

Home Inspection Report



606 W Nash St.
Terrell, TX 75106

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PROPERTY INSPECTION REPORT

Prepared For: Bella and Lance Johnson
Concerning: 606 W Nash St. Terrell, TX 75106
Inspection Date: 03/24/2020

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

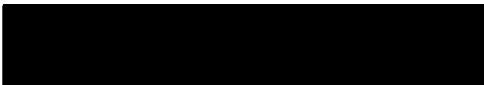
The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.



Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- * malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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.

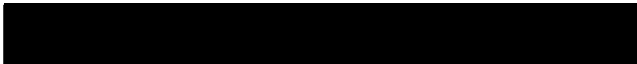
These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors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

Others Present: Property: Occupied
Estimated Years: 102 years Entrance Faces: South
Weather: Sunny Soil Conditions: Dry
Temperature: 76 Degrees



I. STRUCTURAL SYSTEMS

Deficient

A. Foundations

Type of Foundation: Pier and Beam

Comments: Pier and Beam Zip level readings:

Hall Bath: - 2.0" in the center of the room.

Master Bath: -1.8" in the center of the room.

*NOTE - Zip level reading of +/- 1.0" need further evaluation. There were no other signs of foundation issues in or around the house. Reading could be from the elevation difference of the flooring. Requires further evaluation.



Inspected

B. Grading and Drainage - Comments: Adequate drainage, Note: Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insects. It is recommended that grade be at a minimum of 4" from brick exteriors and 6" from wood/siding and grade sloped away from structure 6" in 10' to promote proper drainage.

Underground yard drainage systems are not checked/inspected. Inspector does not verify that yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained/leaned.

Deficient

C. Roof Covering Materials

Type of Roof Covering:

Viewed from: Walked on roof.

Comments: Asphalt shingle / Rolled Roofing There were nail head that were not caulked sporadically over the roof / there was a lot of debris on the roof which hold moisture on the shingles / there was wood and siding touching the shingles.

Note: Roof inspections are limited to visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely, as determined by the inspector, and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects, etc.) may not be apparent at the time of the inspection. Therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof. This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is recommended to keep roof and rain gutters clear of all debris, and monitor roof on a regular basis to prevent possible future water penetration.



Inspected

D. Roof Structures and Attics

Viewed from:

Approximate Average Depth of Insulation:

Comments: 2x6 Rafter Could only see a small portion of the structure due to the attic being converted to living space.

Deficient

E. Walls (Interior and Exterior) - Comments: Drywall / Fibrous, Exterior:
There was peeling paint and damaged wood sporadically around the house.

There were cracks around the windows and above the doors sporadically throughout the house.

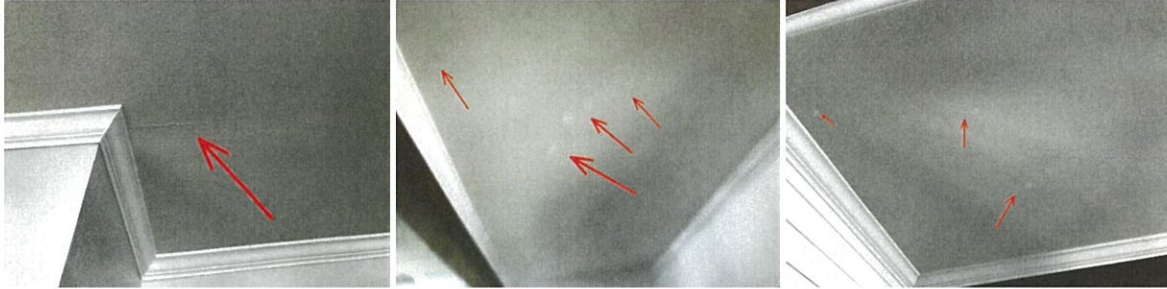


Deficient

F. Ceilings and Floors - Comments: Drywall, Carpet/Tile/Wood, Master Bedroom:
There is a crack in the ceiling at the entrance.

Living Room:
There are many patches in the ceiling.

F. Ceilings and Floors (continued)



Inspected

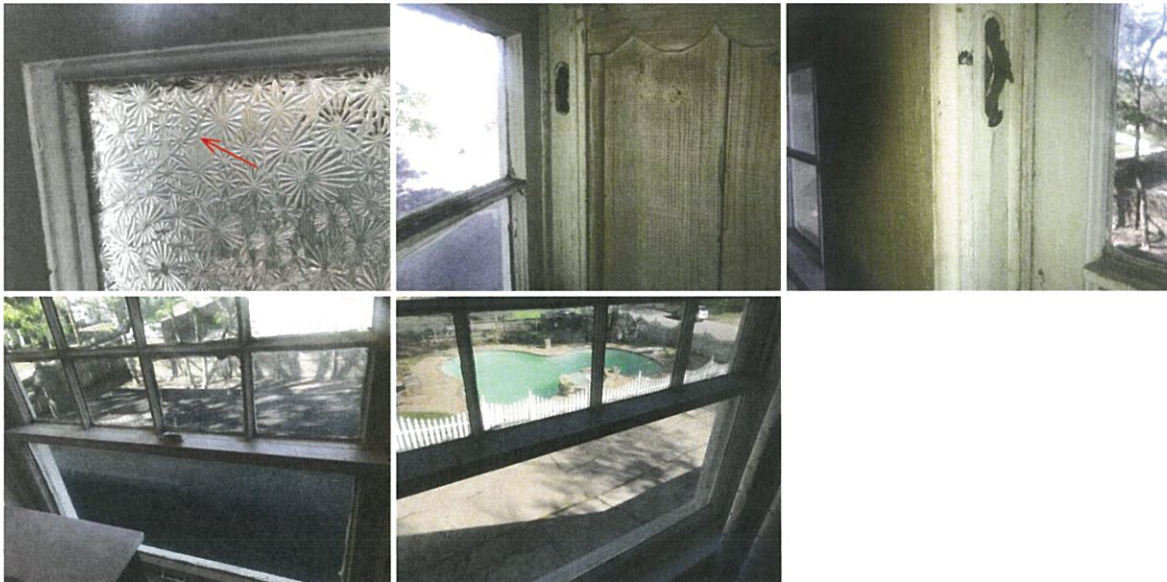
G. Doors (Interior and Exterior) - Comments: Wood, All components were found to be in satisfactory condition.

Deficient

H. Windows - Comments: Wood / Metal, All the wood single pane windows are either sealed shut (safety hazard) or have missing parts. The metal windows are in working order and all window are missing the screens.

Broken window in the room by the West back door.

Broken window in the Northeast room.



Inspected

I. Stairways (Interior and Exterior) - Comments: Wood stairs with wood handrails, All components were found to be in satisfactory condition at the time of the inspection.

Inspected

J. Fireplaces and Chimneys - Comments: ~~Decorative~~, The gas to the fireplace has been capped and the chimney has been sealed. Decorative only.

* Fireplace is not decorative... Fireplace has been completely reconstructed + is sealed because it has ventless gas logs.
The gas line just needs to be connected. ;)



J. Fireplaces and Chimneys (continued)



Inspected

K. Porches, Balconies, Decks, and Carports - Comments: All components were found to be in satisfactory condition.

II. ELECTRICAL SYSTEMS

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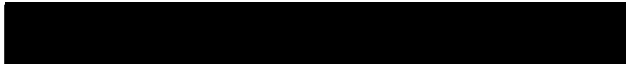
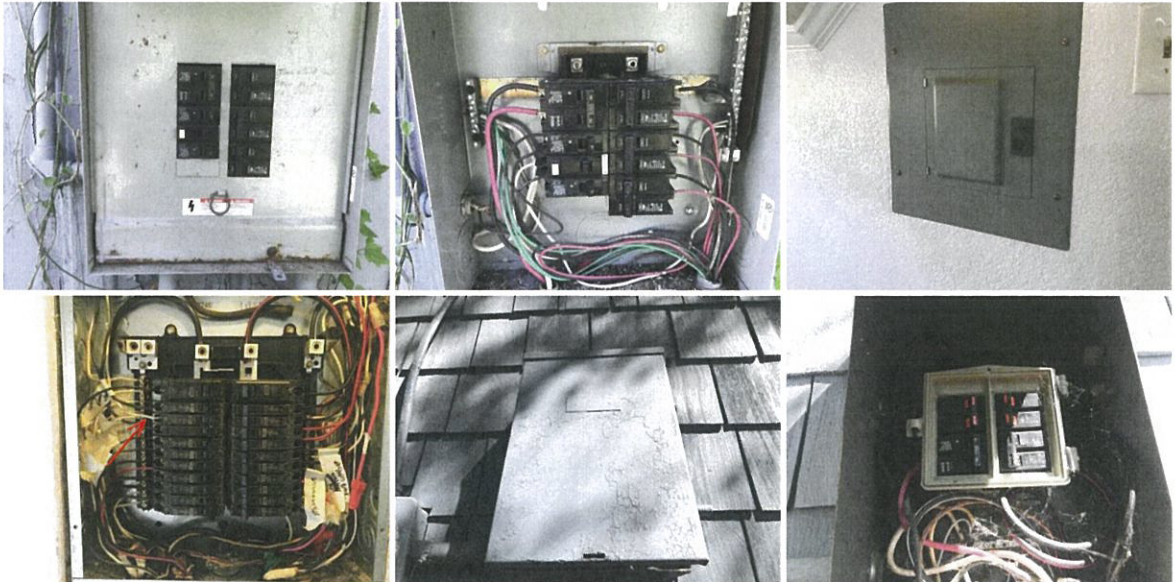
Deficient

A. Service Entrance and Panels - Comments: Above Ground Service - Copper, 100 amp panel on the East side of the house. I have never seen this kind of a box inside a Federal Pacific panel before - recommend being checked out by an electrician.

G.E. box inside by the East door.
- White wires used as hot wires and not properly marked.

Unkown brand box on the West side of the Garage.

** New panel box installed... look @ electrician's email w/ notes.*



II. ELECTRICAL SYSTEMS (Continued)

Deficient

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Copper Kitchen: 3 prong GFCI receptacles show not ground and do not trip with the tester / Burnt bulb above the stove*./ Burnt bulb in the hallway South of the Kitchen.

Laundry Room: Light does not turn on*.

Living Room: Loose receptacle and missing face plate behind the sofa on the North wall.

Garage: Open splices not in a junction box / non-functioning lights*.

All three prong receptacles tested showed no ground except for the one at the bottom by the refrigerator, the Northeast room and the Master Bathroom.

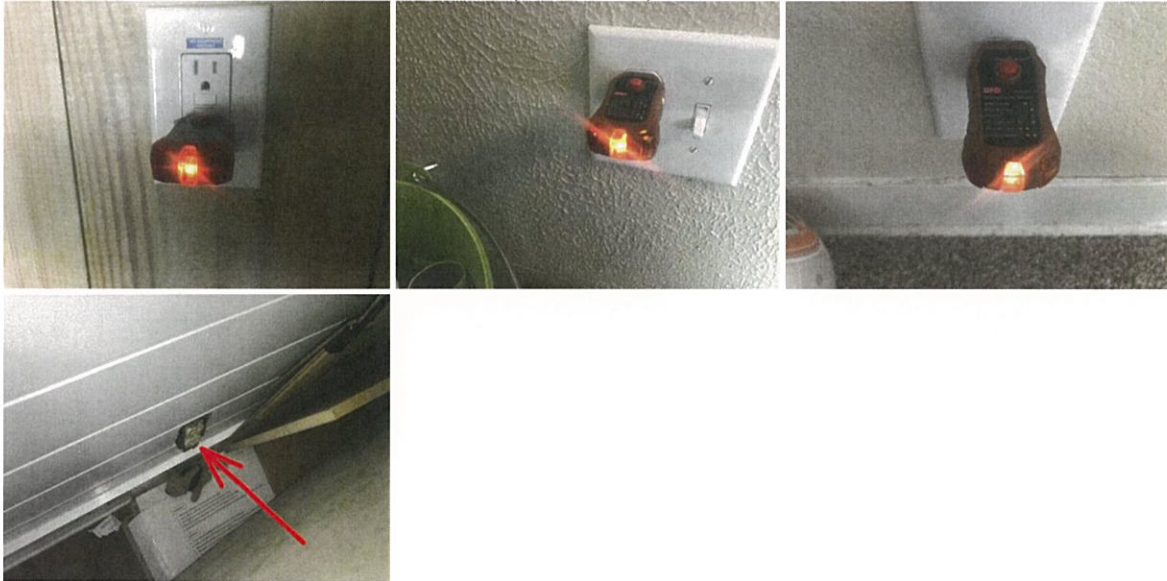
*replace with new bulb and consult an electrician if non-functioning.

Note: Under current electrical standards arc-fault circuit interrupting devices are required at the following locations; family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. The lack of this protection is a recognized hazard. Homes not equipped with arc-fault circuit interrupting devices are not required to convert to them but doing so protects from electrical fires.



II. ELECTRICAL SYSTEMS (Continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Inspected

A. Heating Equipment

Type of Systems: Forced Air
Energy Sources: Natural Gas
Comments: Carrier Furnace

*NOTE: Due to the ambient outside temperature being over 60 degrees, the furnace was not tested.



Deficient

B. Cooling Equipment

Type of Systems: Central AC
Comments: Carrier Air Conditioning Unit.

Ran the unit the entire inspection and it never cooled below 76 degrees downstairs and was noticeably hotter upstairs.

Supply = 51 degrees.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (Cont)

B. Cooling Equipment (continued)

Return =77 degrees
Differential = 26 degrees

Temperature differential was Not acceptable and requires further evaluation.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.



Deficient

B. Cooling Equipment

Type of Systems: Central AC
Comments: Carrier Air Conditioning Unit.

The unit is very dirty and full of debris - recommend service.

Supply = 63 degrees.
Return =80 degrees
Differential = 17 degrees

Temperature differential was acceptable.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

** Unit has been cleaned
& was serviced on 6-10-20
* Changed Capacitor*

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (Cont

B. Cooling Equipment (continued)



Inspected

C. Duct Systems, Chases, and Vents - Comments: Insulated flex, All components of the duct system, chases and vents were found to be in satisfactory condition at the time of inspection.

IV. PLUMBING SYSTEM

IV. PLUMBING SYSTEM

Inspected

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Outside by the curb

Location of main water supply valve: Outside by the curb.

Static water pressure reading: approximately 60 psi at the front hose bib

Comments: Copper / Pex / metal *Note - Static water pressure should fall between 40 PSI and 80 PSI. Any reading outside this parameter requires further evaluation.



Deficient

B. Drains, Wastes, and Vents - Comments: PVC / Metal / Cast Iron, Kitchen: Metal pipe needs to be replaced with PVC / There is a leak under the sink

Hall Bath:

The tub stopper is not attached.

Master Bathroom:

The stoppers do not function on the sinks.

Exterior:

The cleanout in the back yard is missing the cap.

IV. PLUMBING SYSTEM (Continued)

B. Drains, Wastes, and Vents (continued)



Inspected

C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: Tankless

Comments: Bosch The water heating equipment appears to be functioning as intended at the time of this inspection.

Could not get the cover off to see the data plate.



Not Present

D. Hydro-Massage Therapy Equipment - Comments:

V. APPLIANCES

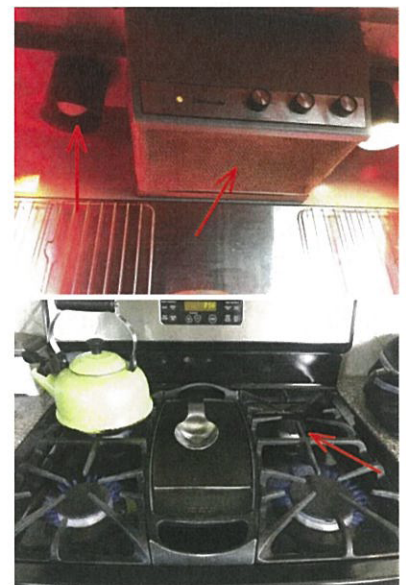
V. APPLIANCES

Inspected **A. Dishwashers** - Comments: General Electric, The review only determined that the pump works as designed and the timer runs through a full cycle. The inspection does not determine the cleaning effectiveness.

Inspected **B. Food Waste Disposers** - Comments: Badger, All components were found to be in satisfactory condition.

Deficient **C. Range Hood and Exhaust Systems** - Comments: Thermador, The vent fan did not work at the time of the inspection.

Deficient **D. Ranges, Cooktops, and Ovens** - Comments: Adora, The back right burner did not light at the time of the inspection.
* Burner works fine
The oven temp was within +/- 25 degrees when set at 350 degrees.



Not Present **E. Microwave Ovens** - Comments:

Not Present **F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments:

Not Present **G. Garage Door Operators** - Comments:

Inspected **H. Dryer Exhaust Systems** - Comments: Metal flex, All components were found to be in satisfactory condition.

VI. OPTIONAL SYSTEMS

VI. OPTIONAL SYSTEMS

Not Inspected **A. Landscape Irrigation (Sprinkler) Systems** - Comments:

Not Inspected **B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction:

Comments: In ground

Not Inspected **C. Outbuildings** - Comments: Out buildings and storage sheds are outside the scope of this inspection and were not inspected.

Not Present **D. Private Water Wells** (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

Not Present **E. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

Deficient Summary

I. STRUCTURAL SYSTEMS

1. A. Foundations Pier and Beam, Zip level readings:
Hall Bath: - 2.0" in the center of the room.
Master Bath: -1.8" in the center of the room.

*NOTE - Zip level reading of +/- 1.0" need further evaluation. There were no other signs of foundation issues in or around the house. Reading could be from the elevation difference of the flooring. Requires further evaluation. Type of Foundation(s): Pier and Beam



2. C. Roof Covering Materials Asphalt shingle / Rolled Roofing, There were nail head that were not caulked sporadically over the roof / there was a lot of debris on the roof which hold moister on the shingles / there was wood and siding touching the shingles.

Note: Roof inspections are limited to visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely, as determined by the inspector, and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects, etc.) may not be apparent at the time of the inspection. Therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof. This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is recommended to keep roof and rain gutters clear of all debris, and monitor roof on a regular basis to prevent possible future water penetration. Types(s) of Roof Covering: Viewed From: Walked on roof.

C. Roof Covering Materials (continued)

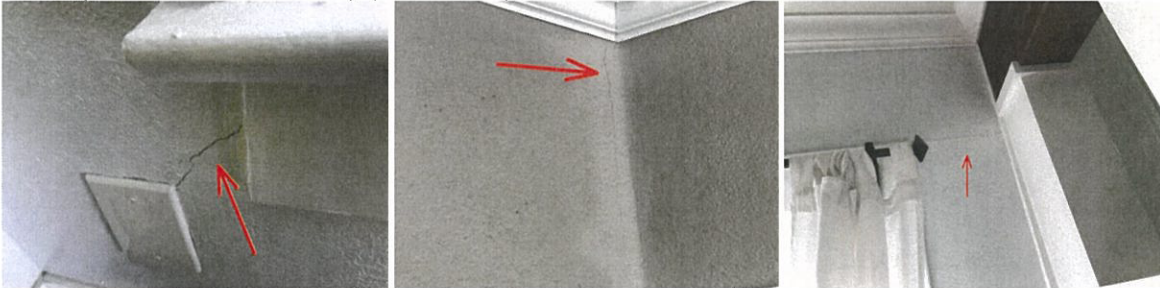


3. E. Walls (Interior and Exterior) Drywall / Fibrous, Exterior:
There was peeling paint and damaged wood sporadically around the house.

There were cracks around the windows and above the doors sporadically throughout the house.



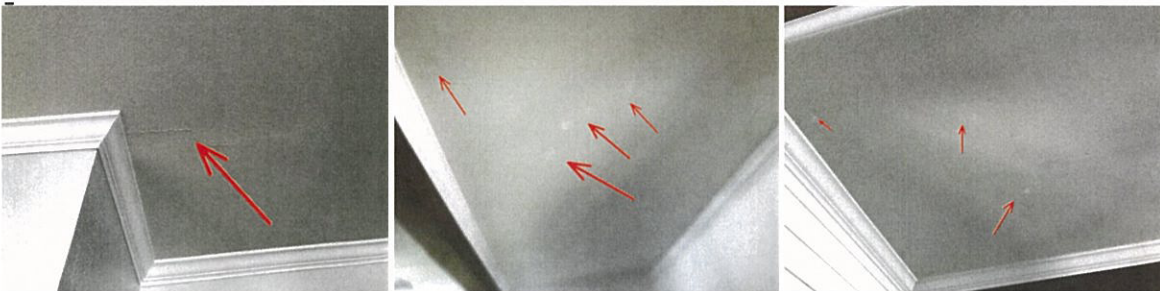
E. Walls (Interior and Exterior) (continued)



4. F. Ceilings and Floors Drywall, Carpet/Tile/Wood, Master Bedroom:
There is a crack in the ceiling at the entrance.

Living Room:

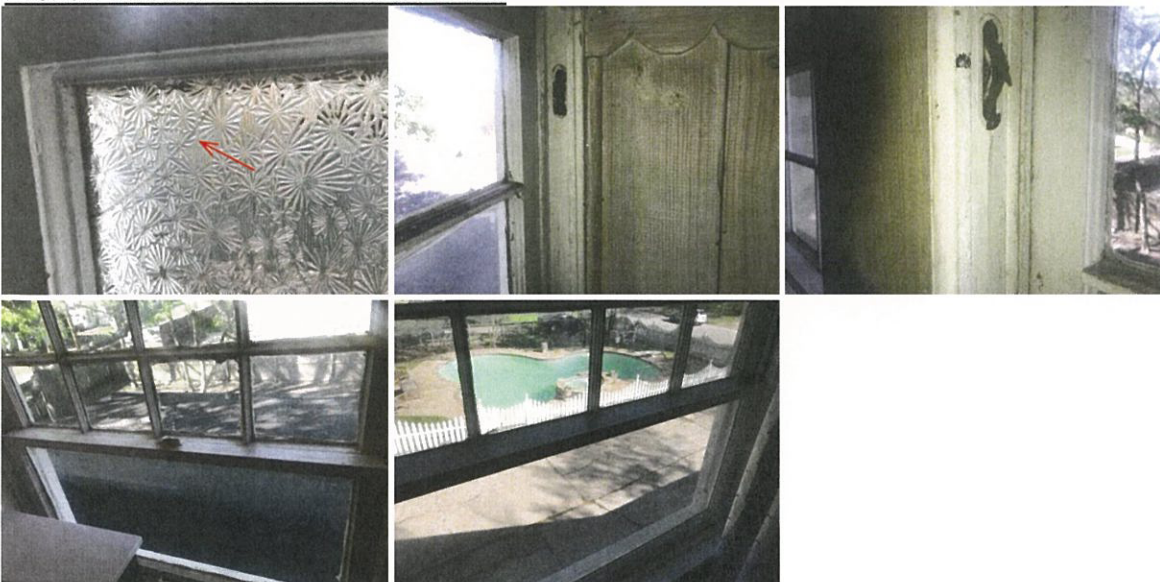
There are many patches in the ceiling.



5. H. Windows Wood / Metal, All the wood single pane windows are either sealed shut (safety hazard) or have missing parts. The metal windows are in working order and all window are missing the screens.

Broken window in the room by the West back door.

Broken window in the Northeast room.



Deficient Summary (Continued)

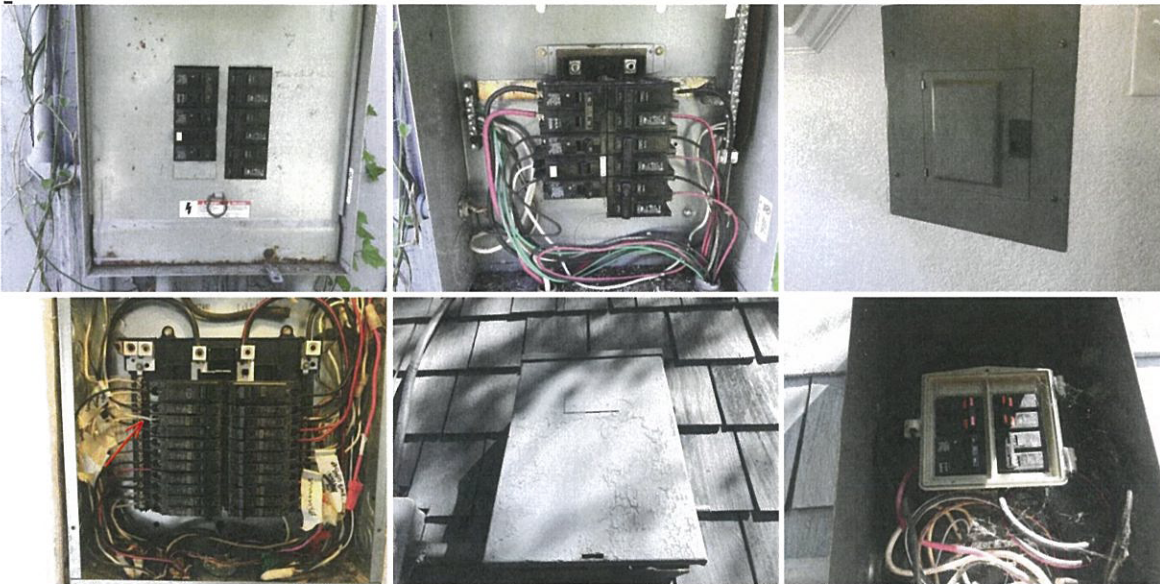
II. ELECTRICAL SYSTEMS

6. A. Service Entrance and Panels Above Ground Service - Copper, 100 amp panel on the East side of the house. I have never seen this kind of a box inside a Federal Pacific panel before - recommend being checked out by an electrician.

G.E. box inside by the East door.

- White wires used as hot wires and not properly marked.

Unkown brand box on the West side of the Garage.



7. B. Branch Circuits, Connected Devices, and Fixtures Copper, Kitchen: 3 prong GFCI receptacles show not ground and do not trip with the tester / Burnt bulb above the stove*./ Burnt bulb in the hallway South of the Kitchen.

Laundry Room: Light does not turn on*.

Living Room: Loose receptacle and missing face plate behind the sofa on the North wall.

Garage: Open splices not in a junction box / non-functioning lights*.

-

All three prong receptacles tested showed no ground except for the one at the bottom by the refrigerator, the Northeast room and the Master Bathroom.

*replace with new bulb and consult an electrician if non-functioning.

-

Note: Under current electrical standards arc-fault circuit interrupting devices are required at the following locations; family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. The lack of this protection is a recognized hazard. Homes

Deficient Summary (Continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)

not equipped with arc-fault circuit interrupting devices are not required to convert to them but doing so protects from electrical fires. Type of Wiring: Copper



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

8. B. Cooling Equipment Carrier, Air Conditioning Unit.

Ran the unit the entire inspection and it never cooled below 76 degrees downstairs and was noticeably hotter upstairs.

Supply = 51 degrees.

Return = 77 degrees

Differential = 26 degrees

Deficient Summary (Continued)

B. Cooling Equipment (continued)

Temperature differential was Not acceptable and requires further evaluation.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Type of System: Central AC



9. B. Cooling Equipment Ruud, Air Conditioning Unit.

The unit is very dirty and full of debris - recommend service.

Supply = 63 degrees.

Return = 80 degrees

Differential = 17 degrees

Temperature differential was acceptable.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Type of System: Central AC



RUUD AIR CONDITIONER

MODEL NO. 480-004-00	MFD. 04/02
SERIAL NO. 490 01493 2953	OUTDOOR USE
VOLTS 200/208	PHASE 1
HERTZ 60	
COMPRESSOR R.L.A. 11.5/11.5	L.R.A. 51
OUTDOOR FAN MOTOR R.L.A. 1/2	HP. 1/2
MIN. SUPPLY CIRCUIT AMPACITY	16/18 AMP
MAX. FUSE OR CKT. BRK. SIZE *	20/25 AMP
MIN. FUSE OR CKT. BRK. SIZE #	20/20 AMP
DESIGN PRESSURE HIGH	200 PSIG
DESIGN PRESSURE LOW	120 PSIG
OUTDOOR UNITS FACTORY CHANGE	51 OZ. RIG
TOTAL SYSTEM CHANGE	02. RIG

SEE INSTRUCTIONS INSIDE ACCESS PANEL.

RUUD AIR CONDITIONING DIVISION
SHEET METAL FABRICATING COMPANY
FORT BELLE, ILLINOIS

MAJOR TYPE BREAKER FOR U.S.A. 0-0200-0-0

Deficient Summary (Continued)

IV. PLUMBING SYSTEM

10. B. Drains, Wastes, and Vents PVC / Metal / Cast Iron, Kitchen:
Metal pipe needs to be replaced with PVC / There is a leak under the sink

Hall Bath:

The tub stopper is not attached.

Master Bathroom:

The stoppers do not function on the sinks.

Exterior:

The cleanout in the back yard is missing the cap.



V. APPLIANCES

11. C. Range Hood and Exhaust Systems Thermador, The vent fan did not work at the time of the inspection.



Deficient Summary (Continued)

12. D. Ranges, Cooktops, and Ovens Adora. The back right burner did not light at the time of the inspection.

The oven temp was within +/- 25 degrees when set at 350 degrees.



[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Bill To	
[REDACTED]	[REDACTED]

Serviced		Quantity	Price Each	Amount
	Estimate requested by Mitchell for some more electrical done and Stan gave him a price over the phone. TBE completed a miscellaneous list for Mitchel involving the demo of old and unwanted circuits and the installation of new wiring. NOTE: See mitchel's drawing and list in the folder.	1	2,742.14	2,742.14
[REDACTED]			[REDACTED]	\$2,742.14

[REDACTED]

Invoice

Date	Invoice #
5/14/2018	18130
Terms	Due on receipt

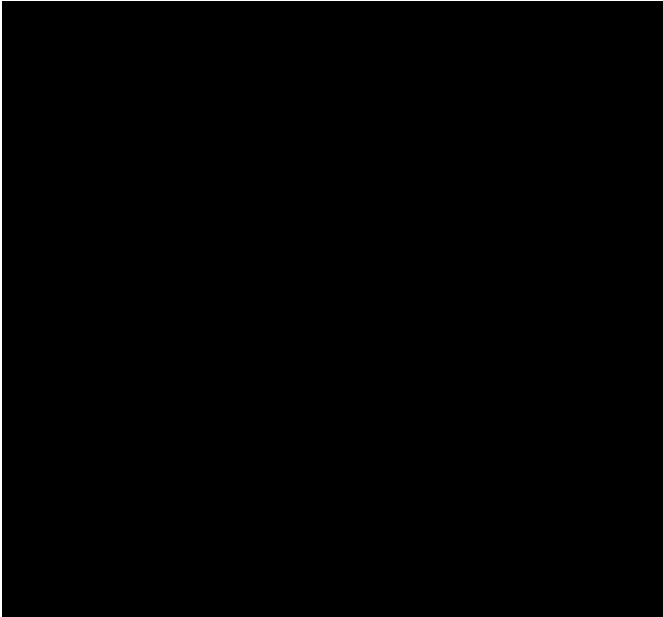
Bill To

Mitchel Mershawn
606 West Nash Street
Terrell, TX 75160
mmershawn@lakeshorechurch.net
469-441-9977

Ship To

Mitchel Mershawn
606 West Nash Street
Terrell, TX 75160
469-441-9977

Serviced	Description	Quantity	Price Each	Amount
	1. TBE installed a GFCI outlet for a water heater closet on the outside of the house.	1	150.00	150.00
	2. TBE removed the old Federal Pacific panel in the entryway of the house with 100 amp GE panel, 24 circuit minimum.	1	750.00	750.00
	3. TBE replaced the old 3 wire feeder cable (approximately 20-25 ft) with a 4 wire, 4 gauge SER cable (per code).			
	4. TBE spent an hour tracing out the existing 240 volt window unit circuits to determine if they can be converted to 120 volt outlets. (Total of 4)	1	100.00	100.00
Thank you for your business.			Total	\$1,000.00



electrical wise, bringing things up to code. outlets not being up to code, but the info below outlets are up to code. Sorry for the squished

I have attached pictures and PDF's of the work that we did concerning the panel and the GFCI's in the kitchen. Notice in the picture that the outlets are labeled "no equipment ground."

One of the methods permitted in 406.4(D)(2) is to replace a non-grounding type receptacle with a GFCI type receptacle.

In the 2017 NEC, the code language has changed to require receptacles "*or their cover plates*" to be marked "no equipment ground".

2017 Code Language:

406.4(D)(2) Non–Grounding-Type Receptacles. *Where attachment to an equipment grounding conductor does not exist in the receptacle enclosure, the installation shall comply with (D)(2)(a), (D)(2)(b), or (D)(2)(c).*

(a) A non–grounding-type receptacle(s) shall be permitted to be replaced with another non–grounding-type receptacle(s).

*(b) A non–grounding-type receptacle(s) shall be permitted to be replaced with a **ground-fault circuit interrupter-type of receptacle(s)**. These receptacles **or their cover plates** shall be marked "**No Equipment Ground.**" An equipment grounding conductor shall not be connected from the ground-fault circuit-interrupter-type receptacle to any outlet supplied from the ground-fault circuit-interrupter receptacle.*

*(c) **A non–grounding-type receptacle(s) shall be permitted to be replaced with a grounding-type receptacle(s) where supplied through a ground-fault circuit***

interrupter. Where grounding-type receptacles are supplied through the ground-fault circuit interrupter, grounding-type receptacles or their cover plates shall be marked "GFCI Protected" and "No Equipment Ground," visible after installation. An equipment grounding conductor shall not be connected between the grounding-type receptacles.

