



BRASFIELD HOME INSPECTION

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FOUR-POINT INSURANCE INSPECTION

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SEPTEMBER 17, 2019



Inspector

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SUMMARY



SAFETY HAZARD

 6.1.1 [Plumbing - Plumbing Comments: Leaking sink visible](#)

1: INSPECTION DETAILS

Information

Type of Building Single Family	Approximate Total Square Feet 3900	Number of Stories 2
Type of Construction Masonry	Type of Foundation Slab	Weather Conditions Cloudy

2: HEATING/AIR CONDITIONING

Information

Heat Type Forced Air	Estimate Age of Heating Systems 12 years	Energy Source Electric
Manufacturer Carrier	Condition of Heating Systems Average	Heating Systems Upgraded? No
Heating System: Heating System Comments Heating system was in good working order.	Cooling Source/Type Electric, Central Air Conditioner	Estimate Age of Cooling Systems 12 years
Condition of Cooling Systems Average	Location Right side	Manufacturer Carrier
Cooling Systems Upgraded? No	Distribution Comments: Distribution was in good working order.	

Heating system photos



Cooling system photos



Cooling System: Cooling System Comments

Cooling System was in good condition.

Cooling system was serviced in the past 6 months.

Air temperature differential was 16 degrees. Per manufacturers guidelines, normal range should be 14-20 degrees.

3: HEATING/AIR CONDITIONING 2

Information

Heat Type Forced Air	Estimate Age of Heating Systems 12	Energy Source Electric
Manufacturer Carrier	Condition of Heating Systems Average	Heating Systems Upgraded? No
Heating System: Heating System Comments Heating system was in good working order.	Cooling Source/Type Electric, Central Air Conditioner	Estimate Age of Cooling Systems 12
Condition of Cooling Systems Average	Location Left side	Manufacturer Carrier
Cooling Systems Upgraded? No	Distribution Comments: Distribution was in good working order.	

Heating system photos



Cooling system photos



Cooling System: Cooling System Comments

Cooling System was in good condition.

Cooling system was serviced in the past 6 months.

Air temperature differential was 16 degrees. Per manufacturers guidelines, normal range should be 14-20 degrees.

4: HEATING/AIR CONDITIONING 3

Information

Heat Type Forced Air	Estimate Age of Heating Systems 12	Energy Source Electric
Manufacturer Carrier	Condition of Heating Systems Average	Heating Systems Upgraded? No
Heating System: Heating System Comments Heating system was in good working order.	Cooling Source/Type Electric, Central Air Conditioner	Estimate Age of Cooling Systems 12
Condition of Cooling Systems Average	Location Left side	Manufacturer Carrier
Cooling Systems Upgraded? No	Distribution Comments: Distribution was in good working order.	

Heating system photos



Cooling system photos



Cooling System: Cooling System Comments

Cooling System was in good condition.

Cooling system was serviced in the past 6 months.

Air temperature differential was 16 degrees. Per manufacturers guidelines, normal range should be 14-20 degrees.

5: ROOF

Information

Roof Style Hip, Gable, Combination	Material Concrete, Tile	Estimated Age of Roof Covering 11 Years
Type of Sheathing Plywood	Roof Comments: Estimated Life Expectancy 19	Roof Comments: Evidence of Active Leaks? No
Roof Comments: Flashing Damaged Noticed? No	Roof Comments: Missing Shingles or Covering? No	Roof Comments: Truss or Rafter Damage Noticed? No
Roof Comments: Roof was in good condition.	Roof Comments: Roof flashing was in good condition.	Roof Comments: Attic decking was in good condition.

Roof Comments: Interior ceiling was in good condition.

Roof pictures



Attic pictures



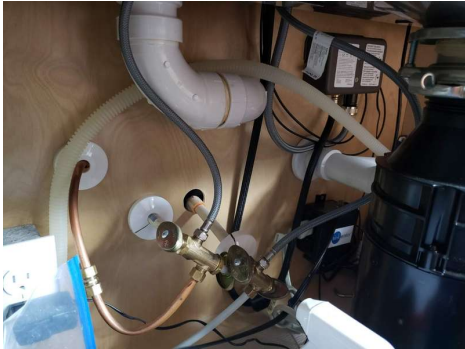
6: PLUMBING

Information

Main Supply Line Material Copper	Distribution Material PVC	Water Heater manufacturer American
Water Heater Location Garage	Approximate Age of Water Heater 12 Years	Power Source/Type Gas
Fire Sprinkler System Present Yes	Freeze Hazards Noticed? No	Number of Bathrooms 5
Overall Plumbing Condition Good	Overall Water Pressure Strong	Recent Plumbing Upgrades? No
Plumbing Comments: Main valve was in good condition.	Plumbing Comments: Supply piping was in good condition.	Plumbing Comments: Water heater was in good condition.
Plumbing Comments: Water heater TPRV was in good condition.		

Plumbing photos







Observations

6.1.1 Plumbing Comments

LEAKING SINK VISIBLE

Recommendation

Contact a qualified professional.



Safety Hazard



7: ELECTRICAL

Information

Service Entry Right	Active Knob and Tube Wiring? No	AFCIs Present in Bedrooms? Yes
Aluminum Branch Circuits? No	Exposed or Unsafe Wiring Noticed? No	Fuses or Circuit Breakers? Circuit Breakers
GFCIs Present Where Required? Yes	Main Panel Location Right	Overall Condition Excellent
Panel Ground Observed? Yes	Recent Upgrade? No	Service Amps 150 X 2 AMPS
Size of Service Sufficient? Yes	Main Panel manufacturer GE	Sub panel A manufacturer GE
Sub panel A2 manufacturer GE	Sub panel B manufacturer Square D	Electrical Comments: Service entry was in good working order
Electrical Comments: Electrical system general condition was in good working order.	Electrical Comments: Branch wiring was in good condition.	Electrical Comments: The main panel was in good condition.
Electrical Comments: The available amperage was sufficient for current usage.	Electrical Comments: Sub panels were in good condition.	Electrical Comments: Panel wiring was in good condition.

Electrical system photos



Service Entrance



Main panel



Main panel



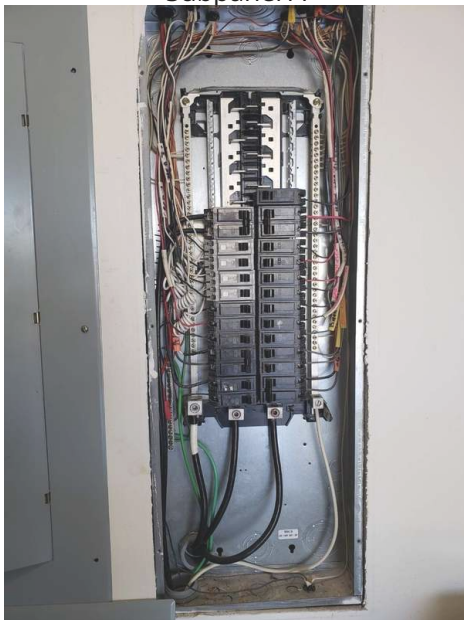
Subpanel A



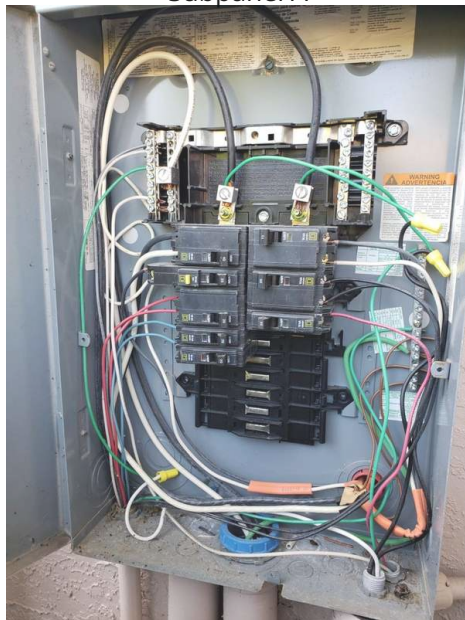
Subpanel A



Subpanel A2



Subpanel A2



Subpanel B



Subpanel B

8: OTHER COMMENTS

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut

down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.