



Brashier

HOME INSPECTIONS



Your Professional Inspection Report Has Been Prepared Exclusively For You.

**Arvel & Cynthia Beecher
1135 Buescher Dr
Columbus, TX 78934
January 9, 2021**

Inspected By: Roy Brashier 22407
(713-545-5652)





Brashier Home Inspection

P.O.Box 157
Burton, TX 77835

Phone: (713)545-5652

SOLD TO:

Arvel & Cynthia Beecher
1135 Buescher Dr
Columbus, TX 78934

INVOICE DATE January 9, 2021

DESCRIPTION	PRICE	AMOUNT
Home Inspection / Free Termte Inspection	\$435.00	\$435.00
	SUBTOTAL	\$435.00
	TAX	\$0.00
	TOTAL	\$435.00
	Paid	\$435.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Brashier Home Inspection
P.O. Box 157 Burton TX 77835
Cell # 713-545-5652
www.brashierhomeinspection.com
PROPERTY INSPECTION REPORT

Prepared For: Arvel & Cynthia Beecher
(Name of Client)

Concerning: 1135 Buescher Dr, Columbus, TX 78934
(Address or Other Identification of Inspected Property)

By: Roy Brashier, Lic #22407 01/09/2021
(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).

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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.

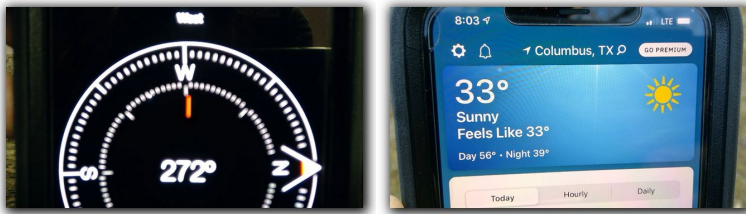
These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors 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

Inspection Time Started: **8:00 am**
Weather Conditions Inspection: **Sunny**
Outside temperature inspection: **33 Degrees**
Time Finished: **10:45 am** Building Orientation **West**
Inspection Provided by this Inspector: Home Inspection, Wood Destroying Insect Inspection, Well Inspection
Home was Built 1990, 30 Years Old, 2402 Square Foot per MLS.



Property was: **Vacant** at the time of Inspection:
(When a property is Occupied during an Inspection there may be various areas where damages or deficiencies may be blocked from the Inspectors view. The inspector will do everything he can to observe and report these deficiencies. However there may be areas he cannot observe.)

Parties that were present during the inspection: **No other parties present during inspection.**

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE OF Arvel & Cynthia Beecher. THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies identified during the inspection. Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,

Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a qualified, licensed and/or certified specialist and/or technician to inspect, repair and/or service the entire system and/or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of

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inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is **not** required to:

- (A) inspect:
 - (i) items other than those listed within these standards of practice;
 - (ii) elevators;
 - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
 - (iv) **anything buried, hidden, latent, or concealed**;
 - (v) sub-surface drainage systems;
 - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
 - (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrant ability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

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- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrant ability 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 digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three to six like deficiencies are found the term various will be used but when seven or more like deficiencies are found the term multiple will be used. This eliminates the exhaustive reporting of like defects.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation(s): Slab on Ground

On 01/09/2021 at 8:00 am Inspector Roy Brashier opinion was that the foundation appeared to be in acceptable condition . At this time, I did not see any visible evidence that I would consider as being indications of movement and/or settlement. The area inspected were, but may not be limited to the accessible walls, ceilings, floors, doors & windows which indicated no signs of movement and/or settlement. As well as the attic space which showed no signs of visible indications of movement and/or settlement. If there are any further concerns, I recommend having a certified & licensed structural and/or foundational specialist inspect structure.

Buyers Advisory Notice: These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on 01/09/2021 .

B. Grading and Drainage

Comments:

Deficiencies that were noted on Grading & Drainage:



The gutter system down spouts are not secured properly to the exterior walls.



Buyers Note- The down spouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnect below grade, they should be redirected to discharge at least five (5) feet from the building. Leakage adjacent to a foundation is an indication of a problem below grade.

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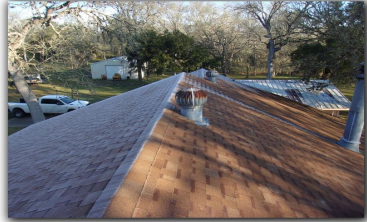
D=Deficient

I	NI	NP	D
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C. Roof Covering Materials

Comments:

Type(s) of Roof Covering: Composition Asphalt Shingles



Viewed From: Walked on roof

The roof was inspected from walking roof level as well as portions of the roof being inspected from inside the Attic space. The roof decking appeared to be a plywood type decking and it appeared to be in acceptable condition , with the roof fasteners appearing to be fastened properly.

On the day of the Inspection:the Inspector did not observe any repairs noted on the Roof

Deficiencies that were noted with the Roof Covering Material:



A satellite dish is installed on the roof surface. These units are not designed for roof top installation. Care should be taken however, to insure the unit does not become loose and cause leaks around the connections.



The metal roofing material for the breeze way allows rain water to drain towards the soffit material. This could overtime cause deterioration to the fascia board and soffit material. Recommend contacting a qualified contractor for needed repairs.

Should you have any concerns regarding the Roofing Material and Components you are encouraged to have a Qualified Roofing Contractor physically inspect the roof, prior to the

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expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material.

TREC - LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

D. Roof Structures and Attics

Comments:



Viewed From: Attic Decked Space Only

Average Depth of Insulation: 7" to 9"

Description of Roof Structure: Truss Assembly

Approximate Average Thickness of Vertical Insulation: 2" - 4"

Insulation Type: Batt or Blanket

Deficiencies that were noted with the Roof Structures & Attic:



The middle turbine vent on the roof top will not turn freely. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.



Attic access door was damaged and/or defective. The attic access door ladder should be properly

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secured with all elements present and in good working order. The latter should also be straight when fully extended. **The attic door should seal tightly when closed.**



Not Inspected - There are portions of this structure with no accessible attic space due to no walkway or decking. It is recommended a walk way be added to better inspect the attic.

E. Walls (Interior and Exterior)

Comments:

Deficiencies that were noted on interior & exterior walls:



The landscape timbers for the flower beds are too high against the exterior wall. This is a condition conducive to wood destroying insects such as termites and for excessive moisture penetration into the exterior wall. I recommend removing the timbers next to the stone exterior wall.



Foliage should be trimmed of the exterior wall. It is recommended that that there be at least 6 inches clearance from the wall to the tree or shrub.



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Exterior paint / stain are peeling or are showing signs of wear in several areas. Exposed or weathered wood is considered a condition conducive for wood decay and water penetration.

F. Ceilings and Floors

Comments:

The Ceilings & Floors appeared to be in acceptable condition .

G. Doors (Interior and Exterior)

Comments:

Deficiencies that were noted on interior & Exterior doors:



The rear exterior sun room door is dragging the threshold. Adjustments will be needed.



Weather-stripping improvements are recommended for the driveway side exterior door.

H. Windows

Comments:

Deficiencies that were noted on windows :



It may be desirable to replace window screens where missing. The owner should be consulted

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regarding any screens that may be in storage.



Caulking around framing on multiple exterior windows is needed. This makes the window more energy efficient and will also prevent moisture from entering around the window into the exterior wall.



Window springs[s] were noted that are loose from the window frames. A window spring is designed to keep a window open. Weak or defective window springs can allow the windows to slam down unexpectedly. This condition can result in broken glass panes or other related injuries. Defective window springs should be replaced.

TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

-

I. Stairways (Interior and Exterior)

Comments:

-

J. Fireplaces and Chimneys

Comments:



Type of Fireplace: Wood burning - Built-in

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Cap was inspected from roof level
Spark Arrestor was present at the time of inspection.

Deficiencies that were noted with Fireplace / Chimney:



Firebox area has common gaps and/or cracks. Cracks in the firebrick or gaps in the mortar can result in house fires. Most small openings can be sealed using a temperature rated fireplace caulk.

TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

K. Porches, Balconies, Decks, and Carports

Comments:

The porches / patios appeared to be in acceptable condition.

L. Other

Comments:

M. Cabinets

Comments:

The cabinets appeared to be in acceptable condition.

N. Sidewalks & Driveways

Comments:

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The driveway appeared to be in acceptable condition.

O. Fences

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



Panel Box General Electric - GE

Box Rating : 200 amps

Box Location : Laundry Room



Main Service Entrance: underground

Type of Main Service Wiring: Copper

Main Disconnect Rating: 200 amps

Deficiencies that were noted:



The main panel is located in what is considered a hazardous location next to the laundry sink. Extreme care should be taken to avoid all contact with the main panel if there is water in the vicinity of the main panel.

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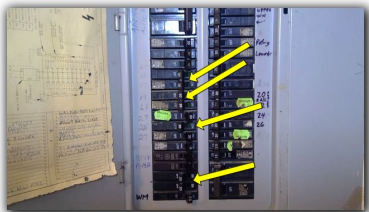


The breakers in the main electrical panel are not completely labeled. Any labeling present is not checked for accuracy. All breaker panels are required to have an accurate listing of what the circuits are connected to what service



The panel box does not have proper clearance. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width on both sides. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.

Buyers Note - No Arc Fault Circuit Interrupter type breakers are installed for the home. They are required in new construction since 2003. Current code requires AFCIs on all circuits protecting outlets in all bedrooms, living rooms, dining rooms, family rooms, game rooms, dens and all other non-GFCI equipped areas



Note- Multiple breakers were turned off prior to the inspection. The inspector turned the breakers on for the inspection and back off prior to leaving.

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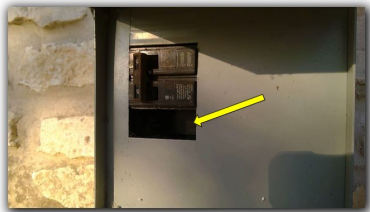
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Sub Panel Box General Electric - GE
Sub Panel Box Location: AC Unit
Sub Panel Service Entrance: Within Structure

Deficiencies that were noted on this structure.



Knock out spaces for the breakers in the AC cut off box were exposed. Blanks are available that fill these voids at most home improvement stores. The gaps should be filled with snap-on covers.



Sub Panel Box General Electric - GE
Sub Panel Box Location: Out Building
Sub Panel Service Entrance: Within Structure

Deficiencies that were noted on this structure.



Knock out spaces for the breakers in the sub panel box were exposed. Blanks are available that fill these voids at most home improvement stores. The gaps should be filled with snap-on covers.

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Grounding / Bonding:

All boxes and conduit appeared to be bonded properly. I did not observe any indications of overheating or arcing within the panel box at the time of the inspection.

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

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper

Deficiencies that were noted:



(Front Patio)

All light fixtures located on the exterior should have a cover or globe over the bulb to protect the operating bulb from moisture.



(In the car port storage area)

A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle is recommended be replaced by a Qualified, Certified & Licensed Electrical Specialist.

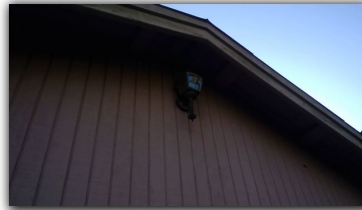
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There are various lights fixtures that did not operate properly at time of inspection.

Recommend replacing the bulb. If this does not correct the fixture; the buyer may wish to have a comprehensive inspection performed by a licensed electrician.



Note - Current building standards today by the national electric code requires all 240V circuits are required to be 4-conductor assemblies carrying: (1) two 120V ungrounded (hot) conductors; (2) one grounded (neutral) conductor; and (3) one equipment grounding conductor.

C. Door Bell

Comments:

D. Smoke, Fire & Carbon Monoxide Detectors

Comments:

Deficiencies that were noted on smoke alarms :



One or more of the smoke alarms did not respond properly when tested.

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

Buyers Note: It is recommended to replace the batteries in all of the smoke detectors once a

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year for reasons of safety.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

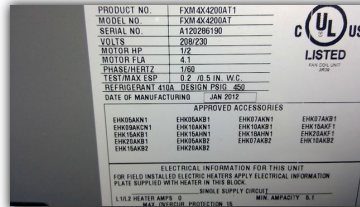
A. Heating Equipment

Comments:

Type of System: Central

Energy Source: Electric

Unit #1



Brand Name: International Comfort Products

Date Built: 2012

The Thermostat appeared to be in acceptable condition



Today's Temperature Reading: 100 Degrees

The Furnace appeared to be in acceptable condition

Should you have any concerns regarding the Furnace have it serviced by a Licensed Certified Qualified HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

B. Cooling Equipment

Comments:

Type of System: Central - Air Conditioner

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I NI NP D

Unit #1

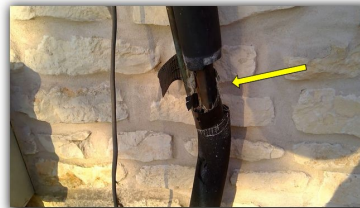


Approximate System Age: 2012
Approximate System Size: 3.5 ton
Brand Name: International Comfort Products



Not Inspected- The air conditioning system was not ran due to outside temp being under 60 degrees.

Deficiencies that were noted on this unit:



The refrigerant line is not fully insulated to the unit. This condition causes the line to sweat and slightly degrades the performance of the system. Applying foam tubes on the line and taping will remedy this.



The air conditioning condensate line should not have a direct connection to a waste or vent pipe. This type of connection could allow bacteria or even sewer gases to enter the building through the air handling system.

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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The Secondary safety pan drain line terminates into the sun room. This line should terminate to the exterior of the home. Recommend having repairs done by a Qualified Certified & Licensed HVAC Specialist.

Should you have any concerns regarding the Cooling System have it serviced by a Licensed Certified Qualified HVAC Company.

C. Duct Systems, Chases, and Vents

Comments:

Deficiencies that were noted on this structure:



The Filter is dirty and needs changing. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change or clean these filters every month or as suggested by the manufacturer.

Buyers Note:- This company does not inspect the interior of the HVAC Duct System. We do not inspect for, and are not qualified to render opinions on, any type of environmental or other bio-hazards. If this is a concern or potential concern, we recommend contacting a qualified professional of your choice for further information / investigation.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of water meter: On well, no meter in place.

Location of main water supply valve: At water well equipment

Static water pressure reading: 45 PSI

Type of plumbing supply:PVC

Plumbing supply location:Attic & Walls

The Water Supply System:

Deficiencies that were noted:



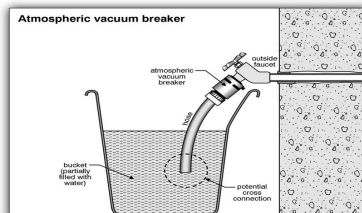
A water leak was noted in the supply lines on the southeast corner of the home. Recommend contacting a qualified plumber for needed repairs.

Static water pressure test.

The static water Pressure appeared to be in acceptable condition .

Exterior Faucet/s:

Deficiencies that were noted:



It is recommended that an anti-siphon device (vacuum breaker / backflow preventer) be added to the hose bib(s). This is a small device that attaches to the outside hose connection to prevent water contamination.

Bathroom (Master):

Deficiencies that were noted:

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I	NI	NP	D
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The faucets in the master bathroom shower are not sealing properly and allowing water to drip from the shower head.

Front corner bathroom:

Deficiencies that were noted:



Shower diverting valve is hard to turn and do not operate properly. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the showerhead. Weak and/or defective diverting valves should be repaired and/or replaced when they no longer function properly.

Hall Bathroom:

Deficiencies that were noted:



Shower diverting valve will not turn to operate the shower. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the showerhead. Weak and/or defective diverting valves should be repaired and/or replaced when they no longer function properly.

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any

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deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

B. Drains, Wastes, and Vents

Comments:

Type of Drain Pipes: PVC



Clean Outs Location: Southeast corner Exterior Wall

Toilet Loose: No

Functional Drain Flow: Yes

This structure has **3 bathrooms**. Cold and/or Hot water faucets were run 4 Faucets for approximately **30** minutes at a rate of **1.0** gallon per minute per faucet, for a total estimate of approximately **120 gallons** that flowed through the drains. Functional flow was present in this structure:

Front corner bedroom bathroom:

Deficiencies that were noted:



A slow Drain was noted in the bathroom sink. (Front corner bedroom) This could be an adjustment on the drain stop is needed and/or a problem with a drain obstruction. The fixture[s] should be serviced by a Qualified, Certified & Licensed Plumbing Specialist.

C. Water Heating Equipment

Comments:

Energy Source:Electric

Capacity: 40 Gallons

Unit 1:

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Reliance

Approximate Age: 2017

Safety Pan: No

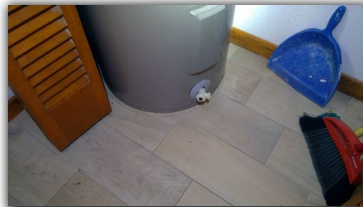
Location: **Laundry Room Closet**

Rust Present: No

Hot Water Temperature: **95 °**

Recommended Hot Water setting should be between **115 – 120°**

Deficiencies that were noted:



Safety pan underneath the water heater is missing A Safety Pan is required if the Heater can leak and will cause damage. T.R.E.C. requires to report that a water heater in areas that will cause damage if it leaks and does not have safety pan underneath and that is properly piped to the outside of the structure or to a drain.



The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is missing. This drain line should terminate outside not less than 6 inches or more than 24 inches above the ground. Repairs are recommended to be undertaken.



A dielectric union should be used when joining galvanized steel pipe to copper pipe. The insulating sleeve and washer separate the two dissimilar metals to prevent corrosion.

I=Inspected

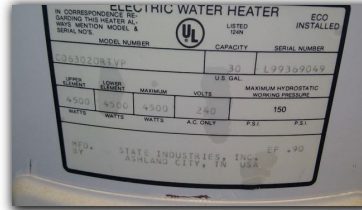
NI=Not Inspected

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I NI NP D

Unit 2:



Energy Source:Electric
Capacity: 30 Gallons

State Water Heaters **Approximate Age:** 1999 21 Years Old.
Safety Pan: Yes Location: **In the attic south side of home.**
Rust Present: No Hot Water Temperature: **97 °**
Recommended Hot Water setting should between **115 – 120°**

The Water Heater appeared to be in acceptable condition.

Buyers Note - Water heater #2 is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary. Water heaters have a typical life expectancy of 7 to 12 years

TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

 D. Hydro-Massage Therapy Equipment
Comments:

 E. Gas Distribution Sysytem
Comments:

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:



Manufacturer: Kenmore

The Dishwasher appeared to be in acceptable condition.

B. Food Waste Disposers

Comments:



Manufacturer: Badger

Deficiencies that were noted:



The power supply cord is missing from the food waste disposer. The unit was inoperative. Replacement will be needed.

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C. Range Hood and Exhaust Systems

Comments:



Manufacturer: Nutone Type: vent-a-hood

Deficiencies that were noted:



The range hood exhaust vent is terminated into the attic. The vent should be terminated to the outside. The vent pulls all the grease and moisture up and should be deposited outside not in the attic area.

D. Ranges, Cooktops, and Ovens

Comments:



Manufacturer: Kenmore



The oven was tested at 350 degrees. Your oven, when fully heated at the set temperature was heated to 350°. This is within tolerance of +/- 25 degrees.

The Range appeared to be in acceptable condition.

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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

The Dryer Vent component appeared to be in acceptable condition .

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Private Water Wells

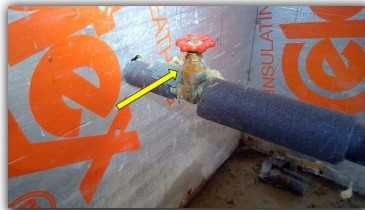
Comments:

Type of Pump: Submersible Pump



Type of Storage Equipment: Bladder tank located in an outbuilding

Deficiencies that were noted:



A water leak was noted in the supply piping inside the well house. Repairs are needed.

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(Inside the pump house)

A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle is recommended be replaced by a Qualified, Certified & Licensed Electrical Specialist.



Electric conduit is damaged and exposing the electrical wires. Repairs are needed.



Cable clamps (sometimes referred to as bushing's or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



The breakers in the well house sub panel are not completely labeled. All breaker panels are required to have an accurate listing of what the circuits are connected to what service

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I NI NP D



The front cover for the sub panel will not properly secure in place. Adjustments are needed.

WHY TAKE WATER SAMPLES FOR BACTERIOLOGY TESTING?

Safe drinking water must not contain any organisms that could indicate the presence of disease causing bacteria. To prevent possible contamination, constant vigilance must be maintained to avoid the consequences of drinking contaminated water. You do not want the water you drink, cook with, or wash dishes in to be contaminated with microorganisms that cause disease. Unsafe water can spread a number of diseases known as “waterborne” infections and include such illnesses as typhoid, cholera, and dysentery, to name a few. All of these illnesses are caused by microorganisms in the intestines of infected people or animals, which may not always appear to be sick. Water supply can be contaminated when the feces (bodily wastes) from infected people or animals seep into underground water or run off into surface water supplies. Unfortunately, disease producing microorganisms are difficult to detect in water samples, but fortunately, coliform bacteria are not hard to detect.

“COLIFORM” are a group of microorganisms that do not cause disease, but which are found in the lower intestinal tract of human beings and other warm-blooded animals. Millions of coliform are expelled each time a person or animal defecates. So when coliforms are found in a water sample, this is an indication that feces may have contaminated the water and that immediate action should be taken to stop the contamination. When well water shows coliforms, disinfection procedures should be followed. If a doctor suggests that gastric cramps or chronic diarrhea may have been caused by contaminated water, well disinfection should be performed immediately and water samples should be submitted for analysis. In addition, recently constructed or recently repaired wells must be disinfected to prevent bacterial growth in the well and in the plumbing system.

PRIVATE WELL DISINFECTION INSTRUCTIONS

When a laboratory analysis report shows the presence of coliform organisms, use the following procedure for well disinfection:

FIRST Locate the well head and remove an access plug or bolt so that the area within the well casing is exposed.

SECOND Using a funnel, pour in an appropriate amount of liquid chlorine bleach (Clorox, Purex, etc.). See chlorine dosage below.

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I	NI	NP	D
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CHLORINE BLEACH DOSAGE TABLE FOR WELL DISINFECTION

<u>WELL DEPTH</u>	<u>GALLONS OF BLEACH</u>
Less than 100 Ft	½ to 1 Gallon
100 to 200 Ft	1 to 1 ½ Gallon
200 to 300 Ft	2 Gallons
300 Ft and deeper	2 ½ Gallons or more

THIRD Using the nearest faucet and a garden hose, allow water to run through the funnel into the well for two or three hours. This will circulate the chlorinated well water and improve the germ killing action by allowing all fittings and equipment to be exposed to the chlorine solution.

FOURTH After the well water has circulated for a while, the garden hose and funnel may be removed and the access plug replaced. The disinfection process should be extended throughout the entire plumbing system.

FIFTH To disinfect the remainder of the plumbing system, turn on the next available faucet and allow it to run until the bleach odor can be detected, then turn it off. Repeat this step throughout the plumbing system at each faucet. Then, allow the chlorinated water to remain in the plumbing system over night or for 24 hours if possible. During this time, the water should not be used for drinking or cooking.

SIXTH After disinfecting the well and plumbing system, flush all faucets until the bleach odor disappears and the water is clear of any debris or color. Flush outside faucets first; you do not want to flood the septic system.

SEVENTH Then, submit another bacteriological sample to determine if the disinfection process was successful.

EIGHTH Retrace the proper steps for sampling, carefully following guidelines. Most reasons for an unsuitable sample can be avoided.

Keep in mind that a single disinfection may not be sufficient because certain well systems, particularly shallow wells, hand dug wells, wells in fissured areas and old wells, are more vulnerable to contamination. Water from these types of systems, should be checked by periodically submitting bacteriological samples for analysis.

TREC Limitations: The inspector is not required to open, uncover, or remove the pump, heads, screens, lines, or other components of the system, determine the reliability of the water supply or source;] or locate or verify underground water leaks.

SUMMARY PAGE.

This summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.

GRADING AND DRAINAGE



The gutter system down spouts are not secured properly to the exterior walls.

ROOF STRUCTURES AND ATTICS



The middle turbine vent on the roof top will not turn freely. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.



Attic access door was damaged and/or defective. The attic access door ladder should be properly secured with all elements present and in good working order. The ladder should also be straight when fully extended. **The attic door should seal tightly when closed.**

WALLS (INTERIOR AND EXTERIOR)



The landscape timbers for the flower beds are too high against the exterior wall. This is a condition conducive to wood destroying insects such as termites and for excessive moisture penetration into the exterior wall. I recommend removing the timbers next to the stone exterior wall.



Foliage should be trimmed of the exterior wall. It is recommended that there be at least 6 inches clearance from the wall to the tree or shrub.



Exterior paint / stain are peeling or are showing signs of wear in several areas. Exposed or weathered wood is considered a condition conducive for wood decay and water penetration.

DOORS (INTERIOR AND EXTERIOR)



The rear exterior sun room door is dragging the threshold. Adjustments will be needed.



Weather-stripping improvements are recommended for the driveway side exterior door.

WINDOWS



It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.



Caulking around framing on multiple exterior windows is needed. This makes the window more energy efficient and will also prevent moisture from entering around the window into the exterior wall.



Window springs[s] were noted that are loose from the window frames. A window spring is designed to keep a window open. Weak or defective window springs can allow the windows to slam down unexpectedly. This condition can result in broken glass panes or other related injuries. Defective window springs should be replaced.

FIREPLACES AND CHIMNEYS

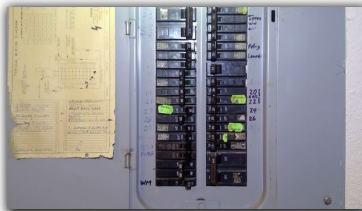


Firebox area has common gaps and/or cracks. Cracks in the firebrick or gaps in the mortar can result in house fires. Most small openings can be sealed using a temperature rated fireplace caulk.

SERVICE ENTRANCE AND PANELS



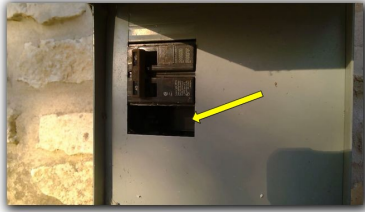
The main panel is located in what is considered a hazardous location next to the laundry sink. Extreme care should be taken to avoid all contact with the main panel if there is water in the vicinity of the main panel.



The breakers in the main electrical panel are not completely labeled. Any labeling present is not checked for accuracy. All breaker panels are required to have an accurate listing of what the circuits are connected to what service



The panel box does not have proper clearance. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width on both sides. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.



Knock out spaces for the breakers in the AC cut off box were exposed. Blanks are available that fill these voids at most home improvement stores. The gaps should be filled with snap-on covers.



Knock out spaces for the breakers in the sub panel box were exposed. Blanks are available that fill these voids at most home improvement stores. The gaps should be filled with snap-on covers.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES



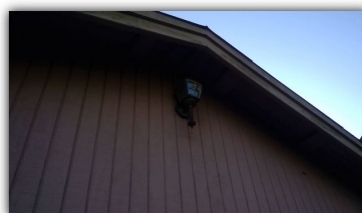
(Front Patio)

All light fixtures located on the exterior should have a cover or globe over the bulb to protect the operating bulb from moisture.



(In the car port storage area)

A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle is recommended be replaced by a Qualified, Certified & Licensed Electrical Specialist.



There are various lights fixtures that did not operate properly at time of inspection. Recommend replacing the bulb. If this does not correct the fixture; the buyer may wish to have a comprehensive inspection

performed by a licensed electrician.

SMOKE, FIRE & CARBON MONOXIDE DETECTORS



One or more of the smoke alarms did not respond properly when tested.

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

COOLING EQUIPMENT



The refrigerant line is not fully insulated to the unit. This condition causes the line to sweat and slightly degrades the performance of the system. Applying foam tubes on the line and taping will remedy this.



The air conditioning condensate line should not have a direct connection to a waste or vent pipe. This type of connection could allow bacteria or even sewer gases to enter the building through the air handling system.



The Secondary safety pan drain line terminates into the sun room. This line should terminate to the exterior of the home. Recommend having repairs done by a Qualified Certified & Licensed HVAC Specialist.

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DUCT SYSTEMS, CHASES, AND VENTS

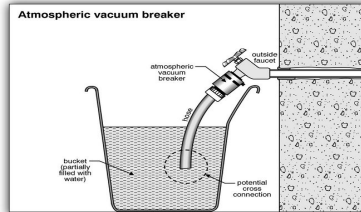


The Filter is dirty and needs changing. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change or clean these filters every month or as suggested by the manufacturer.

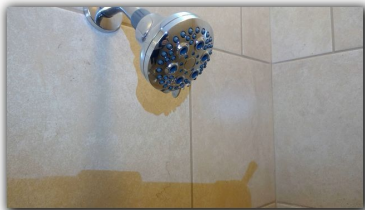
PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES



A water leak was noted in the supply lines on the southeast corner of the home. Recommend contacting a qualified plumber for needed repairs.



It is recommended that an anti-siphon device (vacuum breaker / backflow preventer) be added to the hose bib(s). This is a small device that attaches to the outside hose connection to prevent water contamination.



The faucets in the master bathroom shower are not sealing properly and allowing water to drip from the shower head.



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Shower diverting valve is hard to turn and do not operate properly. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the showerhead. Weak and/or defective diverting valves should be repaired and/or replaced when they no longer function properly.



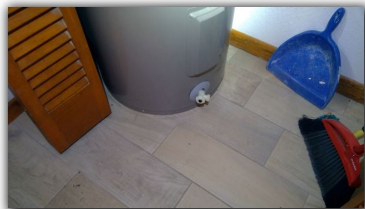
Shower diverting valve will not turn to operate the shower. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the showerhead. Weak and/or defective diverting valves should be repaired and/or replaced when they no longer function properly.

DRAINS, WASTES, AND VENTS



A slow Drain was noted in the bathroom sink. (Front corner bedroom) This could be an adjustment on the drain stop is needed and/or a problem with a drain obstruction. The fixture[s] should be serviced by a Qualified, Certified & Licensed Plumbing Specialist.

WATER HEATING EQUIPMENT

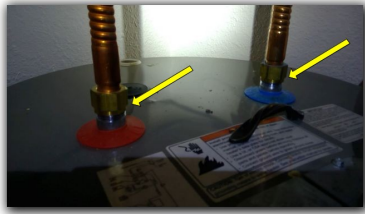


Safety pan underneath the water heater is missing A Safety Pan is required if the Heater can leak and will cause damage. T.R.E.C. requires to report that a water heater in areas that will cause damage if it leaks and does not have safety pan underneath and that is properly piped to the outside of the structure or to a drain.



The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is missing. This drain line should terminate outside not less than 6 inches or more than 24 inches above the ground. Repairs are recommended to be undertaken.

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A dielectric union should be used when joining galvanized steel pipe to copper pipe. The insulating sleeve and washer separate the two dissimilar metals to prevent corrosion.

FOOD WASTE DISPOSERS



The power supply cord is missing from the food waste disposer. The unit was inoperative. Replacement will be needed.

RANGE HOOD AND EXHAUST SYSTEMS



The range hood exhaust vent is terminated into the attic. The vent should be terminated to the outside. The vent pulls all the grease and moisture up and should be deposited outside not in the attic area.

PRIVATE WATER WELLS



A water leak was noted in the supply piping inside the well house. Repairs are needed.



(Inside the pump house)

A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle is recommended be replaced by a Qualified, Certified & Licensed Electrical Specialist.



Electric conduit is damaged and exposing the electrical wires. Repairs are needed.



Cable clamps (sometimes referred to as bushing's or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



The breakers in the well house sub panel are not completely labeled. All breaker panels are required to have an accurate listing of what the circuits are connected to what service



The front cover for the sub panel will not properly secure in place. Adjustments are needed.