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Summary of Deficiencies listed in inspection reports: County Road 123

Structural:

Deficiency – The corners of the foundation have cracked / broken (probable result of lateral expansion of masonry wall friction on foundation, pushing the corner outward).

Deficiency – There is no expansion joint between the garage foundation and the driveway.

Deficiency – The yard areas adjacent to the foundation do not appear to have adequate fall to allow for drainage away from the foundation.

Deficiency – The soil is high (above lower wall areas) in the right exterior wall area (conducive to wood destroying insect activity).

Deficiency – There are indications of hail damage to the roof covering (impact marks). Recommend insurance adjuster fully evaluate roof covering for hail damage / adjustment.

Deficiency – There are multiple damaged shingles (possible previous tree branch contact).

Deficiency – The bottom row of shingles are not adequately sealed / secured (no starter strip with adhesive installed).

Deficiency – There is inadequate insulation in the living area pull down attic access ladder.

Deficiency – There is inadequate fire-separation between the attached garage and the living area attic (attic access stairs do not appear to be fire-rated).

Deficiency – There is an inadequate / no solid walkways to the HVAC equipment locations.

Deficiency – The insulation in the attic area does not appear to be adequate (less than R 30).

Deficiency – The upper wall insulation is not securely installed.

Deficiency – There are voids in the upper wall insulation.

Deficiency – There is a power turbine in the attic area. The turbine was not operational (wiring appears to have been disconnected).

Deficiency – The louvers on the gable vents are damaged.

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Deficiency – There are cracks in the exterior masonry wall in the right exterior wall.

Deficiency – Weep holes are not installed in the lower wall areas and above the window / door openings in masonry wall areas.

Deficiency – There are inadequate / no expansion joints in the exterior brick wall areas.

Deficiency – There are voids in the brick wall at the HVAC line penetration areas (may allow moisture penetration).

Deficiency – The interior baseboard trim is not installed in the master bedroom closet areas.

Deficiency – There are cracks in the ceiling drywall in the front left room area.

Deficiency – There are cracks in the ceramic floor tiles in the master bathroom area.

Deficiency – The master bathroom right closet door is not installed.

Deficiency – The master bathroom left closet bi-fold doors drag on the floor when operated.

Deficiency – The mirrored closet door is cracked in the front right bedroom area.

Deficiency – The auto-close spring loaded hinges are not fully operational in the garage / living room entry door (door does not fully automatically close).

Deficiency – The front left room entry door is not installed.

Deficiency – Multiple window screens are not installed (approximate 12).

Deficiency – There is a cracked window pane in the master bedroom area.

Deficiency – There is a cracked window pane in the front right bedroom area.

Deficiency – There is no observable outside combustion air vent.

Deficiency – There is no access to the gas valve (for gas log lighter).

Deficiency – The gas log lighter is broken / damaged.

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Deficiency – The lower chimney is dirty and needs to be cleaned (chimney sweep recommended).

Deficiency – There are indications of possible mold in one or more interior locations, including;

- Cabinet under master bathroom left sink

There may be molds present that may be hazardous to the occupants. A mold specialist licensed with the Texas Department of Health is recommended for full evaluation of the home.

Deficiency – There is a significant crack in the driveway.

Electrical:

Deficiency – Tree branches are in contact with the service entry cables.

Deficiency – There are more than six breakers (7) in the panel without a main disconnect switch.

Deficiency – The grounding cable / ground rod does not appear to be adequate.

Deficiency – The breakers are not fully labeled as to use.

Deficiency – There are one or more white cables landing on a breaker (should be color identified).

Deficiency – There is inadequate cable clamp protection (to protect electric cables from sharp edges where entering panel) where one or more of the cables exits the breaker panel.

Deficiency – The panel is serviced by a three wire connection (newer services require four wire connection from exterior disconnect panel to interior breaker panel). There is no isolated bus bar for the ground cable connections.

Deficiency – There is double lugging on one or more neutral cable connections to the bus bar.

Deficiency – There are one or more white cables landing on a breaker (should be color identified).

Deficiency – The neutral and ground wires are landed on a common bus bar.

Deficiency – The breaker panel is located in a prohibited area (clothes closet).

Deficiency – The panel is serviced by a three wire connection (newer services require four wire connection from exterior disconnect panel to

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interior breaker panel). There is no isolated bus bar for the ground cable connections.

Deficiency – There is double lugging on one or more neutral cable connections to the bus bar.

Deficiency – There are one or more white cables landing on a breaker (should be color identified).

Deficiency – The neutral and ground wires are landed on a common bus bar.

Deficiency – There is inadequate cable clamp protection (to protect electric cables from sharp edges where entering panel) where one or more of the cables exits the breaker panel.

Deficiency – One of the kitchen counter area receptacles is not GFCI protected.

Deficiency – The dishwasher is not GFCI protected.

Deficiency – The exterior receptacles are not GFCI protected.

Deficiency – The garage area receptacles are not GFCI protected.

Deficiency – The utility room area receptacle is not GFCI protected.

Deficiency – There is inadequate weather protection on one or more of the exterior receptacles.

Deficiency – There is no service receptacle within 25 feet of the air conditioning compressor.

Deficiency – One of the front left bedroom area receptacles is damaged / burnt.

Deficiency – The power to the front entry hall light fixtures / receptacles went out when tested. The power turned on when the entry hall switch was repeatedly operated. There may be an electric defect in the circuit.

Deficiency – The hot / neutral wiring is reversed in the front left garage conversion room area receptacle.

Deficiency – The dryer receptacle may be a three prong receptacle (newer dryers require four prong receptacles).

Deficiency – There is no physical protection from breakage on the attic located light fixture bulb.

Deficiency – The attic light switch cover is broken.

Deficiency – There is exposed wiring not protected in conduit in the kitchen island area cabinet

Deficiency – There is a junction box without a cover in the kitchen cabinet area under the range.

Deficiency – Smoke detectors are not installed in each bedroom entry / outside of each bedroom entry area.

Deficiency – There is no observable Carbon Monoxide detector in the home (attached garage).

HVAC:

Left / Main:

Deficiency – The unit supplied heated air at 101 degrees in heat pump mode. The emergency heat electric strips may not be operational.

Deficiency – The system did not operated in emergency heat mode.

Front Left Room:

Deficiency – There is no heat source in the front left room (garage conversion area).

Right / Master Bedroom:

Deficiency – Locking caps are not installed on the refrigeration ports near the compressor.

Deficiency – The drain line for the primary condensate drain terminates in an inaccessible / not observable location.

Deficiency – There is a gap in the conduit at the compressor location.

Left / Main:

Deficiency – Locking caps are not installed on the refrigeration ports near the compressor.

Deficiency – The compressor is serviced by a 40-amp breaker. The maximum size of breaker for this unit (per cover plate) is 30-amp.

Deficiency – The drain line for the primary condensate drain terminates in an inaccessible / not observable location.

Deficiency – The drain line for the primary condensate drain line is not adequately insulated in the attic.

Deficiency – There is a gap in the conduit at the compressor location.

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Deficiency – The ducts do not appear to meet current requirements for sealing at the plenum and registers (no observable mastic applied to duct connection).

Plumbing:

Deficiency – The main shut off valve was not accessible (buried under soil).

Deficiency – The water pressure was high (above 80 lbs.). A pressure regulator is recommended.

Deficiency – One or more of the exterior hose bibs do not have backflow prevention valves installed.

Deficiency – The front right exterior hose bib continues to drip when turned off.

Deficiency – The sink faucet is not securely installed in the master bathroom left sink.

Deficiency – The commode in the master bathroom is not securely installed on the floor ('rocks').

Deficiency – One or more of the toilet bolt covers are not installed.

Deficiency – The ½ bathroom sink experienced low water flow when operated.

Deficiency – There is no observable cleanout in the main drain line from the home to the private septic system.

Deficiency – The drain stopper is not installed in the master bathroom right sink.

Deficiency – The drain stopper is not installed in the hall bathroom sink.

Deficiency – The drain stopper is not operational in the master bathroom tub.

Deficiency – The washing machine standpipe does not appear to have adequate height (less than 18 inches). The drain is atypical, and may allow sewer gas into the home interior.

Deficiency – There is a floor drain in the utility room that does not have a screen cover, and has no observable outlet to the exterior of the home.

Garage Area – 50 Gallon LP Gas:

Deficiency – The vent above the water heater is out of alignment (hazardous condition).

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Deficiency – The pressure relief valve continued to drain / drip after testing (did not re-seal).

Deficiency – The drain line for the pressure relief valve leaks in the garage interior.

Deficiency – The water heater is not located in a drained overflow pan (located in garage).

Deficiency – There is corrosion on the water supply connections above the water heater.

Deficiency – There are inadequate upper / lower outside combustion air vents in the water heater closet.

Interior Closet – 40 Gallon Electric:

Deficiency – The drain line for the pressure relief valve terminates in the overflow pan.

Deficiency – There is no observable drain line for the overflow pan (located in interior of home).

Deficiency – There is corrosion on the water supply connections above the water heater.

Deficiency – There is no observable electrical bonding to the gas distribution system.

Deficiency – There is no observable sediment trap installed in the gas line at the water heater location.

Appliances:

Deficiency - There is inadequate back flow prevention on the drain line between the dishwasher and the disposal. The drain line should be raised and secured to the bottom of the sink area to create a loop that will reduce backflow into the dishwasher.

Deficiency – The dishwasher is not securely installed in the kitchen cabinet.

Deficiency – The upper oven, when set at 350 degrees, operated at 300 degrees (not within 25 degrees of set temperature).

Deficiency – There is no observable ducting on the exhaust vents to the exterior of the home / attic.

Deficiency – The garage door was not operational (springs defective).

Deficiency – The overhead door spring is not connected.

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Deficiency – The Horizontal Garage Door Opener Reinforcement U-Bar Strut Brace is not installed (recommend installation to prevent damage to top of overhead door when automatic operator installed).

Deficiency –The pull cord for manual release of the overhead door is broken / missing.

Deficiency – The dryer vent is partially crushed.

Out Buildings:

Detached Workshop

Deficiency – The yard areas have less than 6 inches fall within the first 10 feet from the foundation.

Deficiency –The soil is above the lower wall (conducive to wood destroying insect activity).

Deficiency – There is damage from wood destroying insect activity to the wall areas.

Deficiency –There is a broken window pane.

Deficiency –The breakers are not labeled as to use.

Deficiency –There is double lugging (two wires on one breaker) in the panel.

Deficiency –The panel cover hinge screw is not installed.

Deficiency –There is an inappropriate knockout cover in the panel (tape).

Deficiency – The panel is serviced by a three wire connection (newer services require four wire connection from exterior disconnect panel to interior breaker panel). There is no isolated bus bar for the ground cable connections.

Deficiency –There is significant debris in the panel interior.

Deficiency –The breakers are not labeled as to use.

Deficiency – The neutral and ground wires are landed on a common bus bar.

Deficiency – The receptacles are not GFCI protected.

Deficiency – There is exposed wiring outside of conduit in the panel.

Horse Barn

Deficiency –The electric control box is not securely installed.

Deficiency – The receptacles are not GFCI protected.

Rear Storage Building

Deficiency – Tree branches are in contact with the roof covering.

Deficiency – The entry doors are in general disrepair.

Deficiency – The exterior siding is damaged.

Deficiency – There are open splices in the wiring.

Chicken Pen

Comment – There were no observable significant defects in the building.

Rear Deck

Structural:

Comment – There were no observable significant defects in deck / roof structure. The structure was not fully inspected.

Septic:

Deficiency – The trash tank should be pumped / cleaned (regular maintenance – recommend every three years).

Deficiency – The filter on the aerator needs cleaned / replaced.

Deficiency – There was no observable chlorine in the system at the time of inspection.

Deficiency – There is a gap in the conduit near the timer / alarm / control panel.

Deficiency – There is no observable cleanout between the residence and the septic system.

Deficiency – The septic system is in a low area, that may allow surface water to enter the system. Recommend risers be installed to elevate the access entries to prevent surface water from entering system.

Private Water Wells

Comment – The water well was not inspected. Per seller, the well was not operational. The well is not used for a potable / domestic water source (yard use only).