



# Brashier

HOME INSPECTIONS



**Your Professional Inspection Report Has Been Prepared Exclusively For You.**

**Cassy Mayes  
9230 FM 1371  
Chappell Hill, TX 77426  
February 10, 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:**

Cassy Mayes  
9230 FM 1371  
Chappell Hill, TX 77426

**INVOICE DATE** February 10, 2021

DESCRIPTION	PRICE	AMOUNT
Home Inspection Fee / Free Termite Inspection.	\$395.00	\$395.00
	SUBTOTAL	\$395.00
	TAX	\$0.00
	TOTAL	\$395.00
	<b>Paid</b>	<b>\$395.00</b>

**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**

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**Prepared For:** Cassy Mayes  
(Name of Client)

**Concerning:** 9230 FM 1371, Chappell Hill, TX 77426  
(Address or Other Identification of Inspected Property)

**By:** Roy Brashier, Lic #22407 02/10/2021  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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## 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](http://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.**

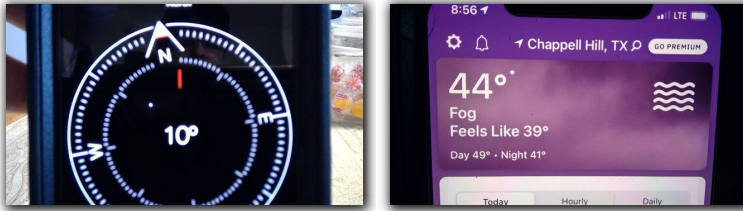
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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time Started: **9:00 am**  
Weather Conditions Inspection: **Fog**  
Outside temperature inspection: **60 or Below Degrees**  
Time Finished: **11:30 am** Building Orientation **North**  
**Inspection Provided by this Inspector: Home Inspection, Wood Destroying Insect Inspection**  
Home was Built 1957, 64 Years Old, 1374 Square Foot per MLS.



Property was: **Occupied** 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: **Buyer, Buyers Agent**

**THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE OF Cassy Mayes. 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.**

**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 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.

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## **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;
- (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;

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- (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.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

**Type of Foundation(s):** Pier & Beam - Crawlspace

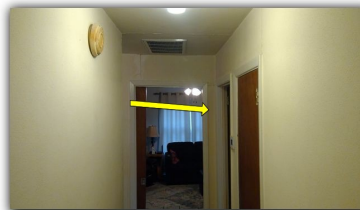
**Comments:**



Crawl Space viewed From: Crawled Structure

On 02/10/2021 at 9:00 am Inspector Roy Brashier opinion was that the foundation appeared to be in serviceable condition . At this time, I did see 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 minor 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 02/10/2021 .



**Floor slopes are apparent.** This condition indicates that movement in the structure has occurred. Further investigation may be necessary. The need for foundation repair in some cases can be an aesthetic judgment that must be made by the homeowner or buyer.



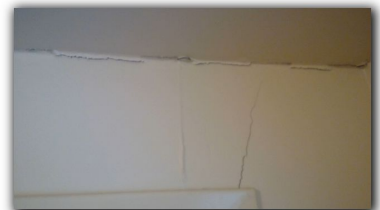
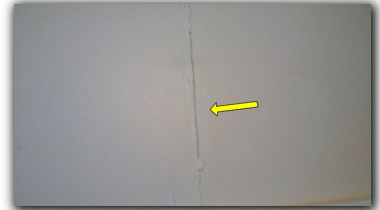
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**Cracks were noted throughout the interior of the home on the wallboard.** Cracks are usually indications that some degree of movement has occurred in the structure. (in any structure some degree of movement is normal and should not be of concern ) the severity of the cracks can be an indication of the amount of movement in a structure. Recommend having a foundation specialist inspect the foundation for proper repairs.



**Slight heaving of the garage floor was noted.** Heaving is caused by clay soils expanding when they absorb moisture beneath the concrete slab. The source of moisture can be rainwater, ground water, poor surface drainage and garden irrigation. Further evaluation will be needed.



**There is evidence of previous past water in the crawl space.** This condition may vary

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seasonally and/or with precipitation intensity. Lot drainage improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be monitored to determine if drainage tiles are necessary.

### B. Grading and Drainage

*Comments:*

**Buyers Note** - The grading should promote the flow of storm water away from the house and out of the yard. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet.

**Deficiencies that were noted on grading & drainage:**



**The home does not have positive grading.** The drainage strategy around the home is important. Expansive soils can be very destructive to the foundation if the moisture content under the home varies. Some improvement should be made to the grading of the yard.



**There is evidence of previous past water in the crawl space.** This condition may vary seasonally and/or with precipitation intensity. Lot drainage improvements should be addressed as a first step to controlling water in the crawl space.

### C. Roof Covering Materials

*Comments:*



**Type(s) of Roof Covering: Composition Asphalt Shingles**

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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.

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

**Deficiencies that were noted:**



**A nail was observed on the roof towards the middle of the home / rear roof line backing out of the shingles.** Repairs are needed.



**Note** -The entire roof system shows some signs of aging. However, the roof was performing as intended at the time of the inspection. No leaks were observed in the attic area.

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 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.

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**D. Roof Structures and Attics**

**Viewed From: Attic Decked Space Only**

**Average Depth of Insulation: 4" to 6"**

*Comments:*

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**Description of Roof Structure: Rafter Assembly**  
**Insulation Type: Batt or Blanket**

**Deficiencies that were noted:**



**The attic access ladder does not stay in the open position properly.** The ladder is too short for the height of the ceiling. The ladder should stay straight when fully extended .



**Separations were detected between the rafters and the ridge board in the attic.** This condition is usually the result of past differential deflection in a structure. We recommend consulting a qualified roofing contractor so a corrective course of action can be evaluated.

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

*Comments:*

Note - The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

Note - Houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, bio-hazards or any other pollutants.

**This property was occupied at the time of inspection.** Areas of the structure may have been blocked from the view of the inspector. Once the furniture and other objects are removed certain signs may be revealed. However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property.

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**Deficiencies that were noted:**



**The brick siding / skirting wall shows cracking and pulling away from the structure in multiple locations.** This is an indication that some degree of movement has occurred in the brick siding.



**Note** - The brick siding / skirting wall is not supported by the foundation of the home itself. This wall is built from the ground up to the structure. Settlement and movement over time has caused the cracking and pulling away movement.



**Loose and/or weakened finishes were detected in the garage area.** This should be repaired to prevent further damage.



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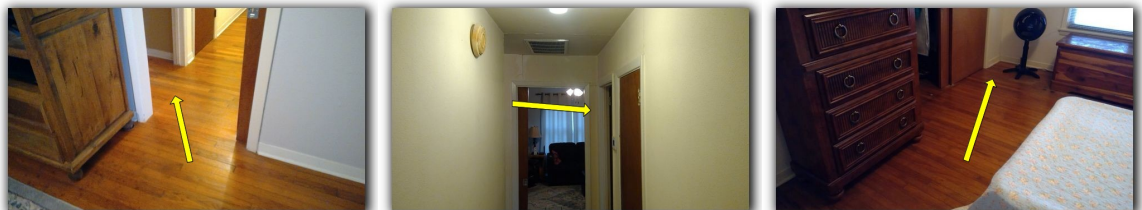


**Cracks were noted throughout the interior of the home on the wallboard.** Cracks are usually indications that some degree of movement has occurred in the structure. (in any structure some degree of movement is normal and should not be of concern ) the severity of the cracks can be an indication of the amount of movement in a structure. Recommend having a foundation specialist inspect the foundation for proper repairs.

**F. Ceilings and Floors**

*Comments:*

**Deficiencies that were noted:**



**Floor slopes are apparent.** This condition indicates that movement in the structure has occurred. Further investigation may be necessary. The need for foundation repair in some cases can be an aesthetic judgment that must be made by the homeowner or buyer.

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**Damage to the interior finish was observed on ceiling in the garage.** Repairs are needed.

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

*Comments:*

Note - Buyers should consider replacing exterior door locks after moving in home.

**Deficiencies that were noted:**



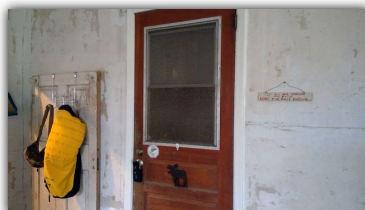
( Laundry Room Door )

**Any cracks and/or separations between the brick veneer and the door trim and/or siding should be caulked.**



( Laundry Room Door )

**Door trim or entry ways with wood rot should be repaired.** When replacing this wood we recommend using a man made material such as a James Hardi board. It more resistant to moisture and insects.



**Garage access door is not fire rated.** Door openings between the garage and residence shall be equipped with solid wood door not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. The garage is the second most likely place for a house fire to originate in a home. The



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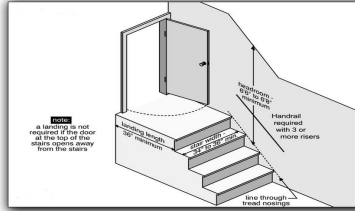
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presence of a carbon monoxide sensing smoke detector is also highly recommended.



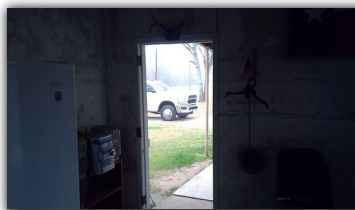
**The garage door should open over a landing min 36 inches.**



**The laundry room exterior door threshold is missing.** A threshold prevents air from circulating under the door and also prevents water penetration under the door.



**One or more doors were dragging the frame.** Doors should be adjusted as necessary to work properly.



**Note** - The two doors for the garage area are missing. Replacement may be needed.

**H. Windows**

**Comments:**

**Note** - A respective number of windows are tested. Window blinds and curtains are not inspected.

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**Windows with broken seals were noted in one or more windows.** A window seal could be broken and not noticed for some time. This allows moisture inside between the panes of glass causing fogging to take place. This will eventually cause staining to the point of zero visibility.



**A cracked window glass was observed on the garage window.**

**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:*

**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.**

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**N. Sidewalks & Driveways**

*Comments:*

**Deficiencies that were noted:**



**The sidewalk has settled causing uneven joints.** This is a tripping hazard. Recommend repairs to the sidewalk for safety purposes.

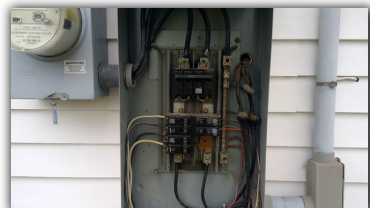
**O. Fences**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*



**Panel Box Unable To Determine  
Box Rating : Unable to determine  
Box Location : West Exterior Wall**



**Main Service Entrance: overhead  
Main Disconnect Rating: 200 amps**

**Deficiencies that were noted:**

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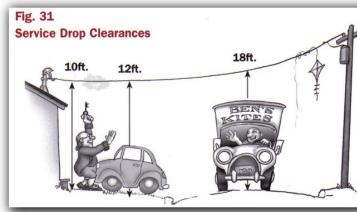
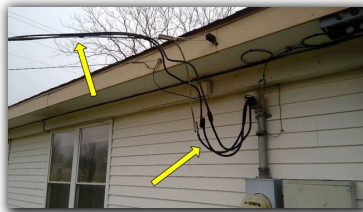
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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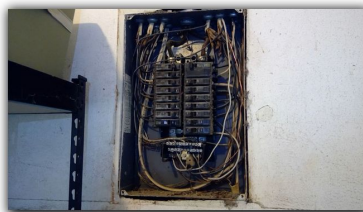
**The service wires appear to not have adequate clearance from the ground and should be repaired.** Recommend contacting the local service company for inspection and needed repairs.

**Buyers Note** - All the breakers in the exterior panel box was labeled. Any labeling present is not checked for accuracy.



**Sub Panel Box Underwriters laboratories inc.**  
**Sub Box Rating : 125 amps**  
**Sub Panel Box Location: Laundry Room**  
**Sub Panel Service Entrance: Within Structure**  
**Sub Panel Disconnect Rating: 200 amps**

**Deficiencies that were noted:**



**Box Rating : 125 amps / Disconnect Rating: 200 amps**

**The main panel appears to be undersized.** It should be replaced with a panel that is suitable to the size of the incoming service. Recommend having a Qualified, Certified & Licensed Electrician to inspect system.

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**The breakers in the main panel box 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.



**For enhanced safety, it is recommended the ground and neutral wires are on separate buss terminals.** A qualified electrician should be consulted.

**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**

**Type of Wiring: Copper**

**Comments:**

**Note** - A respective number of outlets are tested. Security and alarm systems are not within the scope of this inspection. Evaluation of auxiliary, low voltage lighting, electric or electronic equipment ( TV, doorbell, cable, lightning protection, surge protection, intercoms, etc ) is not performed as part of a standard home inspection.

The older two hole outlets are not wired with a ground conductor. Many older homes have this type of wiring. If there are any concerns with this type of wiring. I recommend having a licensed electrician inspect wiring system.

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**Deficiencies that were noted:**



**This structure is not properly protected with GFCI outlets.** GFCI outlets are not installed in some or all of the currently required areas of new homes. Under current building standards, outlets should be GFCI protected in bathrooms, at all kitchen counter tops, exterior outlets, garage outlets, crawl space outlets, and within 6' of laundry, utility and wet bar sinks.



( Hall Bathroom )

**Receptacle hot and neutral wires are reversed.** Repairs should be made by a licensed electrician



The blades appear slightly warped on the fan in the middle bedroom.

- 

**C. Door Bell**

*Comments:*

- 

**D. Smoke, Fire & Carbon Monoxide Detectors**

*Comments:*

**Buyers Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Deficiencies that were noted on smoke alarms :**

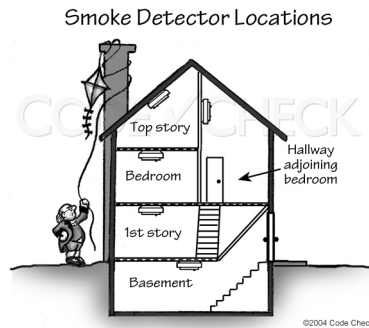
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I NI NP D



**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.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

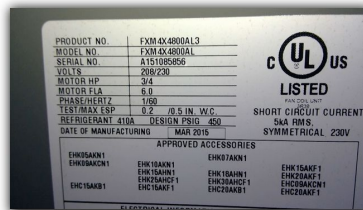
- 

A. Heating Equipment

Type of System: Central

Comments:

Unit #1



Brand Name: International Comfort Products

Date Built: 2015

Energy Source: Electric

The Thermostat appeared to be in acceptable condition



Today's Temperature Reading: **101 Degrees**

**Deficiencies that were noted on this unit:**

I=Inspected

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D=Deficient

I NI NP D



Whenever there is appliances located in the attic they should be made accessible with a solid walkway from the attic opening to the appliance. There should also be sufficient solid work area available in front of the appliance for servicing the unit.

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**

*Type of System: Central - Air Conditioner*

*Comments:*

Unit #1



Approximate System Age: 2015  
 Approximate System Size: 4 ton  
 Max over current protection: 40-amps •  
 Actual over current protection: 50 -amps  
 Brand Name: Comfort Maker



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

**Deficiencies that were noted on this unit:**



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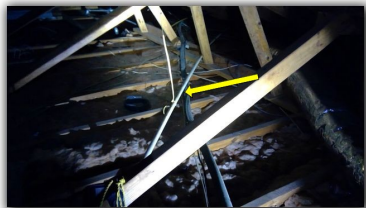
I	NI	NP	D
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**The breaker for the AC unit cut off is not the right size.** The tag on the AC unit calls for a maximum 40 amp breaker. The breaker in the cut off box is a 50 amp size. Recommend having the circuit inspected by a a Qualified Certified & Licensed HVAC Specialist.



**Compressor wiring is not fully protected by conduit.** The absence of a protective conduit is recognized as a hazard. Wires should be protected from water and external damage. Recommend having the conduit repaired by a Qualified Certified & Licensed HVAC Specialist.



**The cooling system primary condensate drain line needs to be insulated.** The cold condensate (water condensed from the air) draining through the pipe will cause condensation on the outside of the pipe, which will drip onto the attic floor/ living area ceiling.

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

**Buyers Advisory Notice:** Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 14 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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### C. Duct Systems, Chases, and Vents

#### Comments:

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.

**The air supply registers appeared to be in acceptable condition.**

**The return duct system appeared to be in acceptable condition**

## IV. PLUMBING SYSTEM

### A. Plumbing Supply, Distribution Systems and Fixtures

**Location of water meter: Front Yard**

**Location of main water supply valve: at meter**

#### Comments:



**Static water pressure reading: 70 PSI**

**The water supply System appeared to be in acceptable condition .**



Buyers Note - Older steel piping ( Galvanized ) is still in use on this home. This piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

#### Static water pressure test.

**The static water pressure appeared to be in acceptable condition .**

#### Exterior Faucet/s:

#### **Deficiencies that were noted:**

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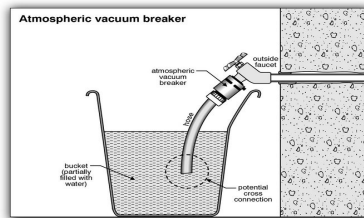
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I	NI	NP	D
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**It is recommended that an anti-siphon device (vacuum breaker / backflow preventer) be added to the hose bib(s).** This is a small device that attaches to the outside hose connection to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

**Laundry Fixtures:**

**The laundry fixtures appeared to be in Not Inspected.**



**Not Inspected** - The plumbing fixtures are connected to the installed washing machine. These fixtures are prone to leaks when the valve is turned off and the appliance is disconnected. These fixtures were not be inspected.

**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 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: Cast Iron**

**Clean Outs Location: West Exterior Wall**

This structure has **1 bathrooms**. Cold and/or Hot water faucets were run 3 Faucets for approximately **30** minutes at a rate of **1.0** gallon per minute per faucet, for a total estimate of approximately **90 gallons** that flowed through the drains. Functional flow was present in this structure:

I=Inspected

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I	NI	NP	D
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**Water Drains & Vents**

**Deficiencies that were noted:**



**The waste piping for the bathroom does not appear to have sufficient slope for proper drainage.** Settlement of the home on the driveway side has caused this insufficient slope in the waste piping. This condition should be repaired.

**Hall Bathroom:**

**Deficiencies that were noted:**



**The drain stop in the bathroom sink is missing.**

**Laundry Drain:**



**Note** - The laundry drain is capped and not being used. The washing machine is connected to a line to drain in the yard. Further evaluation may be needed.

**C. Water Heating Equipment**

**Energy Source:**Electric

**Capacity:** 40 Gallons

**Comments:**

**Unit 1:**

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Rheem  
Safety Pan: Yes  
Rust Present: No  
Recommended Hot Water setting should between **115 – 120 °**

Approximate Age: 2019  
Location: Garage  
Hot Water Temperature: **104 °**

**Deficiencies that were noted:**



**The safety pan under the water heater is not plumbed to the exterior of the house.**

**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 System**  
*Comments:*

**V. APPLIANCES**

**A. Dishwashers**  
*Comments:*

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**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*



**Manufacturer: Broan Type: recirculating**

**Deficiencies that were noted:**



**The electrical wiring to the vent a hood is exposed and should be enclosed in conduit.**

**D. Ranges, Cooktops, and Ovens**

*Comments:*



**Manufacturer: Kenmore**

**Deficiencies that were noted:**



**Oven is not properly secured to the surrounding cabinet and/or wall. Children can tip the**

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oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti tip device should be installed.



**The oven was tested at 350 degrees.** Your oven, when fully heated at the set temperature was heated to **385 °**. This is not within tolerance of +/- 25 degrees.

**E. Microwave Ovens**

*Comments:*

[Buyers Note - This is a portable unit and is not included in this inspection](#)

**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:*

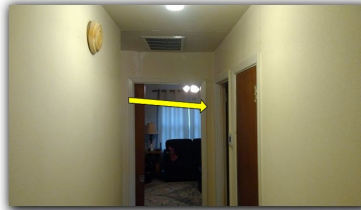
## SUMMARY PAGE.

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.

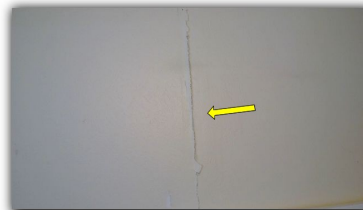
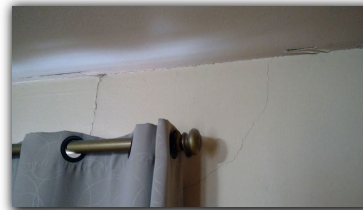
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### FOUNDATIONS

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**Floor slopes are apparent.** This condition indicates that movement in the structure has occurred. Further investigation may be necessary. The need for foundation repair in some cases can be an aesthetic judgment that must be made by the homeowner or buyer.







**Cracks were noted throughout the interior of the home on the wallboard.** Cracks are usually indications that some degree of movement has occurred in the structure. (in any structure some degree of movement is normal and should not be of concern ) the severity of the cracks can be an indication of the amount of movement in a structure. Recommend having a foundation specialist inspect the foundation for proper repairs.



**Slight heaving of the garage floor was noted.** Heaving is caused by clay soils expanding when they absorb moisture beneath the concrete slab. The source of moisture can be rainwater, ground water, poor surface drainage and garden irrigation. Further evaluation will be needed.



**There is evidence of previous past water in the crawl space.** This condition may vary seasonally and/or with precipitation intensity. Lot drainage improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be monitored to determine if drainage tiles are necessary.

## **GRADING AND DRAINAGE**

---



**The home does not have positive grading.** The drainage strategy around the home is important. Expansive soils can be very destructive to the foundation if the moisture content under the home varies. Some improvement should be made to the grading of the yard.



**There is evidence of previous past water in the crawl space.** This condition may vary seasonally and/or with precipitation intensity. Lot drainage improvements should be addressed as a first step to controlling water in the crawl space.

## ROOF COVERING MATERIALS

---



**A nail was observed on the roof towards the middle of the home / rear roof line backing out of the shingles.** Repairs are needed.

## ROOF STRUCTURES AND ATTICS

---



**The attic access ladder does not stay in the open position properly.** The ladder is too short for the height of the ceiling. The ladder should stay straight when fully extended .



**Separations were detected between the rafters and the ridge board in the attic.** This condition is usually the result of past differential deflection in a structure. We recommend consulting a qualified roofing contractor so a corrective course of action can be evaluated.

## WALLS (INTERIOR AND EXTERIOR)

---



**The brick siding / skirting wall shows cracking and pulling away from the structure in multiple locations.** This is an indication that some degree of movement has occurred in the brick siding.



**Loose and/or weakened finishes were detected in the garage area.** This should be repaired to prevent further damage.

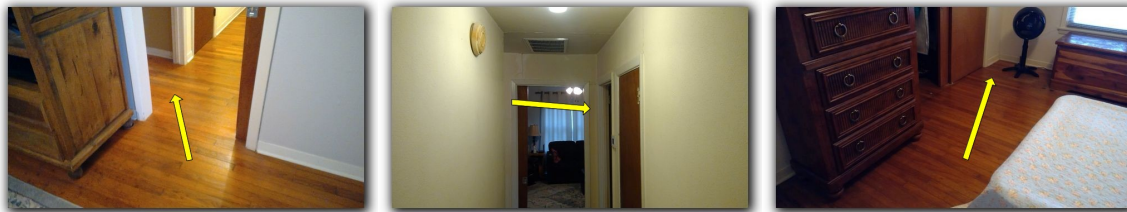




**Cracks were noted throughout the interior of the home on the wallboard.** Cracks are usually indications that some degree of movement has occurred in the structure. (in any structure some degree of movement is normal and should not be of concern ) the severity of the cracks can be an indication of the amount of movement in a structure. Recommend having a foundation specialist inspect the foundation for proper repairs.

## CEILINGS AND FLOORS

---



**Floor slopes are apparent.** This condition indicates that movement in the structure has occurred. Further investigation may be necessary. The need for foundation repair in some cases can be an aesthetic judgment that must be made by the homeowner or buyer.



**Damage to the interior finish was observed on ceiling in the garage.** Repairs are needed.

## DOORS (INTERIOR AND EXTERIOR)

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( Laundry Room Door )

**Any cracks and/or separations between the brick veneer and the door trim and/or siding should be caulked.**

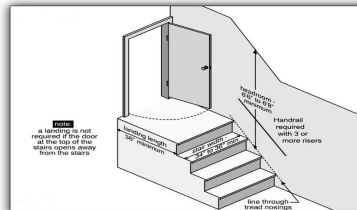
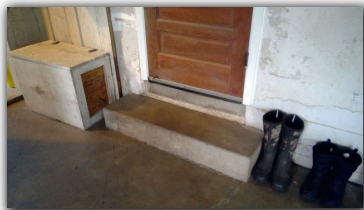


( Laundry Room Door )

**Door trim or entry ways with wood rot should be repaired.** When replacing this wood we recommend using a man made material such as a James Hardi board. It more resistant to moisture and insects.



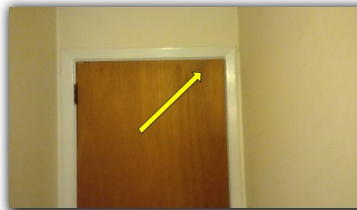
**Garage access door is not fire rated.** Door openings between the garage and residence shall be equipped with solid wood door not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. The garage is the second most likely place for a house fire to originate in a home. The presence of a carbon monoxide sensing smoke detector is also highly recommended.



**The garage door should open over a landing min 36 inches.**



**The laundry room exterior door thresh hold is missing.** A thresh hold prevents air from circulating under the door and also prevents water penetration under the door.



**One or more doors were dragging the frame.** Doors should be adjusted as necessary to work properly.

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## WINDOWS

---



**Windows with broken seals were noted in one or more windows.** A window seal could be broken and not noticed for some time. This allows moisture inside between the panes of glass causing fogging to take place. This will eventually cause staining to the point of zero visibility.



**A cracked window glass was observed on the garage window.**

## SIDEWALKS & DRIVEWAYS

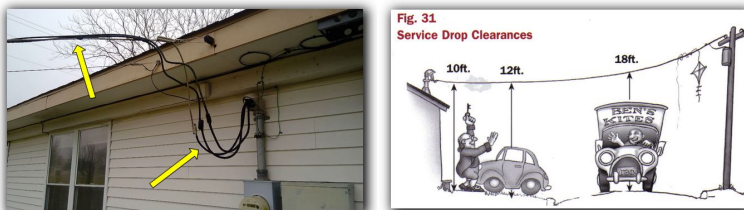
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**The sidewalk has settled causing uneven joints.** This is a tripping hazard. Recommend repairs to the sidewalk for safety purposes.

## SERVICE ENTRANCE AND PANELS

---



**The service wires appear to not have adequate clearance from the ground and should be repaired.** Recommend contacting the local service company for inspection and needed repairs.



**Box Rating : 125 amps / Disconnect Rating: 200 amps**

**The main panel appears to be undersized.** It should be replaced with a panel that is suitable to the size of the incoming service. Recommend having a Qualified, Certified & Licensed Electrician to inspect system.



**The breakers in the main panel box 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.



**For enhanced safety, it is recommended the ground and neutral wires are on separate buss terminals.** A qualified electrician should be consulted.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES



**This structure is not properly protected with GFCI outlets.** GFCI outlets are not installed in some or all of the currently required areas of new homes. Under current building standards, outlets should be GFCI protected in bathrooms, at all kitchen counter tops, exterior outlets, garage outlets, crawl space outlets, and within 6' of laundry, utility and wet bar sinks.



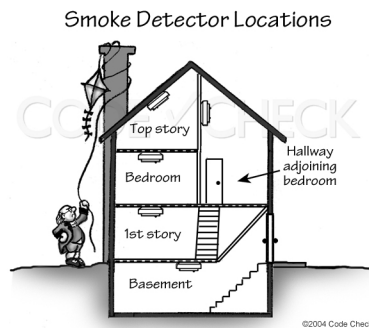
( Hall Bathroom )

**Receptacle hot and neutral wires are reversed.** Repairs should be made by a licensed electrician



The blades appear slightly warped on the fan in the middle bedroom.

## SMOKE, FIRE & CARBON MONOXIDE DETECTORS



**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.

## HEATING EQUIPMENT



**Whenever there is appliances located in the attic they should be made accessible with a solid walkway from the attic opening to the appliance.** There should also be sufficient solid work area available in front of the appliance for servicing the unit.

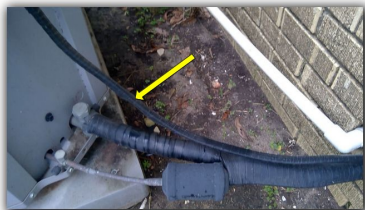


## COOLING EQUIPMENT

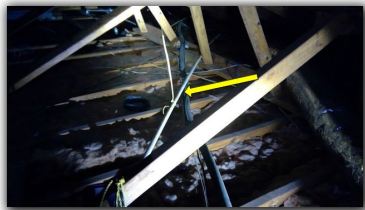
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**The breaker for the AC unit cut off is not the right size.** The tag on the AC unit calls for a maximum 40 amp breaker. The breaker in the cut off box is a 50 amp size. Recommend having the circuit inspected by a Qualified Certified & Licensed HVAC Specialist.



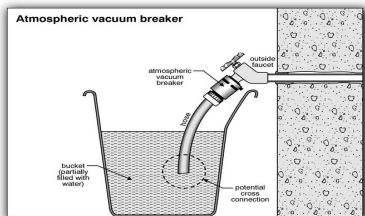
**Compressor wiring is not fully protected by conduit.** The absence of a protective conduit is recognized as a hazard. Wires should be protected from water and external damage. Recommend having the conduit repaired by a Qualified Certified & Licensed HVAC Specialist.



**The cooling system primary condensate drain line needs to be insulated.** The cold condensate (water condensed from the air) draining through the pipe will cause condensation on the outside of the pipe, which will drip onto the attic floor/ living area ceiling.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

---



**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.

## DRAINS, WASTES, AND VENTS

---



**The waste piping for the bathroom does not appear to have sufficient slope for proper drainage.** Settlement of the home on the driveway side has caused this insufficient slope in the waste piping. This condition should be repaired.



**The drain stop in the bathroom sink is missing.**

## WATER HEATING EQUIPMENT

---



**The safety pan under the water heater is not plumbed to the exterior of the house.**

## RANGE HOOD AND EXHAUST SYSTEMS

---



**The electrical wiring to the vent a hood is exposed and should be enclosed in conduit.**

## RANGES, COOKTOPS, AND OVENS

---



**Oven is not properly secured to the surrounding cabinet and/or wall.** Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti tip device should be installed.



**The oven was tested at 350 degrees.** Your oven, when fully heated at the set temperature was heated to **385** °. This is not within tolerance of +/- 25 degrees.