

Inspection Report

Mr. Jimmy

Property Address:

Cuero TX 77954



front

Barrie Inspections & Consulting

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PROPERTY INSPECTION REPORT

Prepared For: Mr. Jimmy

(Name of Client)

Concerning: , Cuero, TX 77954

(Address or Other Identification of Inspected Property)

By: James Barrie 23835 / Barrie Inspections & Consulting 3/4/2020

(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:

Standards of Practice::

Texas Real Estate Commission

In Attendance::

Client

Type of building::

Single Family (1 story)

Style of Home::

Contemporary

Approximate age of building::

Under 5 Years

Number of Bedrooms::

3

Number of Bathrooms::

2

Home faces (general direction)::

South, West

Home is currently::

Occupied

Temperature at inspection::

70 to 80 degrees

Weather during inspection::

Clear

Rain in last 3 days::

Yes

Sq Ft: 1445

Year Built: 2018

Foundation: Concrete slab on grade

Occupied : Yes

Utilities On : Yes

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Concrete slab on grade

Comments:

(1) **Buyers Advisory Notice - Limitations Regarding Foundation**

- The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

(2) **Buyers Advisory Notice:**

- Assessment of foundation performance and condition is based solely upon this Inspectors opinion and his interpretation of the visually observed conditions at the time the inspection was performed without prediction of future performance. Generally, foundation movement occurs over an extended period of time. This inspection is of a first impression nature without the opportunity to monitor possible movement or review documents related to this foundations past performance. This opinion was formed without the knowledge or intent of the design criteria or designer. Previous foundation repairs may not be detected by this inspection. This inspection will not detect or identify plumbing leaks, under ground springs, fault lines, deficient soil conditions, or any other conditions not detectable within the limitations of a visual only inspection. Other inspectors or foundation experts may form a different opinion when assessing the condition of this foundation.

(3)

- In the Inspectors opinion, the foundation is performing as intended. Visual evidence of excessive structural movement was not observed at the time of inspection.

(4)

- Cracks, commonly known as curing cracks or shrinkage cracks, were observed in the garage. These cracks are commonly observed and typically do not indicate a significant defect.



A. Item 1(Picture) curing cracking (garage)

(5)

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- Spalling with exposed reinforcement bar was observed. Exposed reinforcement bar should be mortared over to prevent further corrosion.



A. Item 2(Picture) exposed rebar (front flower bed)

B. Grading and Drainage

Comments:

(1)

- High soil levels/flower/planting beds were observed at the foundation walls in various locations. A minimum of four inches of foundation wall should be exposed under the brick veneer and a minimum of six inches of foundation wall should be exposed under the wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation. Improvements should be undertaken by professional landscaper.



B. Item 1(Picture) high grade

(2)

- The landscape right side of the home may require a trench or drain if water stands or puddles after heavy rain. Lawn sprinklers may also need to be adjusted to limit water usage on that side of the home.

C. Roof Covering Materials

Types of Roof Covering: Composition shingles, 3-Tab fiberglass

Viewed Roof From: Walked roof

Comments:

(1) **Buyers Advisory Notice - Inspector Limitations Regarding Roof Systems**

- Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate

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the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.

(2)

- Examples of Roof Views



C. Item 1(Picture) roof sample



C. Item 2(Picture) roof sample

(3)

- The roof covering was observed to be in good overall condition. Condition requiring only minor repair were observed.
 1. Kick out flashing missing (near front door)
 2. Ridge vents have a slight 'saddle' shape, which could allow moisture to seep under shingles and into attic space. Recommend consulting roofer for repairs if necessary.



C. Item 3(Picture) missing kick out flashing



C. Item 4(Picture) ridge vent design

D. Roof Structures and Attics

Attic info: Pull Down stairs, Light in attic, Storage

Method used to observe attic: Not all areas accessible, Walked

Roof decking: Radiant Barrier Decking

Roof Ventilation: Ridge vents, Soffit Vents

Roof Structure: Stick-built, 2 X 6 Rafters

Attic Insulation: Blown, Cellulose

Approximate Average Depth of Insulation: to, 10 inches, 12 inches

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Comments:

(1) **Buyers Advisory Notice**

- A spray on or sheet/foil type silver "radiant barrier" was observed at the time of inspection. This product limits the inspectors ability to inspect the framing members and sheathing, as it covers the surfaces. Certain conditions may not be identified due to limited visual access to the structure.



D. Item 1(Picture) radiant barrier

(2)

- Attic framing was observed to be installed and functioning as intended with no major defects observed.

E. Walls (Interior and Exterior)

Exterior Wall Covering: Stone veneer, Fiber cement siding

Comments:

(1)

- Masonry (brick / stone) cracks were observed front of the home. Cracks of this type are common in home of this age and are typically not associated with a significant structural defect.



E. Item 1(Picture) mortar cracking

(2)

- Various areas of the exterior cement fiber board siding need caulking improvements to prevent moisture intrusion at joints.

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E. Item 2(Picture) cement fiber board joint

(3)

- The wall(s) master bedroom was/were observed to have the following defect(s): dented or damaged from door knob. The cracks appear to be superficial in nature. Recommend plastic door knob wall plates be installed behind doors to prevent future damage.



E. Item 3(Picture) door knob damage

(4)

- An exposed metal lintel end(s) was observed in various locations. Exposed lintel ends should be primed with paint and covered with mortar/paint to prevent to corrosion.



E. Item 4(Picture) exposed lintels

F. Ceilings and Floors

Floor Structure: Slab

Comments:

- No material defects noted

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G. Doors (Interior and Exterior)

Comments:

(1)

- The interior door(s) master bedroom closet was/were observed to have the following defect(s):
 1. damaged; in need of replacement



G. Item 1(Picture) broken closet door

(2)

- The exterior door(s) front of home was/were observed to have the following defect(s): loose hardware. A screw is needed to repair. Recommend replacing these screws with minimum 2" screws for added security.



G. Item 2(Picture) striker missing screw

H. Windows

Window type: Vinyl / PVC, Double Pane

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Types of Fireplaces: None

Chimney (exterior): N/A

Operable Fireplaces: None

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

Report Identification: St

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L. Other

Home Is: Occupied

Structure Type: Single Family

Comments:

- Property was occupied and/or staged at time of inspection. There were areas that were hidden or not accessible for full inspection. When the cabinets are emptied, furniture or clothing is moved or pictures/mirrors are taken down, certain signs or damages may be evident that were not or could not be seen at time of inspection.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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

A. Service Entrance and Panels

Panel Type: Circuit breakers

Main Disconnct Located: In the main panel, At the right exterior wall, At the service drop

Main Panel Located: Exterior of the home, South side of the home

Electric Panel Manufacturer: Eaton, Murray

Main Breaker Amps: 200 AMP

Electrical Service Conductors: Below ground, Copper, 220 volts

Feeder wire type: Aluminum

Branch wire type: Copper

Sub panel located: in the garage

Comments:

- Panel Views



A. Item 1(Picture) main panel



A. Item 2(Picture) main panel - interior



A. Item 3(Picture) sub panel



A. Item 4(Picture) sub panel - interior

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

(1) **Buyers Advisory Notice**

- Batteries should be replaced in the smoke/carbon monoxide detectors upon moving into the residence. Smoke/carbon monoxide detectors should be tested once a month and batteries replaced accordingly. If a detector begins to beep periodically in rhythm, this means the batteries are dying and should be replaced. Regular testing of these systems ensures they are working properly and will be able to offer the protection they are designed to provide.

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(2) *Buyers Advisory Notice*

- Carbon monoxide detectors should be present in the home and installed to manufacturer instructions with gas utilities are present in the home.

(3) *Buyers Advisory Notice*

- The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

(4) *Buyers Advisory Notice*

- Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, intercom, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, and yard and tree lighting.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Electric central heat systems: One, Central electric heating system(s)

Heat System Brand: Rheem

Comments:

Buyers Advisory Notice

- Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

B. Cooling Equipment

Outdoor Temperature at Time of Inspection (Approximate Range): 70 to 80 Degrees

Cooling system brand / BTU: Rheem

Cooling system Delta T: 14

Comments:

Buyers Advisory Notice

- The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 60 degrees Fahrenheit and will not be tested during these conditions to prevent potential damage to the system.

C. Duct Systems, Chases, and Vents

Ductwork: Flexible duct, Insulated

Filter Type: Disposable

Filter Size: 20x25

Comments:

Buyers Advisory Notice

- Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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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IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street, Front

Location of main water supply valve: Front of home

Static water pressure reading: 50 pounds/square inch

Water Source: Public

Supply Plumbing (inside home): Copper

Sewage: Public Sewer System

Comments:

Buyers Advisory Notice - Inspector Limitations Regarding Plumbing Systems

- Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pan inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor and wall coverings to inspect for leaks was not performed. The inspector cannot comment to the effectiveness of previous repairs, should any be present.

B. Drains, Waste, and Vents

Plumbing Waste Piping: PVC

Comments:

(1) ***Buyers Advisory Notice - Limitations Regarding Drain Systems***

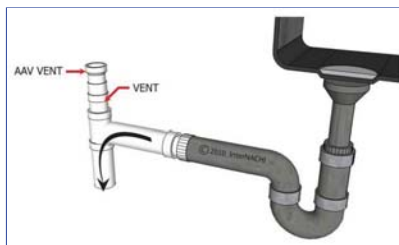
- The following systems, items, or components are excluded from this inspection: drain line for clothes washing machine, or water conditioning systems, drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use of the plumbing systems.

(2)

- Plumbing vent(s) for the kitchen was/were observed to not be terminated through the roof due to the location of the sink. Recommend installation of an air admittance valve (AAV) to allow proper drain venting. A licensed plumber should be consulted for any repairs needed.



B. Item 1(Picture) missing AAV



B. Item 2(Picture) AAV diagram

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C. Water Heating Equipment

Water Heater Manufacturer: Bradford-White

Capacity (Water Heater): 40 Gallon

Energy Sources: Gas

Number of water heaters: one

Water Heater Location: Garage

Comments:

(1)

- View of Water Heater(s) and Data Plate(s)



C. Item 1(Picture) water heater



C. Item 2(Picture) data plate

(2)

- Drain pan does not extend to exterior as required. Recommend repair to meet current standards.



C. Item 3(Picture) drains onto garage floor

(3)

- The water heater gas supply line was observed to not be equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. A licensed, qualified plumber should be consulted regarding this condition.

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C. Item 4(Picture) missing sediment trap

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Other

[Comments:](#)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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.

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V. APPLIANCES

A. Dishwashers

Dishwasher Brand: Whirlpool

Comments:

(1) **Buyers Advisory Notice**

- The inspector performs a basic operational check for one wash cycle, as well as soap dispenser operation, dish rack operation, heating element operation, and verifying no leakage is present. Not all modes or functions have been tested due to time constraints.

(2)

- The dishwasher was observed to have the bottom trim piece removed from the unit. This should be secured with proper length screws to the underside of the unit.



A. Item 1(Picture) bottom trim piece

B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

- The food waste disposal was observed to be installed and functioning as intended.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Whirlpool

Range hood is vented: to the interior of the home, and is intergrated with microwave

Comments:

- The range hood was observed to be properly installed and functioning as intended.

D. Ranges, Cooktops and Ovens

Range: Whirlpool

Oven: Whirlpool

Comments:

(1) **Buyers Advisory Notice**

- The inspector does not test self-cleaning, self-bake, convection, or broiler functions on ovens.

(2)

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- Oven light was inoperative at the time of inspection. Recommend replacement bulb. If bulb does not repair, a repair specialist may be needed.



D. Item 1(Picture) light inoperative

E. Microwave Ovens

Built in Microwave: Whirlpool

Comments:

Buyers Advisory Notice - Microwave Ovens

- The inspector performs a check for radiation leakage and capability to heat water. This check is not able to determine proper heating levels, nor are all functions tested. Only built-in microwave units are tested during inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The exhaust fan(s) were observed to discharge into the attic. Repairs should be undertaken to vent the exhaust fans to the exterior of the home. Venting to the soffit is not the best practice. Exhaust fans are intended to remove moisture from the home, if the vent discharges into the attic it can lead to unwanted microbial growth. A qualified, verified contractor should be consulted regarding this repair.

G. Garage Door Operator(s)

Garage door operator brand: Chamberlain

Number of garage door openers: one

Comments:

- The garage door opener(s) was observed to function properly. The doors reverse automatically when the sensor is activated and the door meets with resistance.

H. Dryer Exhaust Systems

Comments:

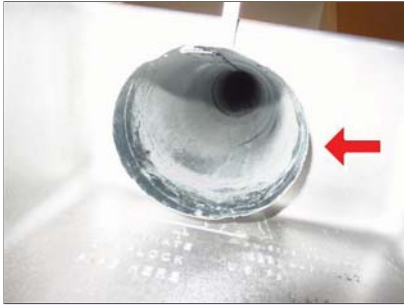
Buyers Advisory Notice

- Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

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H. Item 1(Picture) inside dryer vent

I. Other

[Comments:](#)

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

(1) [Buyers Advisory Notice - Limitations Regarding Sprinkler Systems](#)

- When the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected nor are control valves.

(2)

- View of controller (multi-zone timer)
 1. Currently 5 programmed zones



A. Item 1(Picture) sprinkler timer/ controller

(3)

- Sprinklers were observed to be spraying on the air conditioning condensing unit(s). This may lead to early deterioration of the unit(s). Sprinklers should be adjusted to prevent potential damage to the unit(s).

(4)

- The sprinkler heads spray excessively onto the home at the rear and sides. Long term, water damage can occur to the home. Repairs should be undertaken water from spraying onto the home.



A. Item 2(Picture) spraying directly onto home

(5)

- The sprinkler system was observed to have the following defect(s):
 1. several sprinkler heads needs adjusting, front and rear yards

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- 2. Grass over sprinkler heads should be cleared to allow proper pop-up operation
- 3. Zone 1 (right side of home near electric panels) timer needs to be set for shorter duration to prevent flooding)



A. Item 3(Picture) tilted head / possible under ground leak



A. Item 4(Picture) not perpendicular to ground



A. Item 5(Picture) spraying down



A. Item 6(Picture) head could not pop-up entirely

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

Comments:

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal (Septic) System

Comments:

F. Miscellaneous Items

Comments:

G. Outdoor Cooking Equipment

Comments:

H. Whole-House Vacuum Systems

Comments:

I. Other

Comments:

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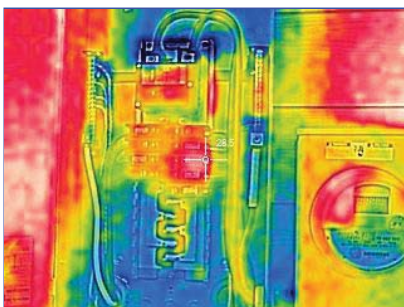
I NI NP D

VII. Thermography (Thermal Imaging)

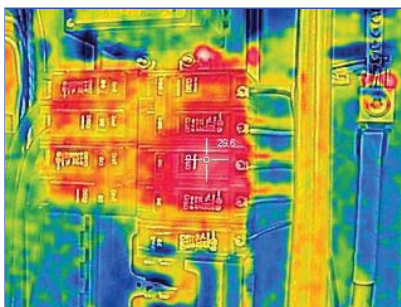
A. Electrical System - Excess Heat Scan

Comments:

- A thermal imaging scan of the electrical service panel, outlets, and switches revealed no excess heating.



A. Item 1(Picture) main panel - normal

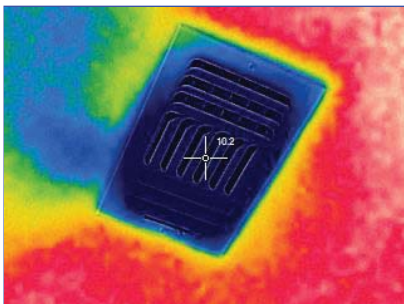


A. Item 2(Picture) main panel AC breakers - normal

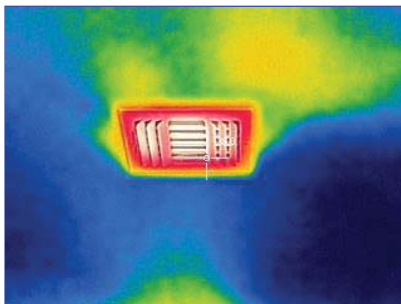
B. HVAC - Operating Scan

Comments:

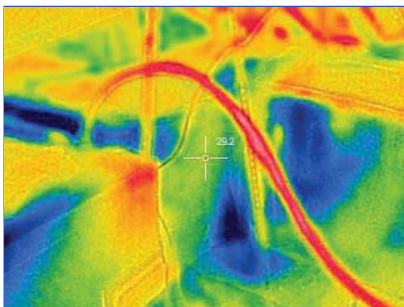
- A thermal imaging scan of the heating and air conditioning system revealed only small air leaks in the ducting.



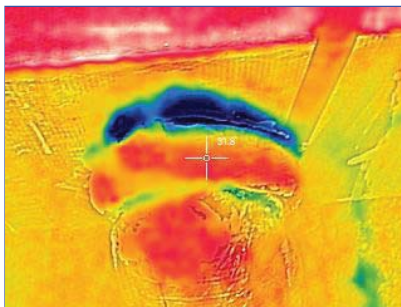
B. Item 1(Picture) AC temp at 51F



B. Item 2(Picture) heating at 106F



B. Item 3(Picture) slight duct leakage (attic)



B. Item 4(Picture) flex duct leak

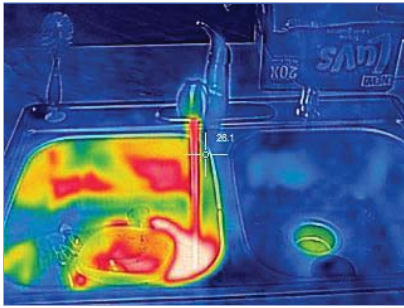
C. Plumbing - Operating Scan

Comments:

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

I NI NP D

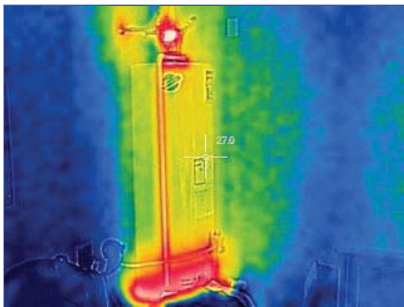
- A thermal imaging scan of the plumbing system revealed no leaks or issues



C. Item 1(Picture) kitchen sink water temp at 120F



C. Item 2(Picture) kitchen sink drain



C. Item 3(Picture) water heater



C. Item 4(Picture) bedroom wall behind water heater

D. Walls/Ceilings - Moisture / Insulation Issue

Comments:

- A thermal imaging scan revealed no signs of excess moisture in/on walls, ceilings, or floors at the time of inspection. This could be due to the lack of recent moisture causing conditions, such as rain, use of shower/bath tubs, etc.
- An overall assessment was made of the thermal envelope of the home. It appears that the home is sealed/weatherstripped to a satisfactory level to maintain energy efficiency without loss through doors/windows. There were no areas/minimal areas of air leakage found.



D. Item 1(Picture) rear door - well sealed

E. Rodents

Comments:

- No evidence of rodents present

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

I	NI	NP	D
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F. Wood Destroying Organisms (WDO/Termites)

Comments:

- No evidence of WDO present during inspection/scan.
 - Disclaimer- Thermal scan should not be a substitute for a professional termite inspection.

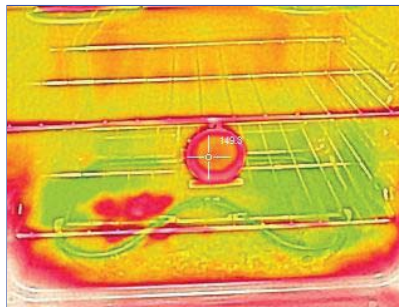
G. Other

Comments:

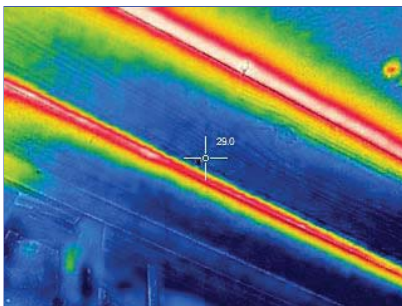
- Oven/Stove
- Radiant Barrier in attic (blue color is cool temp, red/white are the rafters still transmitting heat from the roof covering)



G. Item 1(Picture) stove burners



G. Item 2(Picture) oven at 350F



G. Item 3(Picture) radiant barrier (blue)

The inspector performs a basic thermal imaging scan of the home to check for 1) excess heating of electrical wiring/components, 2) excess moisture in walls, floors, and ceiling areas, 3) possible rodent activity, 4) possible wood destroying organisms (WDO) such as termites. The thermal imager is not fool-proof of a condition existing, and should only be used as an aide in determining the need for further evaluation by a licensed professional that specializes in the areas of concern.

General Summary

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Customer

Mr. Jimmy

Address

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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 upkeep 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

A. Foundations

Inspected

(5)

- Spalling with exposed reinforcement bar was observed. Exposed reinforcement bar should be mortared over to prevent further corrosion.

B. Grading and Drainage

Inspected

(1)

- High soil levels/flower/planting beds were observed at the foundation walls in various locations. A minimum of four inches of foundation wall should be exposed under the brick veneer and a minimum of six inches of foundation wall should be exposed under the wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation. Improvements should be undertaken by professional landscaper.

(2)

- The landscape right side of the home may require a trench or drain if water stands or puddles after heavy rain. Lawn sprinklers may also need to be adjusted to limit water usage on that side of the home.

C. Roof Covering Materials

Inspected

(3)

- The roof covering was observed to be in good overall condition. Condition requiring only minor repair were observed.
 1. Kick out flashing missing (near front door)
 2. Ridge vents have a slight 'saddle' shape, which could allow moisture to seep under shingles and into attic space. Recommend consulting roofer for repairs if necessary.

E. Walls (Interior and Exterior)

Inspected

(1)

- Masonry (brick / stone) cracks were observed front of the home. Cracks of this type are common in home of this age and are typically not associated with a significant structural defect.

(2)

- Various areas of the exterior cement fiber board siding need caulking improvements to prevent moisture intrusion at joints.

(3)

- The wall(s) master bedroom was/were observed to have the following defect(s): dented or damaged from door knob. The cracks appear to be superficial in nature. Recommend plastic door knob wall plates be installed behind doors to prevent future damage.

(4)

- An exposed metal lintel end(s) was observed in various locations. Exposed lintel ends should be primed with paint and covered with mortar/paint to prevent to corrosion.

G. Doors (Interior and Exterior)

Inspected

(1)

- The interior door(s) master bedroom closet was/were observed to have the following defect(s):
 1. damaged; in need of replacement

(2)

- The exterior door(s) front of home was/were observed to have the following defect(s): loose hardware. A screw is needed to repair. Recommend replacing these screws with minimum 2" screws for added security.

L. Other

Not Present

- Property was occupied and/or staged at time of inspection. There were areas that were hidden or not accessible for full inspection. When the cabinets are emptied, furniture or clothing is moved or pictures/ mirrors are taken down, certain signs or damages may be evident that were not or could not be seen at time of inspection.

IV. PLUMBING SYSTEM

B. Drains, Waste, and Vents

Inspected, Deficient

(2)

- Plumbing vent(s) for the kitchen was/were observed to not be terminated through the roof due to the location of the sink. Recommend installation of an air admittance valve (AAV) to allow proper drain venting. A licensed plumber should be consulted for any repairs needed.

C. Water Heating Equipment

Inspected, Deficient

(2)

- Drain pan does not extend to exterior as required. Recommend repair to meet current standards.

(3)

- The water heater gas supply line was observed to not be equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. A licensed, qualified plumber should be consulted regarding this condition.

V. APPLIANCES

A. Dishwashers

Inspected

(2)

- The dishwasher was observed to have the bottom trim piece removed from the unit. This should be secured with proper length screws to the underside of the unit.

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

- The exhaust fan(s) were observed to discharge into the attic. Repairs should be undertaken to vent the exhaust fans to the exterior of the home. Venting to the soffit is not the best practice. Exhaust fans are intended to remove moisture from the home, if the vent discharges into the attic it can lead to unwanted microbial growth. A qualified, verified contractor should be consulted regarding this repair.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected

(3)

- Sprinklers were observed to be spraying on the air conditioning condensing unit(s). This may lead to early deterioration of the unit(s). Sprinklers should be adjusted to prevent potential damage to the unit(s).

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; 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 market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; 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.

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