

# *Plumb and Square Home Inspections*

## Property Inspection Report



123 FM 700, Big Spring, TX 79720  
Inspection prepared for: John Doe & Jane Doe  
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 10/20/2021 Time: 07:30 AM  
Age of Home: 57 Size: 2882

Inspector: RossThompson  
25015  
2800 Crestline Road, Big Spring, 79720  
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## PROPERTY INSPECTION REPORT

Prepared For: John Doe  
(Name of Client)

Concerning: 123 FM 700, Big Spring, TX 79720  
(Address or Other Identification of Inspected Property)

By: RossThompson, 25015 10/20/2021  
(Name and License Number of Inspector) (Date)

### 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](http://www.trec.texas.gov).

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

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

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

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

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

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

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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------

Type of Foundation(s):

- Slab Foundation

Comments:

- Foundation is cracked
- Perimeter is partially visible



Crack in addition foundation curbing

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-------------------------

Comments:

- Grade slopes toward structure
- Signs of poor drainage
- Ponding water
- Out structures and sheds are excluded from this report

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Negative grade, susceptible to ponding.

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Fiberglass composite shingles noted.
- Flat roof, rubber membrane, inspected with Ladder.

Viewed From:

- Roof

Comments:

- Exposed nails
- Irregular installation of flashing



Nail pop in one or more locations on the roof. Need to be sealed to prevent moisture intrusion.



Incorrect flashing/shingle installation. Potential water penetration point.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structure and Attics
-------------------------------------	--------------------------	--------------------------	--------------------------	------------------------------

Viewed From:

- Roof

Approximate Average Depth of Insulation:

- Insulation is 5 inches deep

Comments:

- Could not access all areas of the attic due to limited space.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------------

Wall Materials:

- Exterior walls are made of brick
- Exterior walls are made of wood
- Interior walls are made of Drywall

Comments:

- **Small cracking**
- **One or more penetration in the soffit not sealed**



Penetration in soffit, needs to be sealed



Penetration in soffit, needs to be sealed

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Drooping garage door header



Vines growing on wall surface. Vines can damage the brick and mortar, suggest removal.



Water damage on the outside wall covering of the addition.



Wall penetration needs to be sealed.

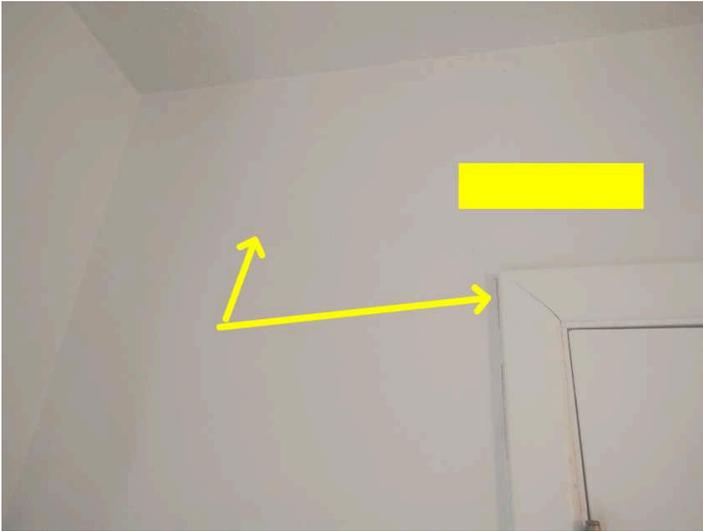
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repaired settlement crack in bedroom.



Network cable being used to secure porch light globe/fixture.



Laundry room washing machine supply, previous water damage repair.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------

- Ceiling and Floor Materials:
- Ceiling is made of drywall
  - Ceiling is made of acoustic
- Comments:
- **Small cracks on ceiling**

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Settlement crack in hall ceiling.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior and Exterior)
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------------------------

Comments:  
 • All doors are functional

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------

Window Types:  
 • Windows are made of alluminum  
 Comments:  
 • All windows are functional  
 • Deteriorated/missing seal at one or more windows.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Stairways (Interior and Exterior)
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------------------

Comments:  
 • Functional  
 • Loose railing  
 • Missing railing

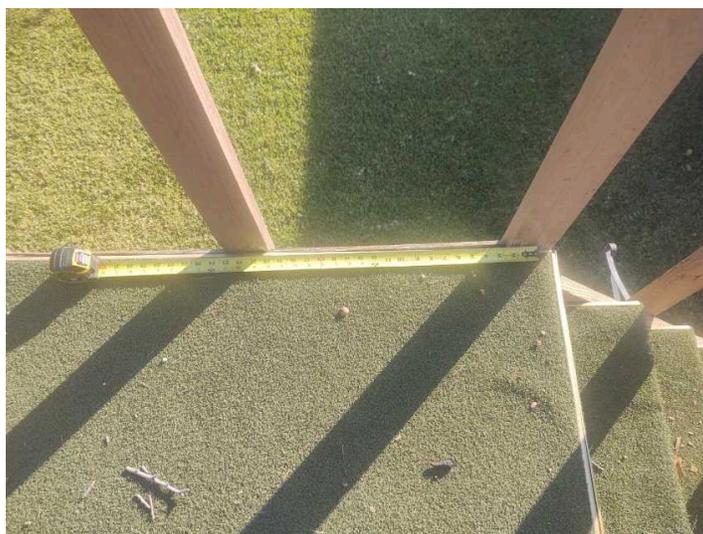
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Stairway to deck, stiles are too far apart. Stiles should be a maximum of 4 inches on the landing and 4 3/8 inches on the stairs.

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace is mason built

Comments:

- Cracked mortar cap
- **Fire box is dirty**



Dirty fireplace.

K. Porches, Balconies, Decks, and Carports

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I   NI   NP   D

L. Other

Materials:  
Comments:

### II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the north side of the building.
- Electrical panel is located in the parking area

Materials and Amp Rating:

- Copper wiring
- 125 amp

Comments:

- There are white wires in the panel that should be labeled as hot wires
- Multiple wires are connected to one breaker



Main electrical panel. 125amp



General condition of electrical box. There are white wires in the panel that should be labeled as hot wires.

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**Double tap** on breaker, unable to determine if the breaker is listed and labeled for double tap.

Double tap on breaker, unable to determine if the breaker is listed and labeled for double tap.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 125 Amp service panel

Comments:

- Two wires are connected to one breaker, this is a fire hazard
- No **GFCI** circuits inside house
- Missing globes on closet lighting
- Open ground in one or more locations
- Ceiling fan inoperable
- There are double tapped neutral wires in the panel
- **Two prong receptacles present throughout the house.**



Light fixture missing globe in one or more closets.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The furnace is gas powered

Comments:

- Flex gas line runs through the wall
- Safety disconnect switch missing



Attic furnace operation.



Hall closet furnace operation.



Gas valve for hallway heater, inoperable.

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B. Cooling Equipment

Type of Systems:

- Gas fired forced hot air.

Comments:

- Vines growing in NW ac unit
- AC return air filter dirty
- The AC serving the west side of the house, had a low temperature differential. The temperature differential was 12.7 degrees. Recommend replacing the filter and having a licensed AC technician further evaluate.



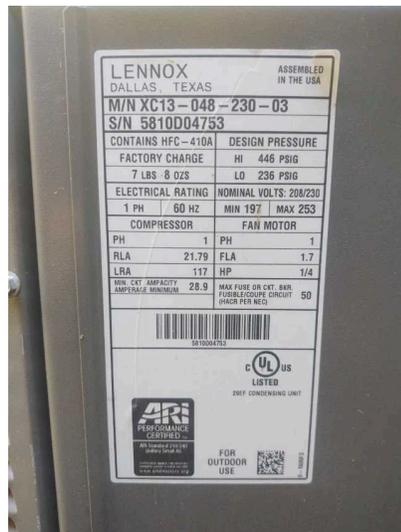
Vines growing in AC, remove for proper AC condenser ventilation.



Vines growing in AC, remove for proper AC condenser ventilation.



Vines growing in AC, remove for proper AC condenser ventilation.



AC condenser on south side (back yard) of house. Manufacture Date is April 2010, with a 4 ton capacity.

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AC condenser unit on the East side of the house. Manufacture date is December 2009 with a 3 ton capacity.



Water static pressure is 75-80psi.



Thermostat in master bedroom, set at 65 and unable to achieve set point. AC only achieved a 12.7 degree differential.



Temperature at kitchen register.

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Temperature probe in kitchen register.



Temperature at west return.



Temperature probe in west AC return. Filter is visibly dirty.

X			
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C. Duct Systems, Chases, and Vents

Comments:

- Filter is inside heater
- Filter is in the hall ceiling

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### IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
-------------------------------------	--------------------------	--------------------------	--------------------------	--

- Location of Water Meter:
- South side
  - Front of structure
- Location of Main Water Supply Valve:
- South side
  - Front of structure
- Comments:
- Static Water Pressure Reading:
  - Fixtures were worn
  - Missing back flow/anti siphon device



**PVC** sewer cleanout at curb.



Water meter and shutoff valve, southwest corner of drive.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, and Vents
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------------

- Comments:
- Duct tape present
  - Evidence of previous water leaks

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Leak under master bath sink.



Duct tape on oven vent, recommend replacing with aluminum tape.



Evidence of previous water leaks under sink in the second bath (sink 1).



Evidence of previous water leaks under sink in the second bath (sink 2).

C. Water Heating Equipment

- Energy Source:
- Water heater is gas powered
- Capacity:
- Unit is 50 gallons
- Comments:
- Gas valves are functional

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50 Gallon capacity AO Smith water heater with production date of July 2018.



gas valve for water heater.



Water temperature at kitchen sink.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Materials:  
Comments:

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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Comments:  
 • Operated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-------------------------

Comments:  
 • Disposal was inoperable at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
-------------------------------------	--------------------------	--------------------------	--------------------------	-----------------------------------

Comments:  
 • Unit operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------------

Comments:  
 • Oven(s): Electric  
 • All heating elements operated when tested.



Oven operating at 350 degrees with a 350 degree set point.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------

Comments:  
 • Microwave operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--

Comments:  
 • The bath fan was operated and no issues were found.  
 • No vent fan in second/shared bath

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Door Type:  
 • 16 foot uninsulated steel door  
 Comments:  
 • Door is cracked  
 • Door is dented  
 • Door is functional  
 • Garage door did auto reverse when pressure applied.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Dryer Exhaust Systems
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Comments:  
 • The dryer vent pipe is crushed in spots. This should be replaced due to the fact that lint can accumulate in the crushed areas and catch fire.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
-------------------------------------	--------------------------	--------------------------	--------------------------	----------

Observations:  
 • Trash compactor worked as expected.

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
--------------------------	-------------------------------------	--------------------------	--------------------------	---

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:  
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
--------------------------	-------------------------------------	--------------------------	--------------------------	-----------------

Materials:  
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:  
 Type of Storage Equipment:  
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
--------------------------	-------------------------------------	-------------------------------------	--------------------------	---

Type of System:  
 Location of Drain Field:  
 Comments:

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

## Glossary

Term	Definition
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

## Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• Grade slopes toward structure</li> <li>• Signs of poor drainage</li> <li>• Ponding water</li> <li>• Out structures and sheds are excluded from this report</li> </ul>
Page 6 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Small cracking</li> <li>• One or more penetration in the soffit not sealed</li> </ul>
Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Small cracks on ceiling</li> </ul>
Page 10 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• Fire box is dirty</li> </ul>
ELECTRICAL SYSTEMS		
Page 12 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Two prong receptacles present throughout the house.</li> </ul>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 14 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• Vines growing in NW ac unit</li> <li>• AC return air filter dirty</li> <li>• The AC serving the west side of the house, had a low temperature differential. The temperature differential was 12.7 degrees. Recommend replacing the filter and having a licensed AC technician further evaluate.</li> </ul>
APPLIANCES		
Page 20 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> <li>• Disposal was inoperable at time of inspection.</li> </ul>