



This report is prepared for:

John Griffith

374 CR 4151

Woodville, TX 75979

8/16/2019



Anchor Home Inspections

Herbert "Lee" Johnson III, TREC 22058
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Lufkin, TX 75904

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TREC 22058

INVOICE

SOLD TO:

John Griffin
374 CR 4151
Woodville, TX 75979

INVOICE NUMBER 20190816-01
INVOICE DATE 08/16/2019

LOCATION 374 CR 4151

REALTOR Donya McLaurin

DESCRIPTION	PRICE	AMOUNT
Standard Inspection: \$300.00x1	\$300.00	\$300.00
8/16/2019	(\$300.00)	(\$300.00)
	SUBTOTAL	\$300.00
	TAX	\$0.00
	TOTAL	\$300.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

Payment is due at time of inspection.

PROPERTY INSPECTION REPORT

Prepared For: John Griffin
(Name of Client)

Concerning: 374 CR 4151, Woodville, TX 75979
(Address or Other Identification of Inspected Property)

By: Herbert Lee Johnson III, Lic #22058 08/16/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 93F
Utilities On: Yes No Water No Electricity No Gas
Special Notes: Not every deficiency noted will have a corresponding picture in this report.

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
 - Floors Covered
 - Walls/Ceilings Covered or Freshly Painted
 - Behind/Under Furniture and/or Stored Items
 - Attic Space is Limited - Viewed from Accessible Areas
 - Plumbing Areas - Only Visible Plumbing Inspected
 - Siding Over Older Existing Siding
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.
- All directional references are as if looking at the front of the house/ front door. Ie...left, right, front, rear.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

Water was turned off to over half the home due to a water leak at the washer connections. Areas with no water: kitchen, hall bathroom, exterior, water heater and garage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments: Limited visual inspection of the foundation due to less than 6" of soil clearance around the home to view the foundation, carpet, and fresh paint.

Drywall crack over the front left bedroom doorway.

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.

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



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I	NI	NP	D
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B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- Improper drainage from foundation/Less than 6" soil clearance
- Gutters draining too close to the structure, no splash blocks for proper runoff from gutters.

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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Roof Level

Comments: Minor to moderate gravel loss to shingles, worse at the ridges.

Be advised that this report only reflects the condition of this roof at the time of this inspection and that there is no express written or unwritten warranty on this roof or any part or component of this roof. Poor repairs, hidden defects, future storm damage, and/or any unforeseeable causes of damage or leaking is not the responsibility of Anchor Home Inspections or Herbert Johnson, TREC #22058. Repairs done to this roof will not be re-inspected, satisfactory repairs are the sole responsibility of the buyer, seller, and contractor involved.

- Roof decking deflection over the screened in three season porch.
- Trim, soffit, fascia boards are in need of repair
- Leaves / debris in the gutters and down spouts

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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: Batt insulation

Approximate Average Thickness of Vertical Insulation: Not visible

Comments:



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E. Walls (Interior and Exterior)

Comments:

Interior Walls: Drywall, Wallpaper

- Minor cracking above front left bedroom door
- Water stains on walls and/or ceilings



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Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

- Wood siding is water damaged in some areas along the ground on the front, left and rear sides. Around the water heater closet and the deck.
- One or more areas were obstructed
- Inadequate clearance between siding and grade, less than 6".
- Wood/soil contact in some areas
- Rotten wood at base of siding on left side and in front
- Battens loose on siding on front and left side
- Paint peeling in some areas



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F. Ceilings and Floors

Comments:

Ceiling types: Drywall, Tile (unknown)

- Ceiling cracks in some areas, above the garage, typical when used for storage.
- Previous repairs noted in left front bedroom



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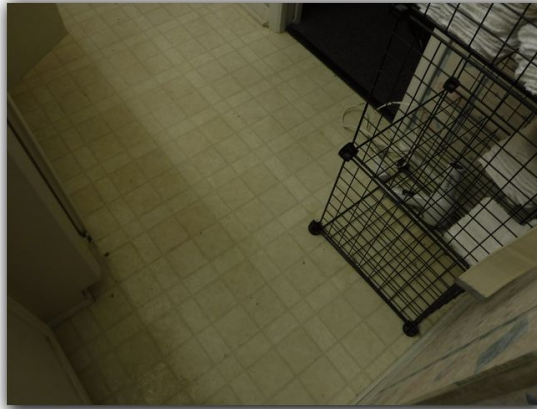
NP=Not Present

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I	NI	NP	D
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Flooring types: Vinyl, Exposed Concrete, Carpet

- Carpet older/stained
- Vinyl flooring damaged in bathroom.



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G. Doors (Interior and Exterior)

Comments:

Interior Doors: Wood Interior (Hollow), Bi-Fold closet



Exterior Doors: Metal with Glass Exterior



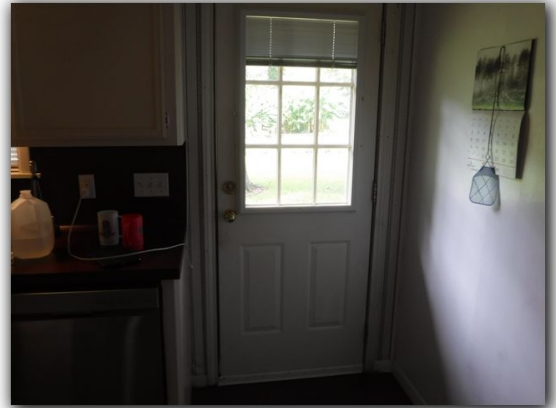
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Garage Doors: Metal Panel Insulated Doors

Type: Metal Wood Fiberglass Damaged panels



H. Windows

Comments: Aluminum Single Paned Uninsulated Windows

Some windows have peeling paint on exterior trim and minor water damage to trim.

Inspection of the windows was limited

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I. Stairways (Interior and Exterior)

Comments:
INTERIOR

EXTERIOR

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J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

K. Porches, Balconies, Decks, and Carports

Comments:

Structural deficiencies, old, deteriorated deck with wood on soil contact and split or damaged wood supports, I recommend repair or replacement of this deck.



L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Meter location: Rear side of home

Overhead Service Underground Service

Comments:

Main Disconnect Panel - Square D Exterior Panel

A/C condensing unit #1:

Specifies max amp breaker of 20A and an (Unknown) amp breaker is in use

Sub Panels: 125A Cutler-Hammer Type of Wire: Copper Aluminum

GE Load center in rear bedroom.

Panels are not labeled

Grounds and neutrals on same bus bar

Panel covers, knockouts, cable clamps missing/ loose

Defects may exist in certain electrical sub panels and have been known to be unsafe in some instances and should be thoroughly evaluated by a licensed electrician as to present and future performance.

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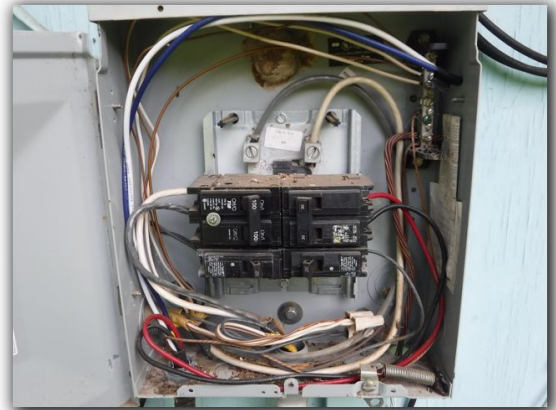
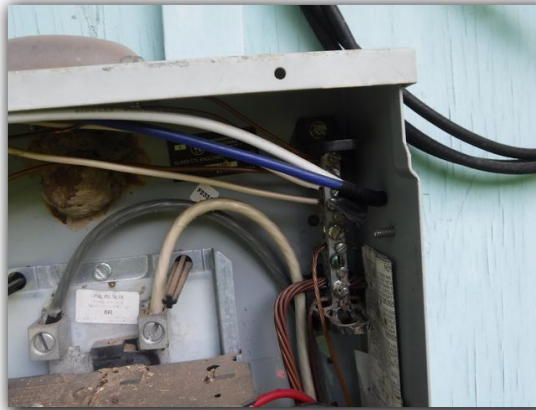
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____
 Comments:

Outlet and Switches

- GFCI are not properly installed or operate properly
- Concealed connections of copper and aluminum wires / electrical components were not inspected
- Inappropriate Ground Type receptacles installed on two conductor system, most plugs in the main side of the home are not grounded.

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

- No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

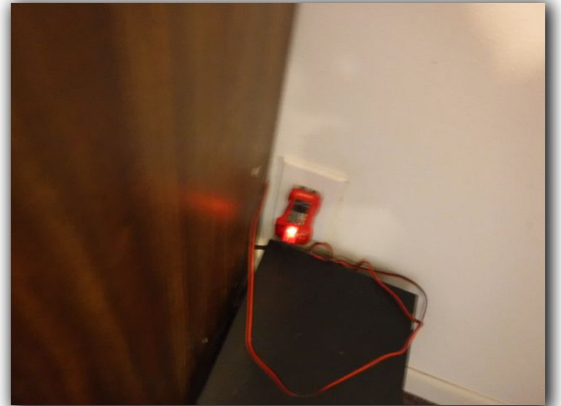
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Fixtures

- Light is larger bathroom inoperable at time of this inspection



Smoke and Fire Alarms

- Smoke alarms are not present in each sleeping area

Other Electrical System Components

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

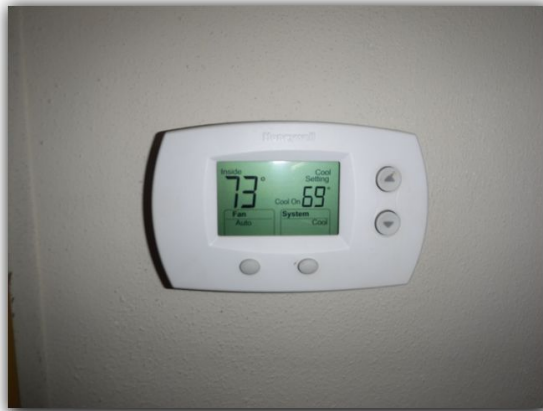
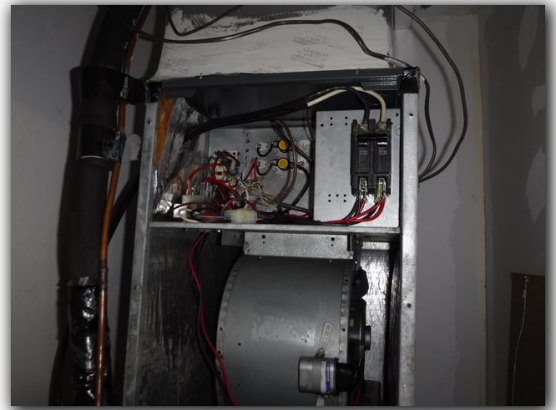
A. Heating Equipment

Type of System: Central

Energy Source: Electric

Brand of equipment: Goodman

Comments: Ambient temperatures too high to run heater without risk of damage to unit/This is a visual inspection of heating components only



B. Cooling Equipment

Type of System: Central

Brand of equipment: Goodman

AC Disconnect: None

Comments:

Unit #1:

Supply Air Temp: 70°F

Return Air Temp: 58°F

Temp. Differential: +12°F

Damaged insulation at condenser

Secondary pan drain is not tied into a drain and will drain into cabinet if it fills up

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- No blower door switch installed on unit
- Condenser unit not level or 3" above grade
- Lack of GFCI near unit for technician
- Condensate line termination point was not determined



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C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard near road/driveway

Location of main water supply valve: At meter

Static water pressure reading: Water is off to exterior bibs.

Location of Gas Meter: None

Comments: **No water to most areas of the home at time of this inspection**

Functional Flow Inadequate below 40 psi above 80 psi

Lack of reducing valve over 80 psi

Water Source: Public **Sewer Type:** Public Sewer System



Sinks

Comments: Visual Inspection only.

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Bathtubs and Showers

Comments: Large handicapped bathroom was the only portion of the home with water, shower was operable.

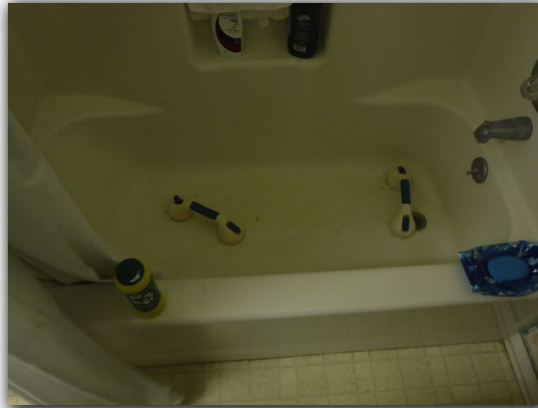
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Commodes

Comments: No water to most of the home, handicapped bathroom was functional.



Washing Machine Connections

Comments: NO water.

Washing machine not connected at this time - faucets, drains not tested for proper operation

Exterior Plumbing

Comments: No water.

B. Drains, Wastes, and Vents

Comments: No deficiencies noted at time of this inspection

C. Water Heating Equipment

Energy Source: Electric

Capacity: Rheems 40 gallons Unit

Comments: No water to unit, unit was not tested for function.

Electrical disconnect missing/inadequate clearance

Water damage at bottom of exterior closet housing unit

No drain pan present

Water heater Temperature and Pressure Relief Valve

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- T/P valve inspected / verified, but NOT TESTED
- Drain line is not plumbed to the exterior



D. Hydro-Massage Therapy Equipment
Comments:

E. Other
Comments:

V. APPLIANCES

A. Dishwashers
Comments: Samsung/Visual inspection only/No water to kitchen at time of this inspection

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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments: Whirlpool

Unit vents to kitchen space

Light not functional at time of this inspection



D. Ranges, Cooktops, and Ovens

Comments: GE

Range Type: Electric Gas

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Oven(s): GE

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 0°F (max 25°F)

Unit #2: Electric Gas

Tested at 350°F, Variance noted: _____ °F (max 25°F)

E. Microwave Ovens

Comments: Whirlpool MicroVent

Vent light inoperable



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Vent pipes that do not terminate outside the structure, terminate in the attic.

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G. Garage Door Operators

Comments: Genie/No deficiencies noted at time of this inspection



H. Dryer Exhaust Systems

Comments: No deficiencies noted at time of this inspection



I. Other

Comments: KitchenAid Refrigerator/No deficiencies noted at time of this inspection

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: [Pool Construction Types](#)

Comments:

DEFICIENCIES FOUND IN:

C. Outbuildings

Comments:

DEFICIENCIES FOUND IN:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Proximity To Known Septic System: _____

Comments: [Water Well Quality](#)

DEFICIENCIES FOUND IN:

E. Private Sewage Disposal (Septic) Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: _____

Comments:

DEFICIENCIES FOUND IN:

F. Other

Comments: