HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2022

HDRC CASE NO:	**2022-563**
ADDRESS:	338 ARMY
LEGAL DESCRIPTION:	NCB 3855 BLK 1 LOT 6 & W 25 FT OF 5
ZONING:	RM-4 CD, H
CITY COUNCIL DIST.:	2
DISTRICT:	Westfort Historic District
APPLICANT:	Read Ebersole/EBERSOLE READ & REBECCA
OWNER:	Read Ebersole/EBERSOLE READ & REBECCA
TYPE OF WORK:	Historic Tax Certification & Verification
APPLICATION RECEIVED:	November 28, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 338 Army.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

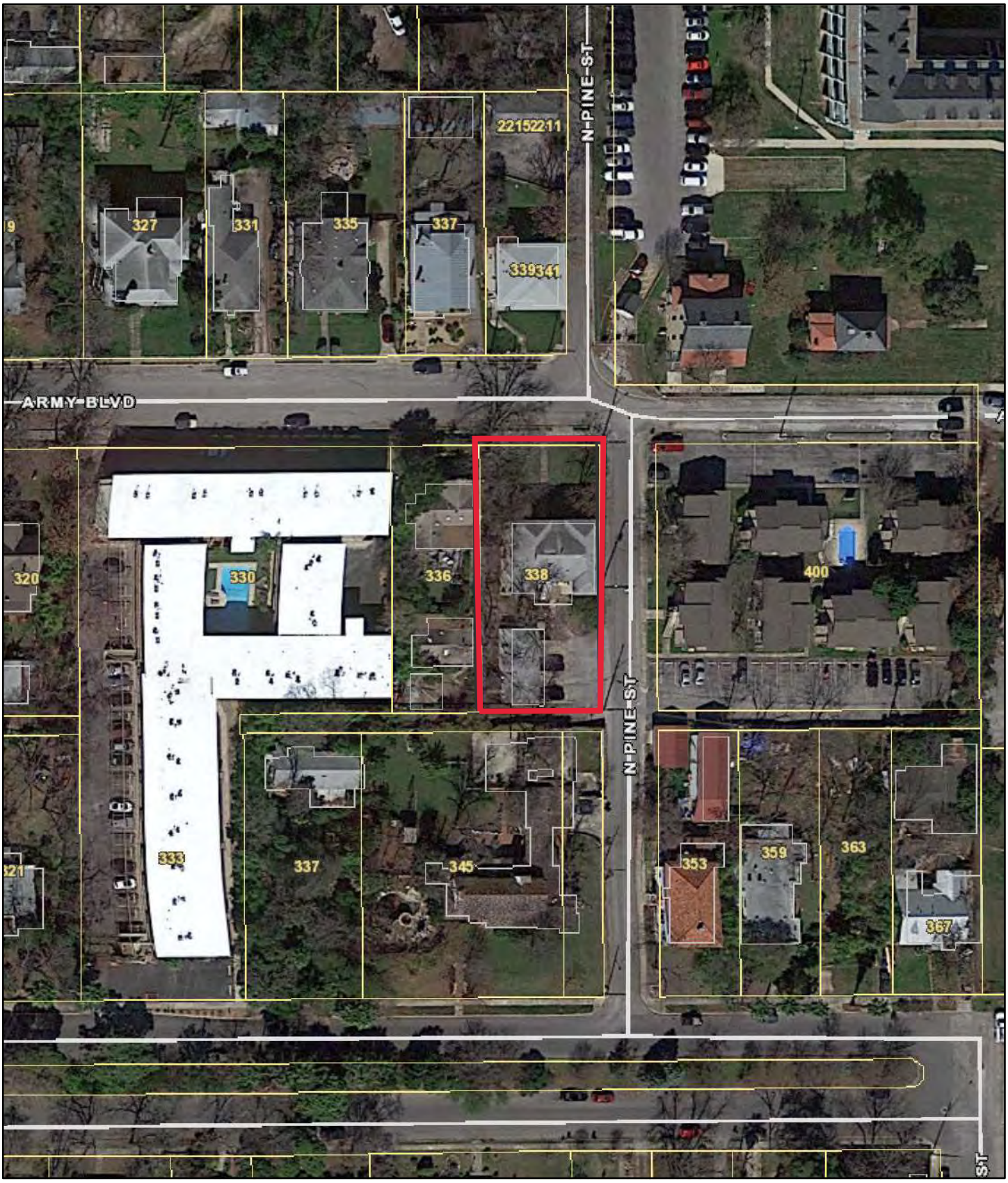
a. The primary structure located at 338 Army is a 2-story, multi-family residential structure constructed circa 1940. The structure features a symmetrical front façade with an inset bay, one-over-one ganged wood windows, and a cut limestone facade. The property is contributing to the Westfort Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
b. The scope of work includes a comprehensive interior remodel, plumbing, mechanical, and electrical upgrades, roof replacement, siding repair and replacement, limestone cladding repair and repointing, and privacy fence installation.
c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

d. Staff conducted a site visit on November 14, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
f. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through f.

City of San Antonio One Stop



December 1, 2022

User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km


338


330 ARMY BLVD
2101
1202
1201
1102
1101


Whirlpool

I purchased 338 Army Blvd in the westfort historic district completely vacant in April of 2021 for 380,000. We put in close to 300,000 in repairs and renovations. I am applying for the substantial rehab tax exemption. I have a 60 page pdf with the inspection with dozens of before pictures if desired, the COA's I filed last year also have plenty of before pictures. I can provide after pictures at request. I can show either contractor receipts and bank statements to prove the cost of the project or last year's tax returns as the overwhelming majority of the work was finished by the end of 2021.

Installed a new roof.

Totally rewired and brought everything up to code.

Repiped fresh to the meter at the street.

Replaced 5 bathrooms that were falling apart and discovered rotten studs that were found behind tile and replaced those as well.

Eliminated Termite Infestation

Replaced rotten wood siding on the rear of the main structure and replaced rotten studs behind.

We refinished the floors in half of the units that had suffered damage due to a leaky roof that had been neglected for many years and replaced a kitchen tile floor for the same reason.

Added a privacy fence along the length of the parking pad according to HDRC guidelines.

Added modern ductless mini-split air conditioners in the side yard for each unit.

Added washer dryer hookups to each unit

Added new water electric heaters to each unit

Removed all natural gas from property (pipes closed in walls) due to climate change, and health concerns.

Repaired and repointed limestone siding as needed.

Sheetrock repair, paint interior, paint exterior windows.

Blue Knight Home Inspections, P.C.

Inspector: Michael Hermann, CMI
InterNACHI-Certified Master Inspector-TREC #9488
Ph: 210.289.0437
Email: michael@blueknighthomeinspect.com
Website: BlueKnightHomeInspect.com

Professional Home Inspection Report

Prepared For: Read Ebersole
Date of Inspection: 03/29/2021

398 Army Blvd.
San Antonio, TX 78215

We VALUE and APPRECIATE your business. It was a pleasure serving you!

Blue Knight Home Inspections, PC.
11906 Elijah Stapp
San Antonio, TX 78253

Phone:
Fax:
Email:
michael@blueknighthomeinspect.com

PROPERTY INSPECTION REPORT

Prepared For: Read Ebersole
(Name of Client)

Concerning: 398 Army Blvd., San Antonio, TX 78215
(Address or Other Identification of Inspected Property)

By: Michael Hermann, Lic #9488 03/29/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

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

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

THE HOUSE IN PERSPECTIVE:

As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company*.

THE SCOPE OF THE INSPECTION:

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" section within this report.
This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION: Sunny

Approximately degrees: 60's - 70's

PERSONS ATTENDING INSPECTION:

Present during parts of the inspection were the: Buyer

Residence is Vacant Quadplex with detached unit in back 1930's

NOTE: No moisture and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water damage conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immune compromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks, or and type of moisture damage,you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to purchase of this property.

INACCESSIBLE OR OBSTRUCTED AREAS:

Floors which are covered, plumbing areas (only visible plumbing is inspected), and behind or under furniture and/or stored items.

Not responsible for inspection or determining type of dry-wall (Chinese or other types) as testing for this type of material is beyond the scope of this inspection.

NOTICE: This report is paid for by and prepared for the client named above. This report is not valid without the signed inspection agreement and is not transferable.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Concrete grade beams

Comments:





Beams located under unit #2 between kitchen and hallway area has been severely compromised from wood destroying insects (see WDI report). This beam and cross beam both need replacing.




Some cracks noted in grade beams present (viewed from exterior and interior of crawl space).

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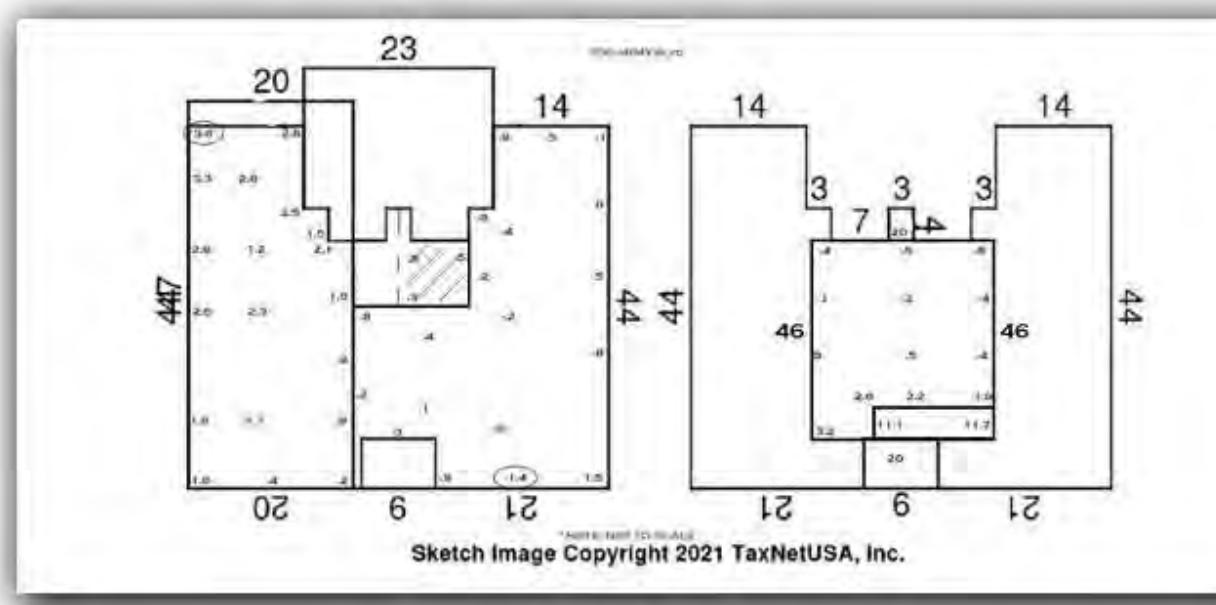
Hole located in crawl space where a pole was present.



The foundation was inspected with a digital zip level and found to be about 5.0 inch difference between the highest and lowest points, this is a fairly significant difference, so for this reason would strongly request a second opinion from a Licensed professional structural engineer prior to close. (Main house diagram on left).

The foundation was inspected with a digital zip level and found to be about 3.6 inch difference between the highest and lowest points, this is a fairly significant difference, so for this reason would strongly request a second opinion from a Licensed professional structural engineer prior to close. (Guest house)

Limitations: The foundation was inspected by evaluating accessible portions of the foundation, interior & exterior wall coverings, the fit of doors & windows and accessible wood framing.

Note: checking slab is only a guide as we do not know of course what the original elevations measurements are so at this point this is all we have to go on.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture*

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maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

High grade along back side.

There are signs of water intrusion in crawl space, the company that did the foundation work should make sure grading is proper especially if they are going to warranty work. So grading needs to be corrected so that water is not allowed to enter crawl space.

Erosion present along right side.

Would highly suggest correcting drainage as improper drainage can cause foundation problems and void foundation warranties.

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High grade along detached guest unit #5 along front side and along back side. Large tree to close to unit.

Note: The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight inches of clearance should be maintained between soil level and top of the foundation walls.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: 20 - 25 year Composition Shingles
Viewed From: Roof level
Comments:






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Roof is considered to be in Poor condition with major deficiencies.









Roof must be replaced, large amount of singles are missing, damaged and considerable amount of granular loss.

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Tree limbs and branches should be cut back 3' from roof line.

Note: Metal drip edge flashing is present, drip edge flashing helps prevent dry rot on fascia.

Roof on detached shingles.


Damaged shingle on back left side.

Roof is older, brittle and has granular loss present. Damage present from storms is present.

ROOFING CONTRACTOR SHOULD BE CONSULTED PRIOR TO PURCHASE.

Note: The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to

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I	NI	NP	D

find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) determine the remaining life expectancy of the roof covering;or
(2) inspect the roof from the level if the inspector reasonably determines that the inspector cannot safely reach or stay on the roof, or that damage to the roof or roof covering may result from walking on the roof.

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

Viewed From: Entered Attic Area
Approximate Average Depth of Insulation:0-4
Approximate Average Thickness of Vertical Insulation:Not visible
Comments:
The level of ventilation should be improved, located soffit vents and just two gable vents. It is generally recommended that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.






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Insulation is missing,matted down and contaminated with urine and large piles of feces from vermin activity, highly suggest removing feces and insulation and sanitizing area prior adding new insulation.

Screen is damaged and open, so vermin can access attic.

Party wall (fire stop) is not present in attic area, party walls are required as they help to slow the spread of fire from one unit to another.



The purlins of the roof structure are under sized, ideally they should be the same size as the rafter they support, at time of construction this was allow, not allowed by today's standards. Missing adequate amount of purlin supports.



Some damaged decking is present, suggest replacing as needed.

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Attic hatch is to small for proper access and missing insulation.


Signs of water entry around flues.

There is evidence of vermin activity. A pest control specialist should be consulted in this regard.

Soffit vents are clogged in some areas.

Detached building:


Detached unit, has wave in attic structure, no access to attic, attic is not vented.

Due to limited accessible areas (insulation, trusses) only inspected readily accessible areas.

Limitations: All of the roof sheathing is not inspected. Inspection of sheathing is limited by access, roof design, insulation and safety concerns.

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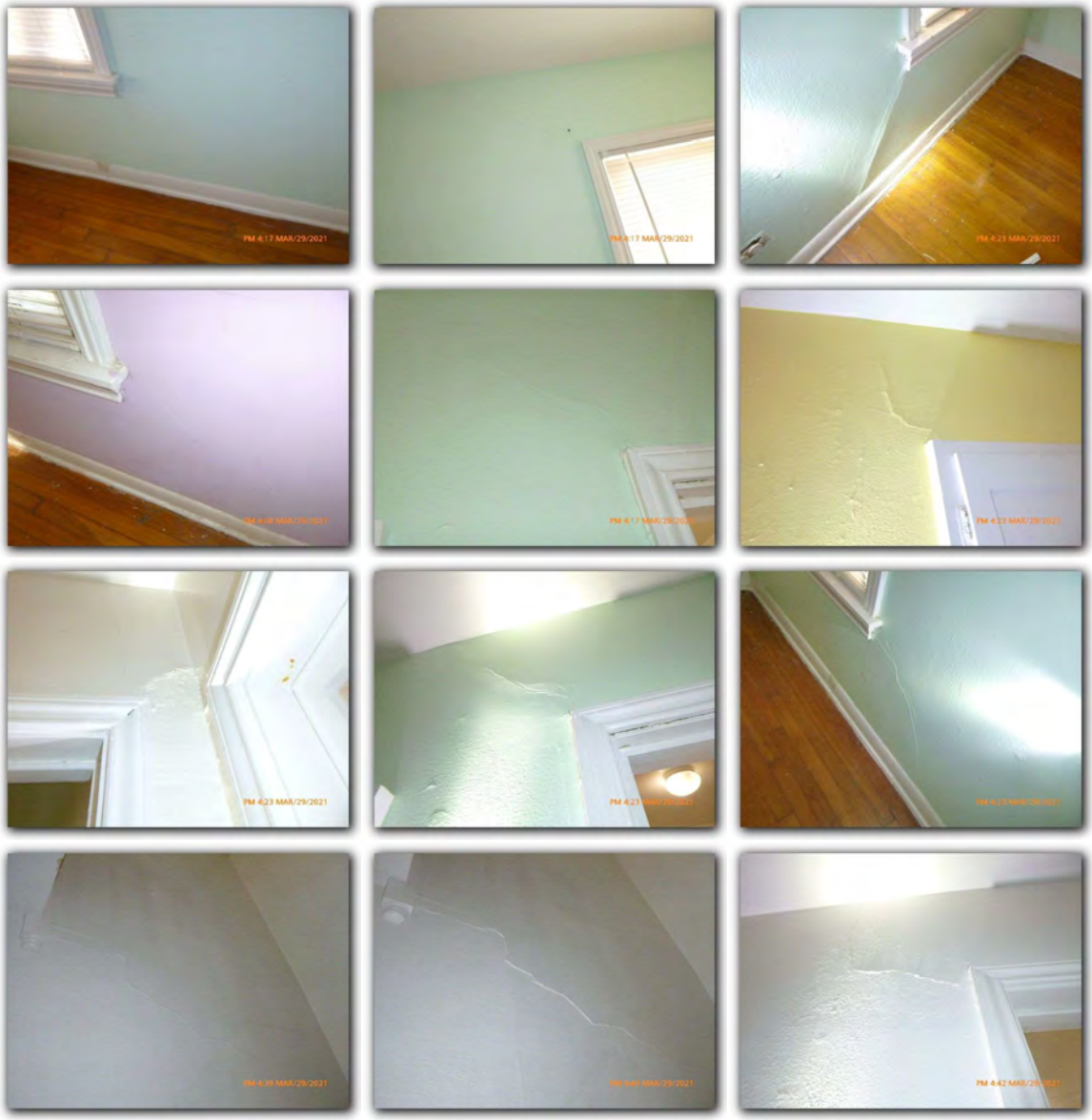
☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments:

Interior Walls: Painted drywall & Painted paneling.



Settlement / movement cracks present throughout.

Unit #1

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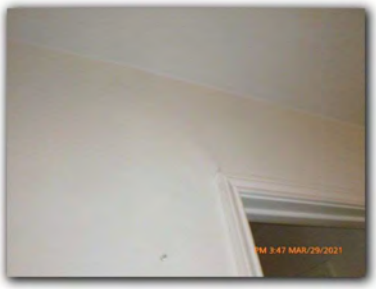
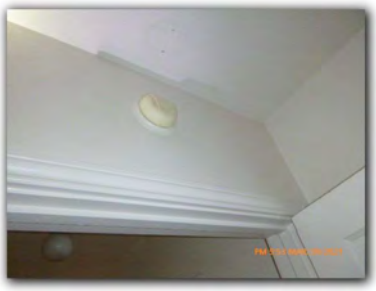
Paint peeling at unit #2 wall.

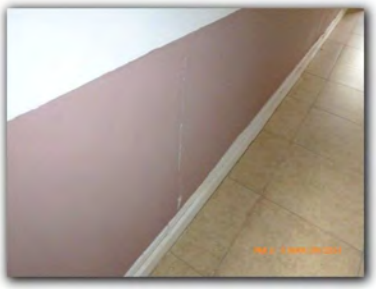


Settlement / movement cracks present throughout.
Unit #2





Unit #4

Unit #5 water damaged walls, insect activity at unit #5 in kitchen.

Exterior Walls:

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Considerable dry rot along back wood siding, that has allowed water to gain access at multiple areas.




Microbial growth present in outdoor closets (on back side), suggest remediation after repairing / replacing siding first.

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Dry rot present at back window.




Some signs of settlement movement detected.




Suggest power washing stone as needed, some areas are missing grout, suggest re-pointing as

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I	NI	NP	D

needed.

Open area should be sealed (birds are living inside wall).

Suggest sealant around windows.

Dry rot present at gable vent trim, suggest repairing / replacing as needed.

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Siding on detached unit needs refinishing.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) determine the condition of the wall coverings unless such conditions affect structural performance or indicate water penetration;
(2) report obvious damage to wall coverings;
(3) determine the condition of paints, stains and other surface coatings;940 determine condition of cabinets.
(5) determine the presence of , or extent or type of , insulation or vapor barriers in exterior walls.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Ceilings: Freshly painted drywall

Drywall will need replacing due to excessive moisture and water damage, remediation must be done at the following locations: This company does not test for mold or conduct air quality testing.


Unit #2 Bubble present at entry, this unit is under unit #4, which has a major water leak that appeared to come from roof.

Unit #1 Microbial growth and missing texture in bathroom on ceiling.

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Large gaping opening in drywall.
Unit #3

Unit #4 Large section of drywall missing and microbial growth close by at shelve area.

Floors:

Cracked tiles at kitchen area of unit #3, may not of had backer board installed decking.

Sub-flooring is water damaged under both bathrooms.

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Wood floors have been damaged at all units.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) determine the condition of the floor and ceiling coverings unless such conditions affect structural performance or indicate water penetration;
(2) report obvious damage to the floor and ceiling coverings;
(3) determine the condition of paints, stains, and other surface coatings.

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

Comments:

Doors Interior:

Missing entry doors to bedrooms & closets at unit #5.



Unit #1 does not latch at bathroom and door is damaged.

Damaged hardware.

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I	NI	NP	D


Unit #2 Butlers door off top spindle (does not open and close properly).

Hardware is older.

Bedroom entry at unit #1 entry not installed.

Doors Exterior:


Unit #5 Threshold is loose and not properly supported and door rubs on frame.

All are missing weather stripping and door sweeps.

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I	NI	NP	D



Back door has water damage and is hard to open and close at unit #3.

Door does not latch at unit #4 bathroom.

Unable to open balcony closet door next to unit #4.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) report the condition or presence of storm doors, awnings, shutters or security devices or systems;
(2) determine the condition of paints, stains, or other surface coatings.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Window type: Single Hung & Single pane & Older wood frame & Metal frame
Cracked windows at the following locations:

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

I	NI	NP	D

Crack window next to front main entry and at bedroom.
Unit#1

Unit#2

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

I	NI	NP	D

Several cracked windows are present at unit #3.
Missing locks.

Unit#3





Cracked window at back bedroom and kitchen window and bedroom.

Front living room window does not close all the way.
Unit#4


Cracked window at back bedroom.

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

I	NI	NP	D

Plastic framing glazing bead (decorative piece that frames glass) is damaged at exterior of some windows.
Unit#5

The windows are old wood frame single pane that are painted shut (does not allow for proper fire egress). In practice, improvements are usually made on an as needed basis only. The most important factor is that they are operable and open and that the window exteriors are well maintained to avoid rot or water infiltration.

Safety glass etchings were not observed on the glass within the windows at back doors and all windows next to back doors & unit #3 & unit #1 next to front entry and front balcony door. This glass is required for windows close to the floor or in hazardous locations and is generally identified by an etching in the corner of the glass pane.

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

I	NI	NP	D

Missing screens at most windows.

Missing locks at several windows throughout.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) report the condition or presence of storm windows, awnings, shutters or security devices or systems;
(2) determine the condition of paints, stains, or other surface coatings.

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

Comments:

Interior:

The height of interior balcony railing is not high enough (minimum recommend height is 36") to prevent from topping over the railing. It is recommended that this condition be repaired for improved safety.

Exterior:

The height of the railing is not high enough (minimum recommend height is 36") to prevent from topping over the railing. It is recommended that this condition be repaired for improved safety.

The openings in the railing are large enough to allow an object larger than 4 inches to fall through. It is recommended that this condition be repaired for improved safety.

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

I	NI	NP	D	

Risers on steps should be enclosed to prevent tripping.

Recommend steps have grippable hand rails and hand stop at ends and spindles no more than 4" apart.

☐ ☑ ☑ ☐ **J. Fireplaces and Chimneys**
Comments:Not present

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**
Comments:

Highly suggest replacing back decking / balcony landing areas and steps as they are not safe, openings. Missing grippable hand rails.

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

I	NI	NP	D



It is now required that posts over 8' high need to be 4X6, not 4X4, currently most posts are 4X4.


Suggest improving post joist connection with using lag or carriage bolts and joist hangers and T bracing, most connections are toe-nailed with nails.

Licensed contractor should give estimate of replacement.

Loose railing at front balcony.


Balcony less than 36 inches.

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

I	NI	NP	D

Water damage present on balcony ceiling

TREC LIMITATIONS: The inspector is not required to inspect detached structures and equipment, such as docks, or piers.

☑ ☐ ☐ ☑ **L. Other**

Comments:

Missing gate on right side.

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

Main service panel is located at: The exterior **Brand: Unknown**

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

I	NI	NP	D

Panel bonding screw or strap is not present.

Numbering on panels has faded.

Panel #1:

Panel #2:

Panel #3

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

I	NI	NP	D


Panel #4:



Opening should be sealed.


Sheathing on wire trimmed to mush.

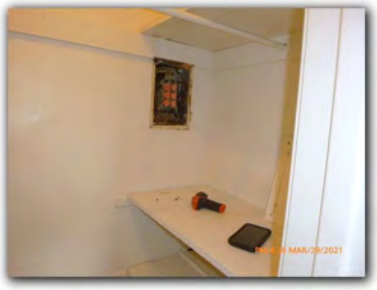

Mast should extend past roof through eve, supply wire can rub on edge of metal drip edge flashing and possibly electrify flashing, this could be dangerous.

Sub Panel is located at: Closets **Brand: Sqaure D & Westing House**

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

I	NI	NP	D

Panels are located in clothes closets, this location is not longer allowed, however not required to re-locate unless replacing panel.



Unit#1

Unit#2

Open knockout needs to be filled.

Unit#3

Not able to remove cover as it is stuck under shelf.

Unit#4

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

I	NI	NP	D



Door knob is damaged at sub panel.

Unit#5



Unit is in an improper location (not properly accessible installed over a commode). Drywall should be trimmed back.

White wire need to be labeled.

Double lugging (more than 1 wire to a breaker), this can cause overheating of breakers and can be corrected by adding a breaker.

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

I	NI	NP	D

Wire bushing missing at bottom of panel, they help protect wires from being cut by panel knockout hole edges.

Inappropriate screws were observed at the box cover plate and should be replaced with blunt tipped screws.

Panels are outdated fuse type, would consider updating with new breaker type panels.

Note: Arc-Fault Protection (AFCI)
Arc fault protection is not being provided to all dwelling circuitry. This is currently national standards, but was not required by the city at the time of construction.
This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.
This is an "as-built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

LICENSED ELECTRICIAN SHOULD BE CONSULTED PRIOR TO CLOSING.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) determine service capacity amperage or voltage or the capacity of the electrical system relative to present or future use;
(2) determine the insurability of the property;
(3) conduct voltage drop calculations; or
(4) determine the accuracy of breaker labeling.

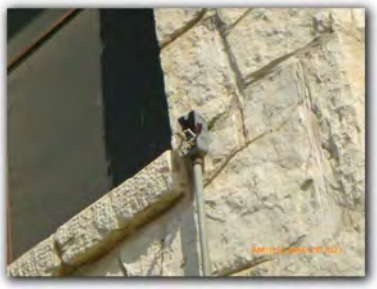
☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper
Comments:

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

I	NI	NP	D

Wires in crawl space should be properly strapped up.

Open wires splices should be run in junction boxes.



Missing junction box cover.

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

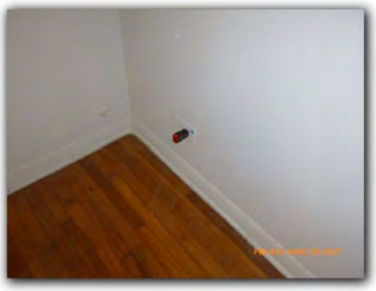
I	NI	NP	D

Door bells do not function.

Outlet and Switches:

Ground fault circuit interrupter (GFCI) outlets are not present in wet areas such as: Kitchen, Bathrooms, next to laundry connections and exterior areas. (GFCI) outlets help prevent shock by turning off electric current to a particular outlet and or several outlets with in that circuit.

Open ground receptacles and reverse polarity at unit #5 throughout.



Reverse polarity at unit #2.

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

I	NI	NP	D



Missing adequate number of receptacles at kitchen area (all units).

6 / 12 rule not in place at all bedrooms of all units (lacking proper number of receptacles).

All bathrooms were missing receptacles.


Missing receptacles for all stoves in all units (some are using extension cords).


220 receptacle at unit #5 were dry goes is very close to commode.

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

I	NI	NP	D

Missing receptacle covers.

Not power to receptacle at unit #4.

Electrical Fixtures:



There are several light fixtures with burnt out lights, suggest replacing all lights and review fixtures during walk through.

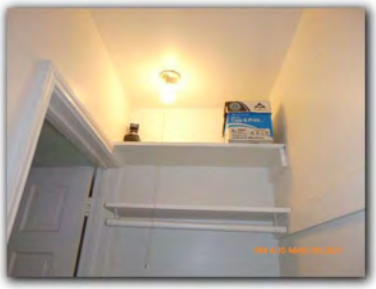
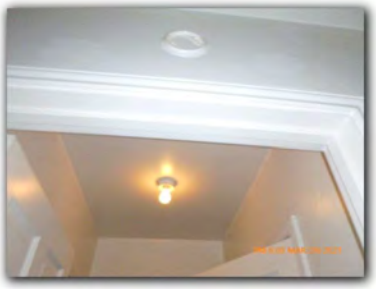


Not power to ceiling fans and missing fixture at unit #5.

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

I	NI	NP	D


Unit #1 ceiling fan light switch damaged present at kitchen.

Missing cover at unit #1 and unit #4.

Unit #2 ceiling fan not functioning properly.

Missing ceiling fan cover at unit #2.

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

I	NI	NP	D

Light at unit #5 flickers.

Smoke and Fire Alarms:

Smoke detectors were missing at most bedrooms & entry hall next to bedrooms and missing carbon monoxide detectors.

Smoke detectors appear to be older than 10 years should be replaced with new alarms.

LICENSED ELECTRICIAN SHOULD BE CONSULTED PRIOR TO PURCHASE.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☑ ☐ ☐ **A. Heating Equipment**

Type of System: Free-standing & Open wall units
Energy Source: Gas -Natural
Comments:

Wall units (in bathrooms) were not tested, it is highly recommended to cap off gas line and remove heater, has these heaters are not safe (open flame and burn up oxygen in the room without proper ventilation).

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

I	NI	NP	D

Free standing units were not inspected, buyer is going to remove and cap gas lines.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves;
(2) determine the efficiency or adequacy of a system;
(3) program digital-type thermostats or controls; or
(4) operate radiant heaters, steam heat systems or un-vented gas-fired heating appliances.

☑ ☐ ☐ ☑ **B. Cooling Equipment**
Type of System: Wall units
Comments:

Unit #1 both units do not function properly.

Unit #2 window unit functions in living room, sound loud.

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

I	NI	NP	D

Unit #4 Window unit does function.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) inspect for the pressure of the system coolant or determine the presence of leaks;
(2) program digital-type thermostats or controls; or
(3) operate setback features on thermostats or controls.

☐ ☑ ☑ ☐ **C. Duct Systems, Chases, and Vents**
Comments: Not present

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter:Center front side of lot next to sidewalk / curb
Location of main water supply valve:Was not able to locate gate valve.
Static water pressure reading: 87(**PSI**) Pressure per square inch (pressure should be between 40 and 80 PSI)
Comments:

Pressure test exceeds 80 PSI - reduction valve is needed, if not present (did not locate one at time of inspection). Note: when reduction valves are installed code requires the addition of expansion tanks on water heaters.

Notice: The pressure reported represented a single point in time and is not expected to be constant. Many factors influence the final water pressure you get in your home. The elevation of the building relative to both the height of the tank / tower and the location of the water main can make a significant difference, as can the size of the main and the number of homes connected to it. Generally acceptable pressure is between 40 PSI and 80 PSI.

Water Source: ☑ Public **Sewer Type:** ☑ Public

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

I	NI	NP	D

Valve boxes:

Water meter Gate valve: Not located

Reduction valve: Not present.

On older homes it is recommended to conduct a static pressure test on supply lines (they help find possible leaks especially that are in areas we can not see like inside walls and under ground).

The supply line coming into home maybe galvanized and is older and may be nearing it's useful life and may have to be replaced in the near future.

Galvanized pipes are made of steel and covered with a layer of zinc for added protection. Most of these pipes were installed in homes built before the 1960s. As galvanized pipes age over many years, zinc erodes from **galvanized pipes.** Corrosion can build-up on the inside walls of the **pipes** and creates the potential for lead to accumulate over time. Corrosion in **galvanized pipes** can lead to lower water pressure and water quality **issues.**

Exterior faucets:

Hose bibs are missing back flow prevention (keeps water from being siphoned back into system) and insulation (keeps from freezing). Missing escutcheon plates on all hose

bibs.

Handle on back side is broke.

Interior faucets & fixtures:

Unit#1

Kitchen faucet drips constantly.

Very low pressure at vanity faucet.

Tub in poor condition, missing drain guard.

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

I	NI	NP	D

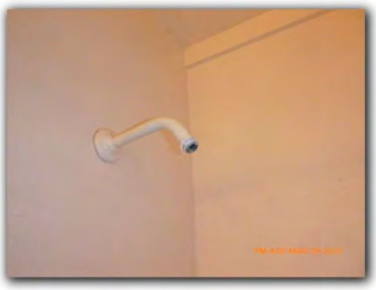
Tub control handles leak when on.

Control valve for commode is missing handle.

Unit#2

Leak at kitchen sink drain.

Tub in poor condition, missing drain guard.



Missing shower head at unit #2.

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

I	NI	NP	D

Leak at handles at unit #2.

Unit#3

Tub in poor condition, missing drain guard.

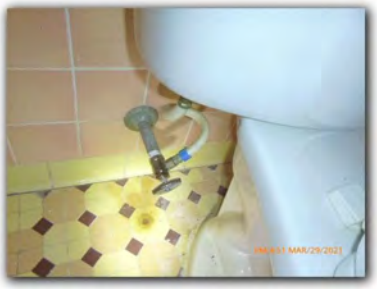
Loose shower head at unit #3 shower.

No water at kitchen sink, valves were turned on.

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

I	NI	NP	D

Low pressure at vanity fixture.



Very weak flush at commode.

Unit#4

Very low pressure at valves in kitchen.

Commode runs on and needs repair.

Suggest replacing all commodes.

Tub in poor condition, missing drain guard.

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

I	NI	NP	D


Leak at vanity sink.

Unit#5


Commode does not flush and should be replaced. Supply valve to commode leaks.



Leaks at handles diverter allows water to leak out spout in unit #5.

Washer connections present at unit #5 only.

A LICENSED PLUMBER SHOULD BE CONSULTED PRIOR TO PURCHASE.

TREC LIMITATIONS: The inspector is not required to do the following:
(1) operate any main , branch or shut-off valves;
(2) inspect any system that has been shut down or otherwise secured;

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

I	NI	NP	D	

(3) inspect any components that are not visible or accessible;
(4) inspect any exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools;
(5) inspect fire sprinkler systems;
(6) inspect the quality or the volume of well water;
(7) determine the potability of any water supply;
(8) inspect water-conditioning equipment, such as softeners or filter systems;
(9) inspect solar water heating systems;
(10) determine the effectiveness of anti-siphon devices on appropriate fixtures or systems;
(11) operate free-standing appliances;
(12) inspect private water supply systems, swimming pools, or pressure tanks;
(13) inspect the gas supply system for leaks.

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments:






Under #3



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

I	NI	NP	D


Under #2:
Located leaks under unit #1 & unit #2 bathrooms.



For the most part, the waste piping is older. It may be prone to unexpected problems (can not see condition of pipes under ground). Improvements are recommended on an as needed basis, for this reason a static drain system test highly recommended to determine the presence and or lack of hidden and or buried leaks.


Exposed sewer lines present at detached back unit, (vent pipe should be inside wall).

Notice: While some water was run down drains, this cannot stimulate the waste flows characteristic of full occupancy. Unless specified ,fixtures and vessels were not filled to capacity for leak testing to prevent inadvertent water damage toe the property. This means that some leaks may go undetected. Comprehensive water leak testing including hydrostatic testing , is available from a qualified licensed plumber. **Further testing and inspection of the drain and sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and hoes with evidence of poor foundation performance.** Otherwise you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.

A LICENSED PLUMBER SHOULD BE CONSULTED PRIOR TO CLOSING.

Note: Did not test laundry drain.

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

I	NI	NP	D

TREC LIMITATIONS: The inspector is not required to do the following:
(1) inspect or operate drain pumps or waste ejector pumps;
(2) inspect for sewer clean-outs.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Source: Gas, Natural
Capacity: 30 Gallons Unit#1
Comments: Expansion tank & vacuum breaker are not present

Name Brand:Whirlpool Mfg Date: 2015 Water temp is 131 degrees.

Unit does heat water.

Safety pan is not present under water heater, Safety pans with drain line to exterior are recommended because they protect interior walls and flooring from possible water damage in the event that leakage occurs.

TPV drain line should run to exterior side of wall of structure 6" from soil (currently not connected)

Gas line sediment trap is not present, this allows debris that could be within the gas to "drop" into and not clog orifices in system.

Energy Source: Gas, Natural
Capacity: 40 Gallons Unit#2
Comments: Expansion tank & vacuum breaker are not present

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

I	NI	NP	D

Name Brand:General Electric Mfg Date: 2009

Safety pan is not present under water heater, Safety pans with drain line to exterior are recommended because they protect interior walls and flooring from possible water damage in the event that leakage occurs.

TPV drain line should run to exterior side of wall of structure 6" from soil (currently not connected)

Gas line sediment trap is not present, this allows debris that could be within the gas to "drop" into and not clog orifices in system.

Energy Source: Gas, Natural
Capacity: 30 Gallons Unit#3
Comments: Expansion tank & vacuum breaker are not present

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

I	NI	NP	D

Name Brand:US Craftmaster Mfg Date: 2004

Safety pan is not present under water heater, Safety pans with drain line to exterior are recommended because they protect interior walls and flooring from possible water damage in the event that leakage occurs.

TPV drain line should run to exterior side of wall of structure 6" from soil (currently not connected)

Unit does heat water.

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

I	NI	NP	D

Gas line sediment trap is not present, this allows debris that could be within the gas to "drop" into and not clog orifices in system.

Energy Source: Gas, Natural
Capacity: 29 Gallons Unit#4
Comments: Expansion tank & vacuum breaker are not present

Name Brand:Rheem Mfg Date: 2014

No hot water (unit turned down low).

Safety pan is not present under water heater, Safety pans with drain line to exterior are recommended because they protect interior walls and flooring from possible water damage in the event that leakage occurs.

TPV drain line should run to exterior side of wall of structure 6" from soil (currently not connected)

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

I	NI	NP	D

Gas line sediment trap is not present, this allows debris that could be within the gas to "drop" into and not clog orifices in system.

Energy Source: Gas, Natural
Capacity: 40 Gallons Unit#5
Comments: Expansion tank & vacuum breaker are not present



Name Brand:General Electric Mfg Date: 2009

Safety pan is not present under water heater, Safety pans with drain line to exterior are recommended because they protect interior walls and flooring from possible water damage in the event that leakage occurs.

TPV drain line should run to exterior side of wall of structure 6" from soil (currently not connected).

Unit was disconnected.

Gas line sediment trap is not present, this allows debris that could be within the gas to "drop" into and not clog orifices in system.

Water heaters have a typical life expectancy of 7 to 12 years.

LICENSED PLUMBER SHOULD BE CONSULTED PRIOR TO PURCHASE.

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments: Not Present

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

I	NI	NP	D	
☐	☑	☐	☐	**E. Other**

Comments:





All unused gas valves should be capped off.

Gas meters present on right side.

V. APPLIANCES

☐	☑	☑	☐	**A. Dishwashers**

Comments: Not present

☐	☑	☑	☐	**B. Food Waste Disposers**

Comments: Not present

☐	☑	☑	☐	**C. Range Hood and Exhaust Systems**

Comments:Not present

Highly suggest if gas stoves are in place, then exterior type vents should be installed over all stoves.

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

I	NI	NP	D	
☑	☐	☐	☑	**D. Ranges, Cooktops, and Ovens** *Comments*: Name Brand: Frigidaire & ken-more Anti-tip device was not present and should be added for safety reasons.  Anti-tip devices are not present (this keeps stove from tilting forward) and should be added for reasons of safety. TREC LIMITATIONS: The inspector is not required to do the following: (1) operate or determine the condition of other auxiliary components of inspected items; or (2) inspect self-cleaning function.
☐	☑	☑	☐	**E. Microwave Ovens** *Comments*: Not Present
☐	☑	☑	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters** *Comments*: Not Present
☐	☑	☑	☐	**G. Garage Door Operators** *Comments*: Not present
☑	☐	☐	☑	**H. Dryer Exhaust Systems** *Comments*:Not present in units #1 through #4

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

I	NI	NP	D

Unit #5

Dryer vent sleeve is missing through wall.

☐ ☑ ☐ ☐ **I. Other**

Comments: Fridge's were not inspected.

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

Change the locks on all exterior entrances, for improved security.
Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
Install rain caps and vermin screens on all chimney flues, as necessary.
Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
Examine heating/cooling air filters and replace or clean as necessary.
Inspect and clean humidifiers and electronic air cleaners.
If the house has hot water heating, bleed radiator valves.
Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
Repair or replace leaking faucets or shower heads.
Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
Trim back tree branches and shrubs to ensure that they are not in contact with the house.
Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
Survey the basement and/or crawl space walls for evidence of moisture seepage.
Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
Ensure that the grade of the land around the house encourages water to flow away from the foundation.
Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.

Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
Replace or clean exhaust hood filters.
Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

Replace smoke detector batteries.
Have the heating, cooling and water heater systems cleaned and serviced.
Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.
Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

ADDENDUM: CARBON MONOXIDE INFORMATION

What is carbon monoxide (CO) and how is it produced in the home?

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances ar not installed, maintained, and used properly, CO may accumulate to dangerous levels.

What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.
This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

Are some people more affected by exposure to CO than others?

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

How many people die from CO poisoning each year?

In 1989, the most recent year for which statistics are available, thee were about 220 deaths from CO poisoning associated with gas fired
appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid- fueled heaters.

How many people are poisoned from CO each year?

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are mis-diagnosed and never get

treated.

How can production of dangerous levels of CO be prevented?

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

Maintenance:

A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.
Chimneys and flues should be checked for blockages, corrosion, and loose connections.
Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.
CPS recommends finding a reputable service company in the phone book or asking your utility company to suggest a qualified service technician.

Installation:

Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.
Vented appliances should be vented properly, according to manufacturer's instructions.
Adequate combustion air should be provided to assure complete combustion.
All combustion appliances should be installed by professionals.

Appliance Use:

Follow manufacturer's directions for safe operation.
Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.
Never use an unvented combustion heater overnight or in a room where you are sleeping.

Are there signs that might indicate improper appliance operation?

Yes, these are:
Decreasing hot water supply
Furnace unable to heat house or runs constantly
Sooting, especially on appliances
Unfamiliar or burning odor
Increased condensation inside windows

Are there visible signs that might indicate a CO problem?

Yes, these are:
Improper connections on vents and chimneys
Visible rust or stains on vents and chimneys
An appliance that makes unusual sounds or emits an unusual smell
An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

Are there other ways to prevent CO poisoning?

Yes, these are:
Never use a range or oven to heat the living areas of the home
Never use a charcoal grill or hibachi in the home
Never keep a car running in an attached garage

Can Carbon Monoxide be detected?

Yes, carbon monoxide can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard

2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between $35 and $80.

Where should the detector be installed?

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?

Vent safety shutoff systems have been required on furnaces and vented heaters sine the late 1980's. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980's. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODSs and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

Are there other CO detectors that are less expensive?
There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.
For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hotline at 1-800-638-2772, or visit the website http://www.cpsc.gov