3 Opening Limitations Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter. Exceptions: The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter. Guards on the open side of stairs shall not have openings that allow passage of a sphere 43/8 inches (111 mm) in diameter. Recommend installation of properly sized guard openings. Recommend installation of guard rail.*
- The stairway landing guardrail was found to contain horizontal balusters. Horizontal railing styles can be dangerous to children because of the 'ladder effect'. It is recommended a baluster shield be installed if young children will be living in the house.
- The stairway servicing the basement was found to be damaged and was unsafe to walk on. Recommend repair or replace.



Non code compliant stairs



Damaged basement steps

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Damaged steps

☐ ☐ ☐ ☒

J. Fireplaces and Chimneys

Locations:

- Fireplace was located in the living room

Types:

- Fireplace was prefabricated

Comments:

• The inspection performed by this inspector is a limited visual inspection that does not meet the requirements of the National Fire Protection Association (NFPA). Only the visible and accessible parts of the chimney and firebox are included in this inspection. Many areas of the system are not visible. Confirmation of proper draft is outside the scope of this inspection. It is recommended a level 2 inspection of the fireplace and chimney be performed by a qualified and certified chimney sweep upon sale or transfer of the property per NFPA 211 15.4.

- Damper was found to be missing. Recommend installation of damper.
- Chimney was found to lack a weather cap to keep rain out. Recommend installation of weather cap.
- Firebox and chimney chase were found to be littered with debris. Recommend cleaning of firebox and flue by a qualified and licensed chimney sweep technician.
- The firebox and chimney flue were found to lack a damper control. Recommend evaluation and repair by a qualified and licensed chimney sweep technician.
- Cracking was observed in the firebox. This is a hazardous condition. Recommend further evaluation by a qualified and licensed chimney sweep technician and repair or replace.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Cracking and debris in firebox/flue

☐ ☐ ☐ ☒

K. Porches, Balconies, Decks, and Carports

Comments:

- Severe cracking and settling creating trip hazards were observed in the patio and porch floors. Recommend evaluation and repair by a qualified and professional concrete flat work contractor.
- The riser height on the step on the right side of the front porch was found to be too great. Steps riser heights should not exceed 7 3/4". This is a trip hazard. Recommend repair.
- The floor of the side porch of the front unit was found to settling away from the house. Recommend evaluation and repair by a qualified and professional concrete flat work contractor.
- Guard openings were found to be too great at main house rear porch. Code note: *IRC R312.1 Guards. Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4. R312.1.1 Where Required Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard. R312.1.2 Height Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings. Exceptions: Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings. R312.1.3 Opening Limitations Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter. Exceptions: The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter. Guards on the open side of stairs shall not have openings that allow passage of a sphere 43/8 inches (111 mm) in diameter. Recommend installation of properly sized guard openings.*
- The rear porch was found to be sloped towards the house. This can lead to moisture intrusion into the house. Recommend repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Cracking in front porch floor



Cracking in front porch floor



Cracking in front porch floor



Porch separating from house

☐ ☐ ☐ ☒ L. Other

Materials:

Comments:

- Sump pumps are outside the scope of this inspection and the sun pimp was not inspected.
- Privacy fence was found to be damaged in some areas. Recommend repair or replace.
- Privacy fence was found to be leaning. Recommend repair by a fence specialist.
- Privacy fence posts were found to be loose and not securely anchored in the ground at various locations. Recommend repair by a fence specialist.
- Cracking and settling creating trip hazards were observed in the driveway and walkway. Recommend evaluation and repair by a qualified and professional concrete flat work contractor.
- Evidence of rodent activity was found in the basement. The inspector observed a rat running across the basement floor. Recommend further investigation by a qualified and licensed pest control company and repair as deemed necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Trip hazards in driveway



Trip hazards in walkway

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

- Service entry panelboard cabinet was located on the right wall of the main house.

Materials and Amp Rating: Copper wiring

Aluminum wiring

Garage apartment has 60 amp service.

3013 Harris Park has 100 amp service.

701 Sparks ave has 125 amp service.

Comments:

- Electrical service to both houses was found to be turned off and electrical system was not inspected for proper operation.

• Circuit breakers at panel board cabinets were not labeled as to the circuit they service. Code Note: *IRC E3706.2. Panelboard circuit identification. All circuits and circuit modifications shall be legibly identified as to their clear, evident, and specific purpose or use. The identification shall include an approved degree of detail that allows each circuit to be distinguished from all others. Spare positions that contain unused overcurrent devices or switches shall be described accordingly. The identification shall be included in a circuit directory located on the face of the panelboard enclosure or inside the panel door. Circuits shall not be described in a manner that depends on transient conditions of occupancy. [408.4(A)]. Recommend proper labeling of circuit breakers.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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- Required **AFCI** (Arc Fault Circuit Interrupter) protection was found to be missing from all required areas in the structure. Code Note: *IRC E3902.20 Arc-fault circuit interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)] 1.A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)] 2.A listed branch-feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)] 3.A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc fault circuit-interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met: 3.1.The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter. 3.2.The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors. 3.3.The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)] 4.A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met: 4.1.The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter. 4.2.The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors. 4.3.The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. 4.4.The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)] 5.Where metal raceways, metal wireways, metal auxiliary gutters or Type MC or Type AC cable meeting the applicable requirements of Section E3908.9 with metal boxes, metal conduit bodies and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)] 6.Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit-type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)] Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system where the branch circuit is installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the requirements of Section E3908.9, with metal boxes, conduit bodies and enclosures. Recommend installation of AFCI protection in all required areas. Recommend installation of AFCI protection.*
- Tree limbs were found to be in contact with electrical lines to house. Recommend professional tree trimmer be contacted for corrective action because of risk of injury / electrocution.
- Proper grounding of the electrical system could not be verified. Recommend evaluation by a licensed electrician.
- An ant infestation was observed in the service entry panelboard cabinet of the rear unit. Recommend evaluation and repair by a qualified and licensed pest control technician.
- Unmarked white wires were found to be used as hot connections at the panel board. Recommend marking wires with appropriate color.
- Latch for panel-board cabinet door was found to be broken. Recommend repair.
- Neutrals were found to be doubled tapped. Each wire should terminate under a single lug. Recommend repair by a licensed electrician.
- The service entry panelboard cabinets were not found to be protected from vehicular impact. Recommend proper installation of protective barriers.
- Open knock out holes in the panel board cover/cabinet were found to lack shields. Recommend installation of shields.

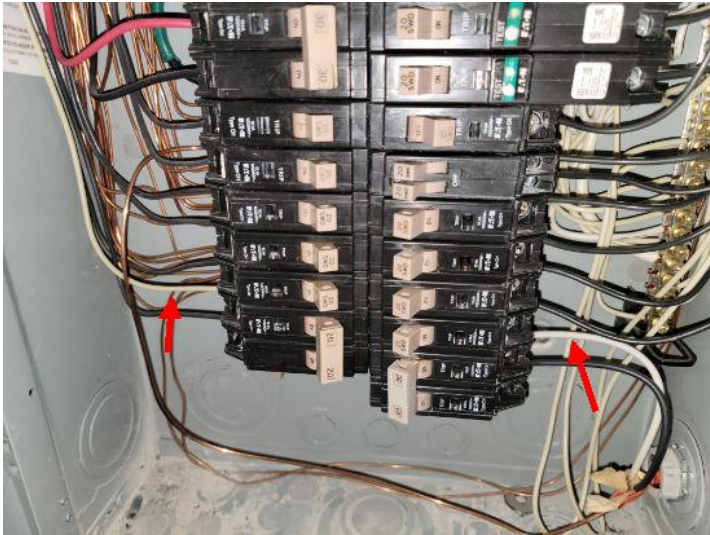
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unmarked white wires



Double tapping of neutrals

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Electrical service to both structures was turned off and the electrical systems were not inspected.
- Damaged and exposed wiring was observed in the crawlspace. This is a hazardous condition. Recommend evaluation and repair by a qualified and licensed electrician.
- Smoke alarms were not found to be installed in the required locations. Recommend installation of smoke alarms in required locations. Single- and multiple-station smoke alarms shall be installed in the following locations: 1. In each sleeping room. 2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basement and cellars but not including crawl spaces and uninhabitable space. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent areas.
- Carbon monoxide detectors were found to be missing from outside bedrooms. Recommend installation of carbon monoxide detectors.
- Wiring for lighting/outlets at in 701 Sparks laundry room was not found to be contained in protective conduit. Recommend wiring be installed in protective shield conduit.
- Junction box located in 701 Sparks laundry room was found to lack a cover. Recommend installation of junction box cover.
- Improperly terminated and abandoned wiring was observed in the basement. Recommend evaluation and repair by a qualified and licensed electrician.
- Wiring splice was not found to be contained inside a junction box in the basement. Recommend installation of a junction box to contain the splice.
- Not all required electrical receptacle outlets located in the laundry area were found to be **GFCI** protected. Current building codes and standards require all outlets located in the laundry room to be GFCI protected. Code Note: *IRC E3902.9 Laundry Areas 125-volt through 250-volt receptacles installed in laundry areas and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(10)].* Recommend installation of GFCI protection.
- Not all required kitchen circuits were found to be GFCI protected. Code Note: *IRC E3902.6 Kitchen Receptacles 125-volt through 250-volt receptacles that serve countertop surfaces and are supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(6)]. E3902.11 Kitchen Dishwasher Branch Circuit Ground-fault circuit-interrupter protection shall be provided for outlets supplied by branch circuits rated 150 volts or less to ground that supply dishwashers in dwelling unit locations. [422.5(A)].* Recommend installation of GFCI protection.
- Wiring for lighting/outlets at exterior locations was not found to be contained in protective conduit. Recommend wiring be installed in protective shield conduit.
- Three prong 200V dryer outlet was found. Present standards call for a four prong outlet. Recommend replacing three prong outlet.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Damaged and exposed wiring



Missing conduit and cover



Improperly terminated wiring



Missing junction box

☒ I
 ☐ NI
 ☐ NP
 ☐ D
 ☐ C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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 A. Heating Equipment

Type of Systems:

- Gas fired forced central air.
- Heat pumps noted.
- Heating efficiency of the heat pump system could not be measured due to hot outside air temperatures. Running a heat pump unit when outside ambient air temperature is above 70° can cause damage to the compressor and will not give proper readings.

Energy Sources:

- Electric powered heating equipment.
- Natural gas powered furnace.

Comments:

- Heating equipment was not inspected due to lack of electrical service and gas service to the house.
- Gas furnaces located in the crawlspace were found to be severely rusted. Recommend repair or replace.
- Sediment trap was found to be missing from gas line. A sediment trap which is sometimes called a drip leg (although technically different) is a capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily. The reason for this is to ensure safe operation of an appliance by keeping debris out of the tiny orifices of the gas valves. Recommend installation of sediment trap.
- The combustion flue vent pipe was found to lack proper clearance from combustable materials. Recommend proper installation of vent.



Rusted gas furnace



Inadequate clearance

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rusted heater

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B. Cooling Equipment**Type of Systems:**

- Electric - Central Air.

Comments:

- The mini split cooling equipments were not inspected due to lack of electrical service.
- The primary condensation lines were found to discharge next to the foundation. This is a conducive condition for termite infestation. Recommend the lines be plumbed to discharge at least 5 feet from the foundation at a point where the water will flow by gravity away from the structure.
- The A/C compressor foundation was not found to be level. Unlevel compressor foundations have been known to cause premature failure of the compressor. Recommend leveling of unit.
- The A/C compressor foundation has less than 3" clearance to earth. Recommend correction. Supports and foundations for the outdoor unit of a condensing unit shall be raised at least 3 inches (7.62 cm) above the ground to permit free drainage of defrost water, and shall conform to the manufacturers' installation.
- A/C primary condensation drain line was not found to properly sloped to promote drainage by water away from the unit. Recommend a qualified and licensed HVAC technician be contacted for further evaluation and repair as deemed necessary.
- Primary condensation lines were not found to be properly insulated. It is generally recommended that the primary condensation line be insulated for the first 6' to keep condensation from forming on the line and dripping. Recommend proper insulation of condensation line.

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C. Duct Systems, Chases, and Vents**Comments:**

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D. Other**Comments:**

- A/C window units are not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

☐ ☒ ☐ ☒ A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of the property

Location of Main Water Supply Valve:

- Front of the property

Comments:

- Type of Supply Piping Material: Copper, **PVC** and galvanized steal.
- Water service to the house was found to be turned off and the water supply system was not inspected.
- Backflow protection was found to be missing from some the external hose connections. See <http://www.faucetdepot.com/backflow-preventers.html> for more information about backflow protection. Recommend installation of backflow protection.
- Water supply line piping located in crawlspace was not found to be insulated. Water supply line piping located in unconditioned areas are subject to damage and should be properly insulated. Recommend proper insulation of water supply line piping.
- Kitchen sink in front unit was found to be damaged and rusted. Recommend repair or replace.
- Commodes in most bathrooms were found to be loose at floor and were not found to be caulked at their base. Recommend repair.
- Vanities located in most bathrooms were found to be loose. Recommend properly and securely mounting vanities to the wall.
- The bathtub in the front unit. was found to be damaged. Recommend repair or replace.
- The sink in the rear unit bathroom was found to be loose on the wall. Recommend properly and securely mounting sink to the wall.
- Shower/tub fixtures located in most bathrooms were not found to be caulked at the wall penetrations. Recommend caulking of fixtures.
- Shower/tub faucets in most bathrooms were found to be loose at the wall. Recommend repair.
- Inspector was unable to verify presence of water supply line shutoff valves for the rear unit hall bathroom sink. Recommend installation of shutoff valves.



Uninsulated water piping



Moisture penetration in crawlspace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rusted sink



Damaged tub

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Drains, Wastes, Vents

Type of Drain Piping Material:

- Cast iron
- Galvanized steel
- PVC

Observations:

- This inspection does not verify the function of main drains. These drains may have blockages which are not obvious to the inspector. Especially in older homes, it is recommended that a licensed plumber conduct an assessment of the main drains.
- Water service to the house was found to be turned off and the drain system was not inspected.
- P traps in crawlspace were not found to be insulated. P traps located in crawlspace are subject to freeze and should be insulated. Recommend insulating P traps.
- Rusted and corroded cast iron drain piping was observed in the crawlspace and the basement. Recommend evaluation and repair by a qualified and licensed plumber.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Corroded and rusted cast iron drain piping



Corroded and rusted cast iron drain piping



Corroded and rusted cast iron drain piping



Uninsulated P trap

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rusted and corroded cast iron drain piping



Uninsulated P traps

☐ ☐ ☐ ☒ C. Water Heating Equipment

Energy Source:

- Natural gas
- Electric
- Water heaters were located in the basement and garage apartment kitchen

Capacity:

- Two 40 gallon water heaters

Comments:

- Gas service and electrical service to both houses was turned off and the water heaters were not inspected.

• The Temperature and Pressure Relief Valve (TPR) valve discharge line was not found to be properly installed. Code Note: *IRC P2804.6.1 Requirements for discharge pipe. The discharge piping serving a pressure-relief valve, temperature-relief valve or combination valve shall: 1. Not be directly connected to the drainage system. 2. Discharge through an air gap located in the same room as the water heater. 3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap. 4. Serve a single relief device and SHALL NOT connect to piping serving any other relief device or equipment. 5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors. 6. Discharge in a manner that DOES NOT cause personal injury or structural damage. 7. Discharge to a termination point that is readily observable by the building occupants. 8. Not be trapped. 9. Be installed to flow by gravity. 10. NOT terminate MORE THAN 6-inches above the floor or waste receptor. 11. NOT have a threaded connection at the end of the piping. 12. NOT have valves or tee fittings. 13. Be constructed of those materials listed in Section P2906.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1. 14. Be one nominal size larger than the size of the relief-valve outlet, where the relief-valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.* Recommend further investigation by a qualified and licensed plumber.

- Water heater lines were found to lack proper insulation. Recommend installing insulation on water lines.

- Water heaters were found to lack an expansion tanks. It's purpose is to deal with thermal expansion of water, as it heats up in the water heater tank, to prevent water pressure from getting too high. Recommend installation of expansion tank.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Water heaters and uncapped gas line



Improperly terminated TPR valve

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

☐ ☒ ☐ ☒ E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- Gas meter was found to be located at the left wall of the house.

Type of Gas Distribution Piping Material:

- Black Steel

Comments:

- Gas meters were found to be locked and there was no gas service to the house. All gas appliances were not inspected.

• Inspector was unable to verify proper bonding of gas supply lines. This is a hazardous condition. Recommend further investigation by a licensed plumber and repair as necessary.

• Gas line located in the basement was not found to be capped. Recommend capping line.

☒ ☐ ☐ ☐ F. Other

Materials:

Comments:

V. APPLIANCES

☐ ☐ ☒ ☐ A. Dishwashers

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

- Gas service to the house was turned off and the ranges were not inspected.
- Anti-tip devices were found to be missing at all ranges. According to the U.S. Consumer Product Safety Commission (CPSC), there were 143 incidents caused by range tip-overs from 1980 to 2006. Of the 33 incidents that resulted in death, most of those victims were children. A small child may stand on an open range door in order to see what is cooking on the stovetop and accidentally cause the entire unit to fall on top of him, along with whatever hot items may have been cooking on the stovetop. The elderly, too, may be injured while using the range for support while cleaning. Recommend installation of anti-tip device.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Door Type:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- The dryer exhaust duct pipe installation and material is antiquated according to modern and current building codes and standards. and was not found to be made of smooth metal piping. Code Note: *IRC M1502.3 Duct Termination Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings, including openings in ventilated soffits. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination. M1502.4.1 Material and size. Exhaust ducts shall have a smooth interior finish and shall be constructed of metal a minimum 0.016-inch thick. The exhaust duct size shall be 4 inches nominal in diameter.* Recommend repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Improper dryer exhaust duct

☐ ☒ ☐ ☐

I. Other

Comments:

- Refrigerators are beyond the expertise of the inspector and beyond the scope of this inspection. The refrigerator was not inspected. It is recommended a refrigerator appliance specialist be consulted if evaluation of the refrigerator is desired.

- Washers and dryers are beyond the expertise of the inspector and beyond the scope of this inspection. The washer and dryer were not inspected. It is recommended a washer and dryer appliance specialist be consulted if evaluation of the washer and dryer is desired.

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

☐ ☐ ☒ ☐

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

☐ ☐ ☒ ☐

C. Outbuildings

Materials:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other Built-in Appliances

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Other

Comments: