

PROPERTY INSPECTION REPORT

Prepared For: Mary Embry

(Name of Client)

Concerning: 250 Pin Oak Drive, Brenham, TX 77833

(Address or Other Identification of Inspected Property)

By: Jonathan Dooley TREC # 22163 / Dooley Home Inspection 9/13/2018

(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 standard 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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, bathrooms, 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 require 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:

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 75 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Water Test:

No

Comments: Seller- Pre-Listing, Check for Mold in one area and determine the cause

Year Built: 1989

Square Footage: 3721

Rooms: 3 Bedrooms, 2 Bathrooms, 1 Half Bathrooms

Property is Occupied

Utilities On: Water, Electricity

People Present at Inspection: Seller Agent

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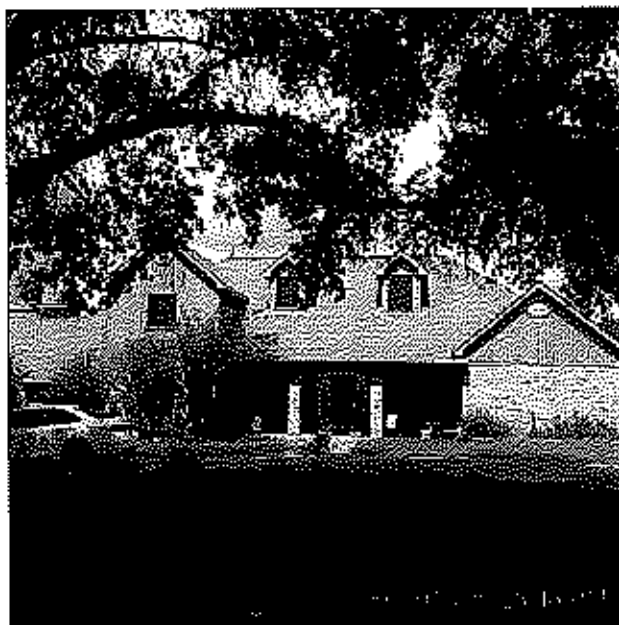
V Appliances.....20



Inspection Report

Mary Embry

Property Address:
250 Pin Oak Drive
Brenham TX 77833



Front of Home

Dooley Home Inspection

Jonathan Dooley TREC # 22163
goodhomeinspector@gmail.com
979-732-4779

Date: 9/13/2018	Time: 02:00 PM	Report ID: 20180913-250-Pin-Oak-Drive
Property: 250 Pin Oak Drive Brenham TX 77833	Customer: Mary Embry	Real Estate Professional: Lindi Braddock Coldwell Banker Properties

Pre-Listing Inspection

A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The inspector is a generalist, not a structural engineer, master electrician or licensed HVAC tech. You are advised to seek specialist/expert opinions and acquire estimates for any defects or recommendations mentioned in this report. No warranty, guarantee or insurance by Dooley Home Inspection is expressed or implied. This report cannot confirm the presence of mold, lead or asbestos, because that would require lab work.

Accessibility- In the reasonable judgment of the inspector without; a) Hazard to the inspector. b) Using specialized equipment or procedures. c) Damaging property. d) disassembling items other than covers/panels that are intended to be removed for inspections.

Comment Key

All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

For the purposes of this report, the front of the house is the "front"; the back of the house is the "back"; when facing the front of the house from the street, "right" will be the side on your right, and "left" will be the side to your left.

In Attendance: Customer	Type of building: Single Family (2 story)	Approximate age of building: Over 25 Years
Temperature: Over 75 (F)	Weather: Clear	Ground/Soil surface condition: Damp
Water Test: No		

General Summary



Dooley Home Inspection

goodhomeinspector@gmail.com
979-732-4779

Customer
Mary Embry

Address
250 Pin Oak Drive
Brenham TX 77833

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine maintenance of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Structural Systems

Roof Structures and Attics

- 1 Missing Baffles to hold back insulation from blocking vents. Recommend adding to promote airflow from soffit vents to ridge. At time of inspection, most of the vents looks blocks by insulation, therefore blocking intended air flow.
- 2 **Approximate Depth of Insulation:** 3"-5" Insulation improvements may be cost effective, depending on the anticipated term of ownership. Insulation Fiberglass (Batts) insulation is old, settled and has less than six inches thick or just under 22 R Value in Attic. Heat and Cool air loss can occur more. Condensation can cause mold or wood deterioration. Recommend adding insulation to improve energy efficiency.

Ceilings and Floors

- 3 Surface Mold-Office

Signs of organic growth are present on cathedral ceiling in the Office. The underlying cause is excessive moisture due to the relative humidity at the top of the room versus the Attic space. I noted excessive condensation around ductwork and AC unit in Attic. I recommend you clean ceiling with appropriate chemicals and consult with an HVAC specialist to examine ductwork and coils on unit in Attic. Also, improving ventilation in attic would help and leaving the fan on in room while away to circulate air.

*Integrity
Works*

I did not inspect, test or determine if this growth is or is not a health hazard.

Fireplaces and Chimneys

4 Not Fully Inspected

The liner was partially visible and appeared good, but due to creosote build-up we could not inspect for cracks. I recommend a licensed chimney sweep to clean and inspect for safety.

Fireplace had operable damper.

II. Electrical Systems

Service Entrance and Panels

5 Improper Location

The subpanel cabinet had inadequate working clearance in Master Closet. Modern safety standards require a minimum open space 30 inches in width for a height of 6 feet-6 inches. Minimum clearance in front of the cabinet should be 3 feet. The Inspector recommends correction by a qualified contractor.

6 Missing Labels: Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

7 Neutrals and grounds are not separated at sub panel in **Master Bedroom Closet**. In all sub panels, the green bonding screw should be removed and the neutral and grounds should be on separate bus bars. This should be corrected by a licensed electrician.

III. Heating, Ventilation and Air Conditioning Systems

Cooling Equipment

8 At time of inspection, there was standing water in drip pan. This may be due to a clog in the primary condensate line or heavy condensation. Servicing of equipment is needed.

Organic growth noted on Air Handler in attic above Office. These are signs of age and moisture perhaps due to condensation in attic during the summer. This excessive moisture in attic could eventually lead to structural problems if not corrected. Recommend consulting HVAC expert for possible solutions and routine servicing of equipment.

Duct Systems, Chases and Vents

9 **Air Leaks at Ductwork.** Recommend resealing duct connections over Addition with putty or special tape to prevent energy loss.

V. Appliances

Range Hood and Exhaust System

10 The range exhaust fan did not work when tested. I recommend repair or replace as needed.

Dryer Exhaust System

11 The dryer vent can trap lint at bends. Vent pipes should be cleaned to avoid a fire hazard.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The advisability or inadvisability of purchase of the

property; or cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jonathan Dooley

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

I NI NP D

I. Structural Systems

FOUNDATION INFORMATION: Most of Texas soil is expansive type clay. Proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils tend to expand when wet and contract when dry. The rate of expansion and contraction can be significant at times depending on the season. This requires that an even and consistent level of moisture be maintained around the entire house. Defects in foundations can occur when the structure settles differentially rather than as a whole unit. Weather conditions, drainage and other adverse factors can affect structures and differential movements of foundation can occur because of them.

Client Notice: This inspection is one of first impression. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact. This opinion does not guarantee the future life or failure of the foundation. The Inspector is not a structural or soil engineer. This inspection is not a soil engineering report and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, you should consider a further evaluation by an engineer of your choice. This report does not address the elevation or levelness of the foundation. This inspection does not include detection of fault lines, poor soil conditions, underground springs, or water leaks. An appropriate engineer should be consulted for these more in depth services.

☒ ☐ ☐ ☐ **A. Foundations****Foundation:** Poured concrete slab**Roof Condition:** Satisfactory**Visible Evidence of Moisture Penetration?:** No**Type of Attic Ventilation:** Soffit to Ridge Vents**Comments:****Foundation Is Performing as Intended**

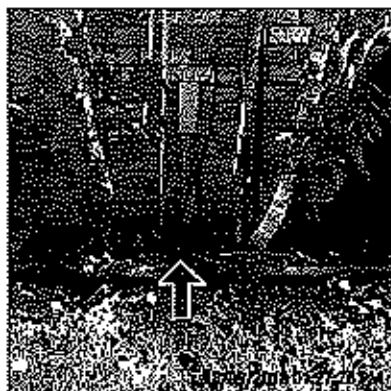
The foundation did not appear to have a need of remediation at the time of inspection. I did not observe any significant deficiencies.

☒ ☐ ☐ ☒ **B. Grading and Drainage****Comments:**

Storm water drainage looks mostly adequate on day of inspection.

Grade Too High

Height of soil at Right Side is too high in areas, which can result in water and insect intrusion. Ideally, you want a 6-8 inch of clearance between the soil and brick veneer. Recommend lowering grade around the house so that 6 inches of slab is showing. Here is a helpful article: [How to Fix the Slope Grading Around a House](#)



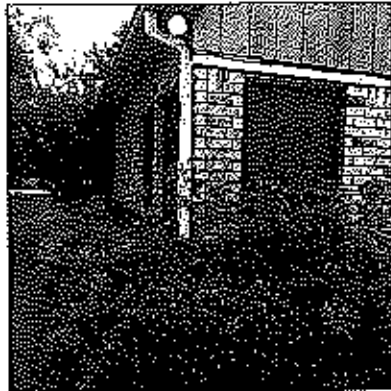
Right Side

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I NI NP D

Trim Bushes

Vegetation growing on or near the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. The Inspector recommends trimming/removing vegetation from touching exterior walls.



☒ ☐ ☐ ☒ C. Roof Covering Materials

Roof Covering: Architectural

Viewed Roof Covering From: Ground

Comments:

Summary

The roofing appeared functional on the day of inspection, with no obvious active leaking observed from the attic area or below in the finished living spaces. No major deficiencies of the roofing material were noted.
Missing 2" Clearance of Wood Siding to Roof Covering

Wood siding was in contact with shingles at front and back gables. The siding is deteriorated along the bottom edge. Further deterioration can occur if not corrected. A qualified person should create a clearance and remove dry rotted wood as needed. We did not inspect behind this siding.

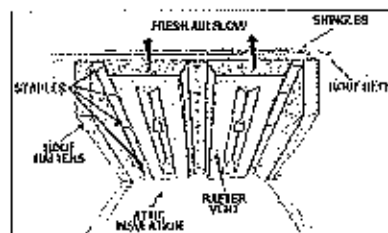


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☒ ☐ ☐ ☒ D. Roof Structures and Attics**Roof-Type:** Gable**Roof Structure:** Stick-built, 2 X 6 Rafters**Method Used to Observe Attic:** Walked**Attic Accessibility:** Only about 50% of Attic was accessible or visible, Scuttle hole or Attic Hatch, Pull Down stairs, Limited Attic Visibility**Approx. Depth of Insulation:** 3-5 inches**Type of Insulation:** Fiberglass Batts**Comments:**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. Missing Baffles to hold back insulation from blocking vents. Recommend adding to promote airflow from soffit vents to ridge. At time of inspection, most of the vents looks blocks by insulation, therefore blocking intended air flow.



Approximate Depth of Insulation: 3"-5" Insulation Improvements may be cost effective, depending on the anticipated term of ownership. Insulation Fiberglass (Batts) insulation is old, settled and has less than six inches thick or just under 22 R Value in Attic. Heat and Cool air loss can occur more. Condensation can cause mold or wood deterioration. Recommend adding insulation to improve energy efficiency.

Mice droppings in the Attic

It appears they're entering at the various roof openings. Sometimes pests can cause damage to home or components. A pest control company should inspect further and correct as needed.

Missing Fire Blocking

No fire rated material over garage ceiling to prevent spread of fire in attic. Recommend adding a fire barrier, if desired for added safety.

This was a limited attic inspection due to some areas obstructed by lack of light, duct work, equipment and insulation. Concealed defects may be present

☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)**Siding Material:** Wood**Comments:**

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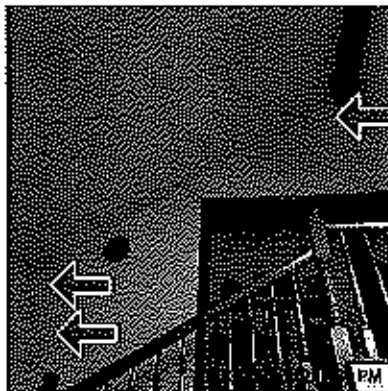
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The siding is deteriorated on bottom edge along the 2nd story dormers rear of home. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



Minor Drywall Cracking

Vertical hairline settlement cracks in drywall noted at top of staircase. Tape line cracks around doors and windows are typical of this age house and should not be cause for alarm. Recommend sealing cracks and monitoring areas. The rate of movement cannot be predicted during a one-time inspection. If further movement is noticed, contact a foundation expert for evaluation and possible remedies.



LIMITED INSPECTION: Many of the walls in the bedrooms and living room were blocked from access by personal items, furniture or decorations and therefore are not visible for inspection. Since I could not inspect these areas, know that hidden defects could exist.

The exterior brick veneer of the home was functional and appeared to be in good overall condition with no major deficiencies noted.

The interior of the home presented well overall, walls were plumb, floors were level. The interior doors, windows and cabinets all operated properly on the day of inspection. No major deficiencies or structural issues were observed.

☒ ☐ ☐ ☒ F. Ceilings and Floors

Comments:

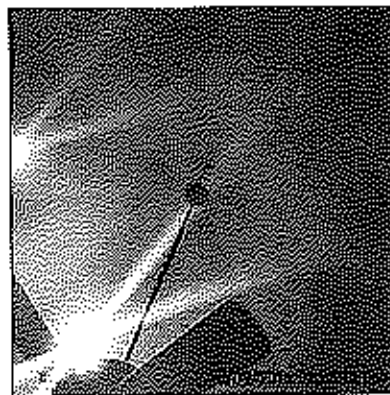
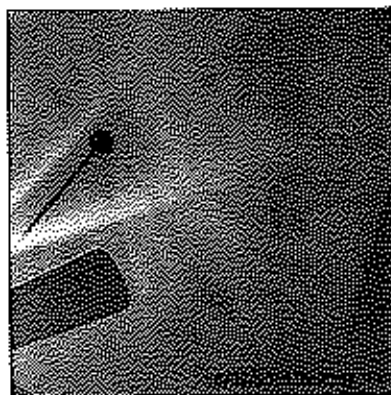
Surface Mold-Office

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Signs of organic growth are present on cathedral ceiling in the Office. The underlying cause is excessive moisture due to the relative humidity at the top of the room versus the Attic space. I noted excessive condensation around ductwork and AC unit in Attic. I recommend you clean ceiling with appropriate chemicals and consult with an HVAC specialist to examine ductwork and coils on unit in Attic. Also, improving ventilation in attic would help and leaving the fan on in room while away to circulate air.

I did not inspect, test or determine if this growth is or is not a health hazard.



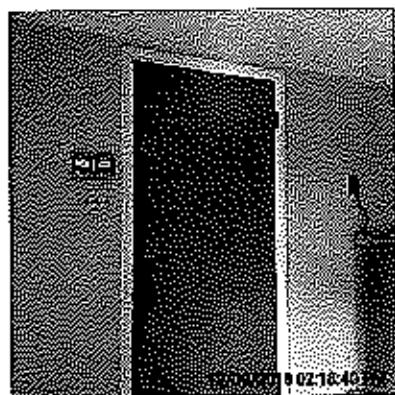
☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Exterior Entry Doors: Wood

Comments:

Fire Safety

The occupant doors from inside garage to inside the home are not fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



☒ ☐ ☐ ☐ **H. Windows**

Window Types: Thermal/Insulated

Comments:

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I NI NP D

☒ ☐ ☐ ☐ I. Stairways (Interior and Exterior)

Comments:

☒ ☐ ☐ ☐ J. Fireplaces and Chimneys

Operable Fireplaces: One

Types of Fireplaces: Solid Fuel

Comments:

Not Fully Inspected

The liner was partially visible and appeared good, but due to creosote build-up we could not inspect for cracks. I recommend a licensed chimney sweep to clean and inspect for safety.

Fireplace had operable damper.



☒ ☐ ☐ ☐ K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch

Comments:

☐ ☐ ☒ ☐ L. Other

Comments:

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary. Roof coverings and skylights can appear to be leak proof during inspection and current weather conditions. Our inspection makes an attempt to find a leak, but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. Electrical Systems

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop; conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring; receptacles (representative number), switches, lighting

☒ ☐ ☐ ☒ A. Service Entrance and Panels**Electrical Service Conductors:** Overhead service, Copper**Main Panel Location:** Interior Bedroom**Panel Capacity:** 200 AMP**Panel Type:** Circuit breakers**Electric Panel Manufacturer:** SQUARE D**Comments:**

Improper Location

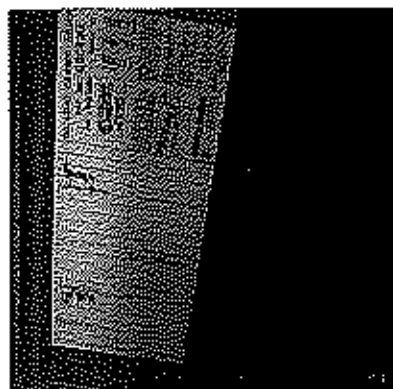
The subpanel cabinet had inadequate working clearance in Master Closet. Modern safety standards require a minimum open space 30 inches in width for a height of 6 feet-6 inches. Minimum clearance in front of the cabinet should be 3 feet. The inspector recommends correction by a qualified contractor.



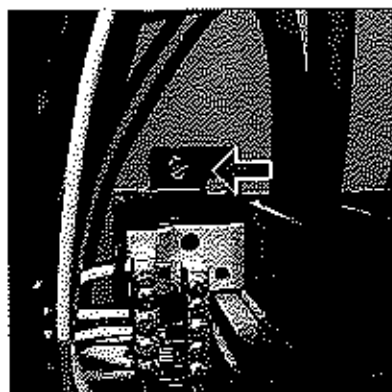
Missing Labels: Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

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I NI NP D



Neutrals and grounds are not separated at sub panel in **Master Bedroom Closet**. In all sub panels, the green bonding screw should be removed and the neutral and grounds should be on separate bus bars. This should be corrected by a licensed electrician.



Green Screw should be removed on sub-panels according to new NEC standards

☒ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices and Fixtures**

Branch wire 15 and 20 AMP: Copper

Comments:

Smoke Detectors: Functioning smoke detectors and carbon monoxide detectors are needed inside all bedrooms, at common hallways to bedrooms and on every level of the home. They should be hard-wired together. Advise to check batteries and functionality upon moving in. This is a life safety issue.

Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

Inspection of the HVAC equipment is by operation of system only. Checking for a freon leak is not included in this inspection due to the specialized equipment needed. Full evaluation of the gas heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals.

☐ ☒ ☐ ☐ A. Heating Equipment

Heat Type: Heat Pump Forced Air (also provides cool air)

Number of Heat Systems (excluding wood): Two

Energy Source: Electric

Today's Temperature Differential: 15 degrees

Approx. System Year of Manufacture: 2005

Comments:

Heat Pump- Not Inspected

The heating portion of the heat pump system was not tested. Operation when outside air temperature are above 70 degrees can damage the unit. The system installation and other components are reviewed. It is recommended that you call for reinspection by this company when the temperature is in the 60's But generally speaking, if the unit works in the A/C mode, it should work in the heat mode. We tested the operation of the emergency heat mode, and it was functional.

☒ ☐ ☐ ☒ B. Cooling Equipment

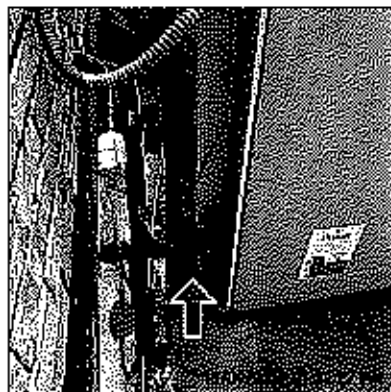
Cooling Equipment Type: Air conditioner unit

Number of AC Only Units: Two

Comments:

At time of inspection, cooling equipment appeared to be functioning as intended. Temperature drop is normal at AC vents.

The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on freon line can cause energy loss and condensation. I recommend service or repair as needed.

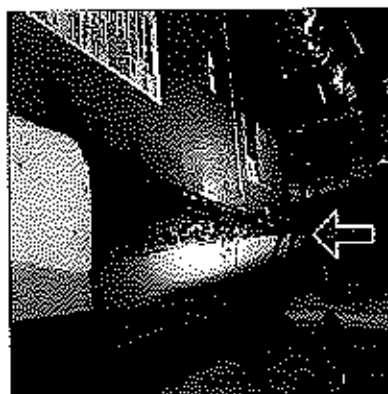


At time of inspection, there was standing water in drip pan. This may be due to a clog in the primary condensate line or heavy condensation. Servicing of equipment is needed.

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

I NI NP D

Organic growth noted on Air Handler in attic above Office. These are signs of age and moisture perhaps due to condensation in attic during the summer. This excessive moisture in attic could eventually lead to structural problems if not corrected. Recommend consulting HVAC expert for possible solutions and routine servicing of equipment.



☒ ☐ ☐ ☒ C. Duct Systems, Chases and Vents

Comments:

Air Leaks at Ductwork. Recommend resealing duct connections over Addition with putty or special tape to prevent energy loss.



Furnaces and A/C units typically go out without warning after about 10 years. Units should be cleaned and serviced yearly for peak performance and prior to closing. This is a very limited visual inspection that cannot accurately determine the life expectancy or future performance. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

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

I NI NP D

IV. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents. **Note:** Unless specified, fixtures and vessels are not filled to capacity for inspection in order to prevent inadvertent water damage. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive checks are available by a plumber.

☒ ☐ ☐ ☐ **A. Plumbing Supply, Distribution System and Fixtures****Water Source:** Well**Location of Water Meter:** Front at Street**Sewer/Septic Clean-Out Location:** Right Side**Static Water Pressure Reading:** 60 psi**Location of Main Water Supply Valve:** At Meter**Water Filters:** Whole house conditioner**Plumbing Water Supply (into home):** PVC**Plumbing Water Distribution (inside home):** Copper

Comments:

☒ ☐ ☐ ☐ **B. Drains, Waste and Vents****Plumbing Waste:** PVC

Comments:

☒ ☐ ☐ ☐ **C. Water Heating Equipment****Water Heater Power Source:** Electric**Water Heater Capacity:** 50 Gallon (2-3 people)**Water Heater Location:** Closet downstairs, Garage

Comments:

Water Heater was functioning satisfactorily at time of inspection.

☒ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ☐ ☒ ☐ **E. Other**

Comments:

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. Appliances

We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. As a homeowner, you should expect problems to occur. Roofs will leak and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive home insurance policy current.

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

I NI NP D

☒ ☐ ☐ ☐ A. Dishwasher

Comments:

The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

☐ ☒ ☐ ☐ B. Food Waste Disposers

Comments:

☒ ☐ ☐ ☒ C. Range Hood and Exhaust System

Comments:

The range exhaust fan did not work when tested. I recommend repair or replace as needed.



Kitchen

☒ ☐ ☐ ☐ D. Ranges, Cooktops and Ovens

Comments:

The oven was tested at setting of 350 degrees. The range and oven were functioning as intended.

☐ ☒ ☐ ☐ E. Microwave Ovens

Comments:

☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

☒ ☐ ☐ ☐ G. Garage Door Operator(s)

Garage Door Type: Two automatic

Comments:

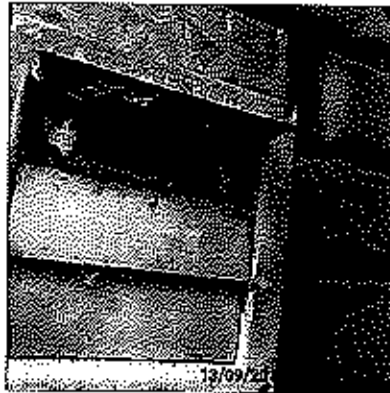
☒ ☐ ☐ ☒ H. Dryer Exhaust System

Comments:

The dryer vent can trap lint at bends. Vent pipes should be cleaned to avoid a fire hazard.

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

I NI NP D



☐ ☐ ☒ ☐ I. Other

Comments:

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

BRENNHAM HEATING & AIR CONDITIONING

P. O. Box 357 / 2305 S. Market
Brenham, Texas 77834-0357
979-836-5653 Fax 979-836-5320
TACL17157C

Invoice

Date	Invoice #
9/18/2018	35023

Bill To	Account
REV. LARRY EMBRY 250 PIN OAK DR. BRENNHAM TX 77833	

Description	Quant...	P.O. #	Terms
			Net 15
		Price	Amount
SERVICE CALL: 09/18/2018 Selling home - Need to address issues found on inspection Addressed all issues Duct runs - Foiled taped and resealed each duct run with duct sealant - Did not notice it leaking anymore Wrapped suction line and taped on Main system Blew drains on Library unit - Checked for proper drainage			
Tape and Sealant		7.80	7.80T
Blew drain		18.00	18.00T
LABOR		132.00	132.00
MILEAGE		11.20	11.20

Thank You

PLEASE RETURN ONE COPY WITH PAYMENT

WE ACCEPT MAJOR CREDIT CARDS
VISA & MASTERCARD PREFERRED

Sales Tax (8.25%)	\$2.13
Total	\$171.13

All claims and returned goods MUST be accompanied by this bill. All bills due and payable in Brenham, Washington County, Texas. Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711. 800-803-9202, 512-463-6599

Moeller Electric Company

TELC #17647

P.O. Box 988/1105 Industrial Blvd.
Brenham Texas 77834
Ph: 979-836-7218
Fax: 979-836-6263

Invoice

Date	Invoice #
10/9/2018	19722

Bill To

Larry & Mary Embry
724 Hayden Ln
Savannah, TX 76227

Terms	Customer Phone	Project	P.O. No.	Customer Phone
net 30	836-6288	Embry, Larry & Mary		

Description	Amount
Re: Installed proper grounding to bus bars	
Materials:	25.00
1- ground rod & clamp	
6'- #6 solid wire	
10/3 Electrician & Helper @ 2.5 hours each	237.50
Trip Charge	20.00

We appreciate your business

Subtotal \$282.50

Invoices paid by credit card over the phone will have a 3.5% no swipe charge.

Sales Tax (8.75%) \$1.69

Total \$284.19

Payments/Credits \$0.00

Balance Due \$284.19

Regulated by the Texas Department of Licensing and Regulation

P.O. Box 12157

Austin, Texas 78711

1-800-803-9202

(512) 463-6599

website: www.license.state.tx.us/complaints

Our Integrity Works LLC

P.O. Box 1982
Brenham, TX 77834

Estimate

Date	Estimate #
10/16/2018	695

Name / Address
Mary Embry 250 Pin Oak Dr Brenham, TX 77833

Customer Phone
979-277-5980

Project	
18-342 Interior Paint	
Description	Amount
LABOR AND MATERIALS: To repair office ceiling per described scope of work -Clean, spot prime and paint ceiling in office using one coat of Sherwin Williams ProMar 200 flat to match existing color	550.00
LABOR AND MATERIALS: To paint the interior of the house per described scope of work DEN AREA -Scuff sand , caulk as necessary and paint base boards and windows using one coat of Sherwin Williams ProMar 200 semigloss oil -Paint ceiling using one coat of Sherwin Williams ProMar 200 flat -Paint walls with two coats of Sherwin Williams ProMar 200 egg shell	24,650.00
CEILINGS -Remove popcorn texture from living room ceiling, kitchen ceiling, master bedroom ceiling, bathroom ceiling and all ceilings in the upstairs rooms -Apply stomp and drag texture to the ceilings in the same and paint with two coats of Sherwin Williams ProMar 200 flat	
REMOVE WALL PAPER & PAINT -Remove wall paper from kitchen, master bedroom and bathroom walls -Repair the walls as necessary	
PAINT -Paint kitchen, living room, guest bathroom, master bedroom and bath walls with two coats of Sherwin Williams ProMar 200 egg shell	
The price is good for 30 days from date of estimate.	
Subtotal	
Sales Tax (8.25%)	
Total	

Seller is having this done
For info only →

Our Integrity Works LLC

P.O. Box 1982
Brenham, TX 77834

Estimate

Date	Estimate #
10/16/2018	695

Name / Address
Mary Embry 250 Pin Oak Dr Brenham, TX 77833

Customer Phone
979-277-5980

Project	
18-342 Interior Paint	
Description	Amount
-Sand caulk and paint base boards, jambs, doors, windows, bathroom cabinets (fronts only) and cabinet doors (both sides) GARAGE -Remove popcorn texture from ceiling -Repair ceilings as necessary -Apply stomp and drag texture to ceiling -Paint ceiling with one coat of Sherwin Williams ProMar 200 flat -Paint walls with one coat of Sherwin Williams ProMar 200 egg shell This estimate assumes no unforeseen damages or difficulties. Such situations may require a change of plans and/or materials. Changes will be discussed with homeowner before proceeding. Additional costs may apply for any changes, including customer initiated changes and will be billed on a cost plus basis. Any changes may also result in project completion delay. Items not expressly mentioned in this estimate are not included. CREDIT CARDS ACCEPTED - Master Card, Visa, Discover - Convenience charge will be added for credit card purchases If this estimate is accepted, a 25% down payment is required before the job can be scheduled. Progressive payments will be required during the job	<i>For Info only</i>
The price is good for 30 days from date of estimate.	
Subtotal \$25,200.00	
Phone #	E-mail
979-251-7972	info@integrityworks.info
Sales Tax (8.25%) \$0.00	
Total \$25,200.00	