

Inspection Report

Lauren Sangster & Robert Cox

Property Address:
3620 South Macgregor Way
Houston Texas 77021



RSCH-ONE Inspections

Donivan Harvey 20964

PROPERTY INSPECTION REPORT FORM

Lauren Sangster & Robert Cox

12/5/2024

Name of Client

Date of Inspection

3620 South Macgregor Way, Houston, Texas 77021

Address of Inspected Property

Donivan Harvey

20964

Name of Inspector

TREC License #

<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>
--	-----------------------

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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:

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

79 Years Old

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

RESULTS AT A GLANCE

35

 ITEMS INSPECTED

Total number in report.

22

 SUMMARY COMMENTS

Total number in report.

175

 PHOTOS

Total number in report.

I. STRUCTURAL SYSTEMS

STYLES & MATERIALS: STRUCTURAL SYSTEMS

Type of Foundation(s):

Poured concrete

Method used to observe**Crawlspace:**

From entry

No access

Ceiling Structure:

2X6

Floor Structure: Engineered floor trusses	Wall Structure: Brick	Columns or Piers: Supporting walls
Types of Roof Covering: 3-Tab fiberglass	Viewed roof covering from: Ground Drone	Roof-Type: Hip
Roof Structure Type: 2 X 6 Rafters 2 X 8 Rafters Lateral bracing Wood slats	Method used to observe attic: Walked	Attic info: Pull Down stairs Light in attic
Approximate Average Depth of Insulation: none	Sky Light(s): None	Chimney (exterior): Brick
Siding Style: Brick	Siding Material: Brick	Window Types: AGED Single-hung Single pane
Window Manufacturer: UNKNOWN	Appurtenance: Covered porch Patio	Exterior Entry Doors: Wood
Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board	Floor Covering(s): Carpet Hardwood T&G Tile
Interior Doors: Hollow core Wood	Cabinetry: Wood	Countertop: Granite
Driveway: Concrete	Types of Fireplaces: Gas/LP Log starter	Operable Fireplaces: One
Number of Woodstoves: None		

🔍 ITEMS: STRUCTURAL SYSTEMS

A. FOUNDATIONS

📋 INSPECTED, DEFICIENT

1) The foundation is the home is Pier & Beam. Due to the issues noted in this report under walls and flooring, the foundation is no longer performing as intended. Resulting in the fractures/separation between and through the bricks and mortar on both sides, front and back of the home. This issue appears to have cause some structural issues with the bricks due to the separation in some areas. A foundation company was called out to inspect the foundation. Recommend referring to the foundation report, and all required recommend issues noted be made.

2) Multiple cracks were located in the garage foundation, this issue is considered deficient and can prevent the garage foundation from functioning as intended over time. Recommend having this looked at further by a licensed foundation company and all required repairs noted and found be made.



A. Item 1 (Picture)



A. Item 2 (Picture)

B. GRADING AND DRAINAGE

INSPECTED, DEFICIENT

1) The drainage around the home is considered deficient and do not meet the minimum standard practice/ required. Standard require that a minimum of 4 inches of the entire foundation must be exposed at all times, and the grade (soil) around the foundation must have a slope of 6 inches within the first 10 feet (width) of the grade, unless the grade is less the 10 feet in width, than the slope must be a minimum of 2% of the width of the grade. Recommend having this looked at further by a licensed landscaping company and all required repairs be made.

2) Standard water was located in the basement are of the home, and under the home, in the half bath, where the floor covering material has been removed. These issues are considered deficient and does not comply with the minimum standard practice/required. This issue can result in the grade under the home not drying evenly, resulting in the Pier and Beam foundation never remaining in a level state over time. Recommend having this looked at further and all required repairs needed be made.



B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)



B. Item 5 (Picture)

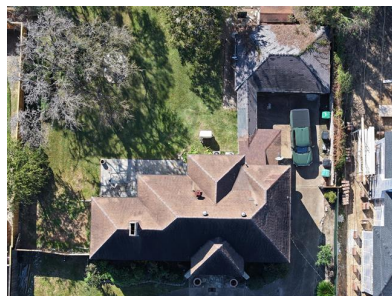
C. ROOF COVERING MATERIALS

☐ INSPECTED, DEFICIENT

1) The roof covering material on the home and garage appear to have reach the end of its life expectancy, and multiple areas of the roof covering material is either broken missing or worn. This is considered deficient and do not meet the minimum standard. These issues can lead to the roof decking and other supporting members being damaged.

2) The fascia and soffit boards appear to have moisture damage, this issue can result in the boards no longer performing as intended over time, causing moisture damage of the roof decking and other supporting members. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.

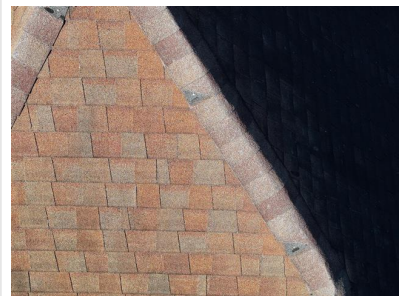
3) The rafters and roof decking material over the breeze way, leading from the garage to the home has moisture damage, this issue can diminish the support of the rafters and decking, resulting in a fall hazard over time. This issue is considered deficient and does not comply with the minimum standard practice. Recommend having this looked at further by a licensed roofer and all required repairs noted and found be made.



C. Item 1 (Picture)



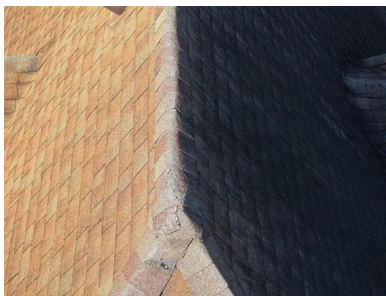
C. Item 2 (Picture)



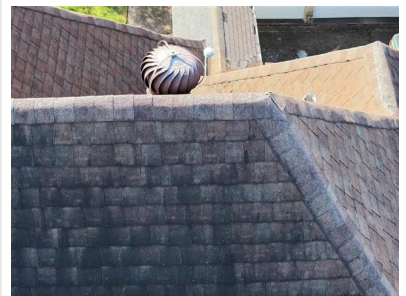
C. Item 3 (Picture)



C. Item 4 (Picture)



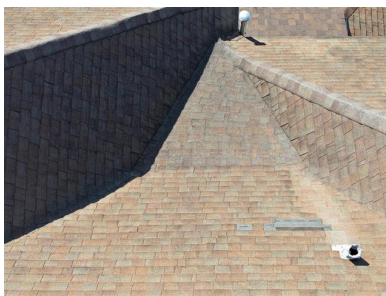
C. Item 5 (Picture)



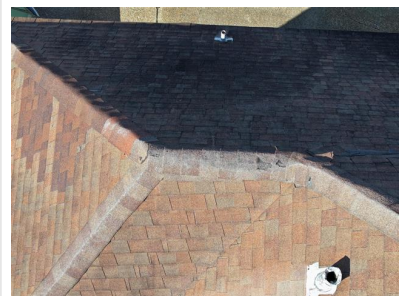
C. Item 6 (Picture)



C. Item 7 (Picture)



C. Item 8 (Picture)



C. Item 9 (Picture)



C. Item 10 (Picture)



C. Item 11 (Picture)



C. Item 12 (Picture)



C. Item 13 (Picture)



C. Item 14 (Picture)



C. Item 15 (Picture)



C. Item 16 (Picture)



C. Item 17 (Picture)



C. Item 18 (Picture)



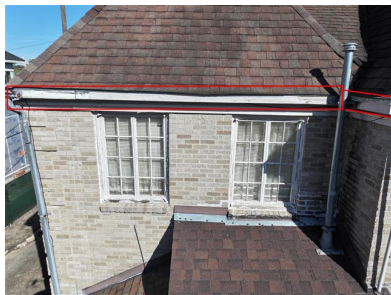
C. Item 19 (Picture)



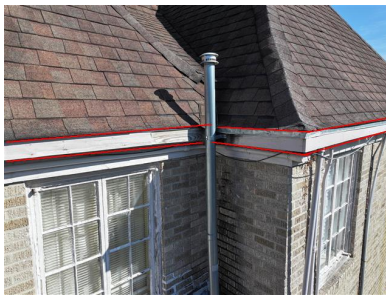
C. Item 20 (Picture)



C. Item 21 (Picture)



C. Item 22 (Picture)



C. Item 23 (Picture)



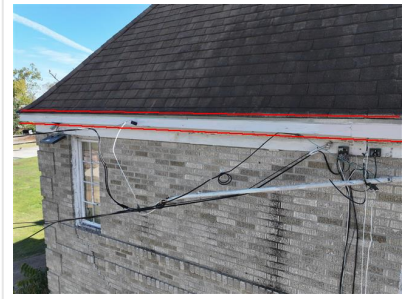
C. Item 24 (Picture)



C. Item 25 (Picture)



C. Item 26 (Picture)



C. Item 27 (Picture)



C. Item 28 (Picture)



C. Item 29 (Picture)



C. Item 30 (Picture)



C. Item 31 (Picture)



C. Item 32 (Picture)

D. ROOF STRUCTURES AND ATTICS

INSPECTED, DEFICIENT

No insulation was noted in the attic space over the habitable area of the home, this issue is considered deficient, standard require a minimum of 12 inches of R30 or greater insulation to be over the attic space, this is to help trap warm air in the home, allowing the air to be condition. Recommend having these issues looked at further by a licensed general contractor/roofer and all required repairs be made.



D. Item 1 (Picture)



D. Item 2 (Picture)



D. Item 3 (Picture)



D. Item 4 (Picture)

E. WALLS (INTERIOR AND EXTERIOR)

INSPECTED, DEFICIENT

1) Multiple fractures were noted going through the bricks and mortar on the sides, back and front of the home, this issue is considered deficient and does not meet the minimum standard practice/required. This issue is an indicator that the foundation is no longer functioning properly. The separation between the bricks in some areas pose a hazard, which can result in the bricks completely coming away from the framing members, while allowing moisture to get behind the exposed areas. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.

2) Preventive maintenance is required on all of the lintel over the windows and doors of the home. The lintel is used to help provide support for the wall material above it. If left to degrade from rust damage, the lintel can stop performing properly, causing the walls above it to not be structurally sound. Recommend having this looked at further by a general contractor and all required repairs be made.

3) The opening in the wall material under the kitchen sink is considered deficient and does not comply with the minimum standard required. Standard require that all openings in wall material must be closed, because this opening is an interior wall to an exterior wall, this issue can result in moisture damage, while diminishing the energy efficiency of the home. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.

4) The wall material in the closet housing the water heater, is degraded from moisture damage, this issue is considered deficient and does not comply with the minimum standard practice/required. The moisture appears ot be coming from the ceiling area in the same closet. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.

5) Multiple areas of the walls in the garage, has holes in them, and has water damage. I was unable to determine what issues the moisture damage has cause over time. This issue is considered deficient and does not comply with the minimum standard practice/required. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.



E. Item 1 (Picture)



E. Item 2 (Picture)



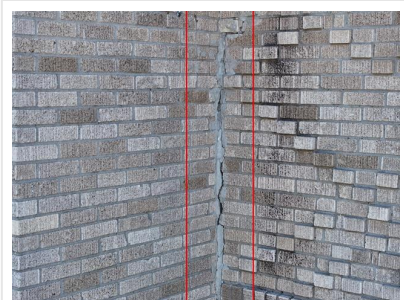
E. Item 3 (Picture)



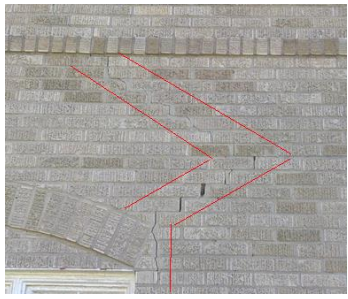
E. Item 4 (Picture)



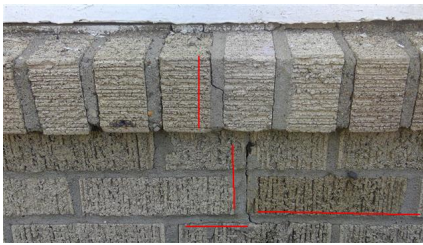
E. Item 5 (Picture)



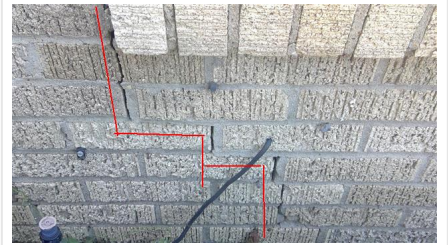
E. Item 6 (Picture)



E. Item 7 (Picture)



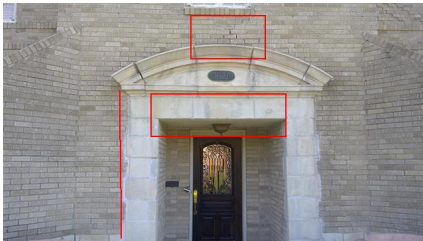
E. Item 8 (Picture)



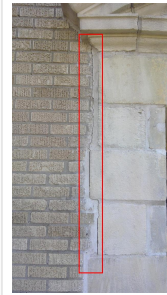
E. Item 9 (Picture)



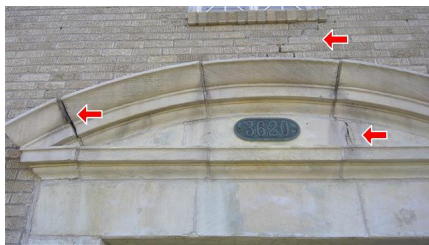
E. Item 10 (Picture)



E. Item 11 (Picture)



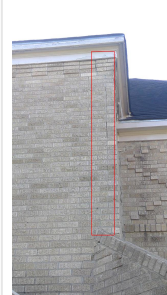
E. Item 12 (Picture)



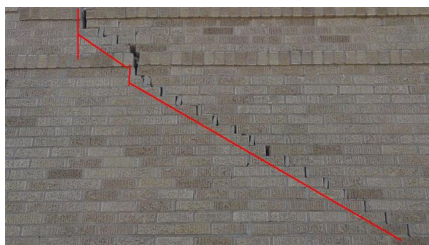
E. Item 13 (Picture)



E. Item 14 (Picture)



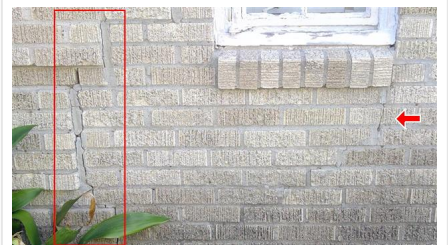
E. Item 15 (Picture)



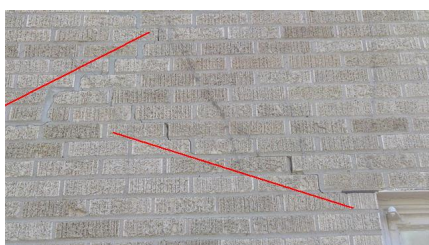
E. Item 16 (Picture)



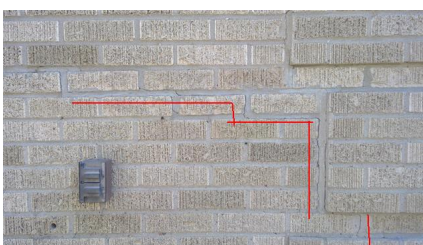
E. Item 17 (Picture)



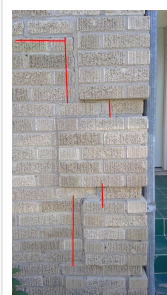
E. Item 18 (Picture)



E. Item 19 (Picture)



E. Item 20 (Picture)



E. Item 21 (Picture)



E. Item 22 (Picture)



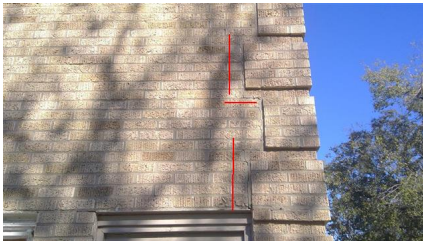
E. Item 23 (Picture)



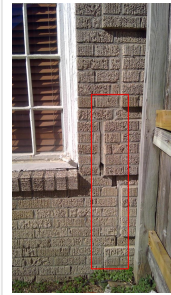
E. Item 24 (Picture)



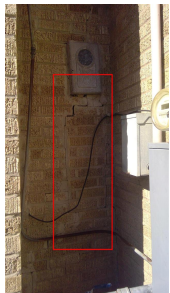
E. Item 25 (Picture)



E. Item 26 (Picture)



E. Item 27 (Picture)



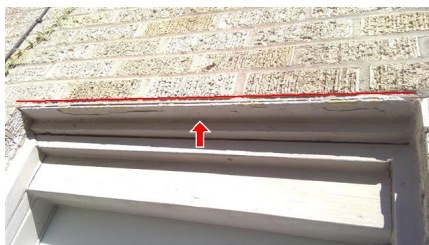
E. Item 28 (Picture)



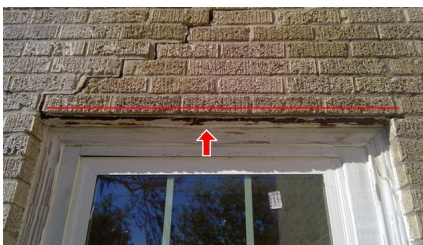
E. Item 29 (Picture)



E. Item 30 (Picture)



E. Item 31 (Picture)



E. Item 32 (Picture)



E. Item 33 (Picture)



E. Item 34 (Picture)



E. Item 35 (Picture)



E. Item 36 (Picture)



E. Item 37 (Picture)



E. Item 38 (Picture)



E. Item 39 (Picture)



E. Item 40 (Picture)



E. Item 41 (Picture)



E. Item 42 (Picture)



E. Item 43 (Picture)



E. Item 44 (Picture)



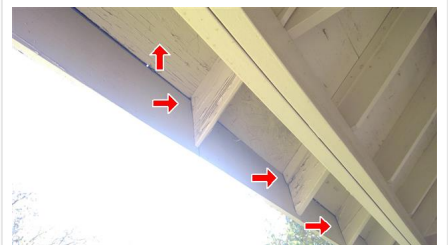
E. Item 45 (Picture)



E. Item 46 (Picture)



E. Item 47 (Picture)



E. Item 48 (Picture)



E. Item 49 (Picture)

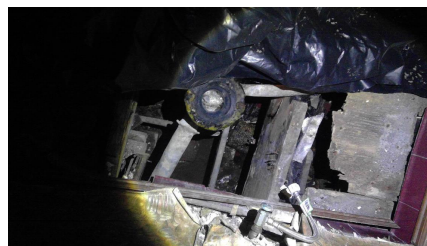
F. CEILINGS AND FLOORS

INSPECTED, DEFICIENT

- 1) Moisture damage was located on the ceiling material and ceiling joist in the closet housing the water heater, this issue is considered deficient and does not comply with the minimum standard practice/required. Recommend having this looked at further by a general contractor and all required repairs noted and found behind the degraded areas be made.
- 2) A section of the flooring and sub flooring material in the power room (Half Bath) has been removed. This issue is considered deficient and does not comply with the minimum standard practice/required. Moisture damage was also located on the remaining sub flooring area. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.
- 3) Moisture damage was located on the back right corner of the ceiling in the formal dining area of the home, this issue is an indicator that there is a leak in this areas of the roof, as this issue was also located in the ceiling behind this wall, where the water heater is being stored. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.
- 4) The section of the floor covering material and sub flooring material by the back doors leading from the home to the exterior side of the home, is degraded from water damage, or are discolored from water damage, the areas under the discolored sections prevented me from inspecting the sub flooring material. Recommend having this looked at further by a general contractor and or flooring company and all required repairs needed be made.
- 5) Moisture damage was located on the upstairs back guest bedroom closet ceiling. Although no active sign of leakage was located at the time of inspection, this issue has diminished the ceiling material, which can result in the fire separation between the habitable area of the home and attic space being diminished. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.
- 6) The ceiling in the hallway and master bedroom bonus room (man cave) are missing ceiling material, this issue is considered deficient and has diminished the ceiling material, which can result in the fire separation between the habitable area of the home and attic space being diminished. Recommend having this looked at further by a general contractor and all required repairs noted and found be made.



F. Item 1 (Picture)



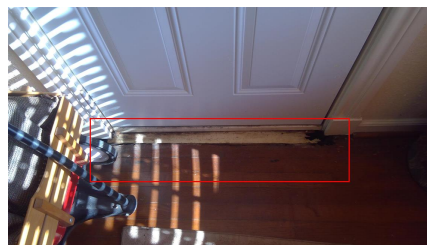
F. Item 2 (Picture)



F. Item 3 (Picture)



F. Item 4 (Picture)



F. Item 5 (Picture)



F. Item 6 (Picture)

**F. Item 7 (Picture)****F. Item 8 (Picture)****F. Item 9 (Picture)**

G. DOORS (INTERIOR AND EXTERIOR)

INSPECTED, DEFICIENT

The bottom of the wood garage door, and door frame are corroded from water damage, this issues are considered deficient and do not meet the minimum standard practice. This can lead to the door not performing as intended, by allowing water to leak into the home thorough the degraded area, and causing water damage to the interior walls. Recommend having this looked at further by a general contractor and all required repairs be made.

**G. Item 1 (Picture)**

H. WINDOWS

INSPECTED, DEFICIENT

1) The windows in the home are not operable, this issue prevents the windows from being opened. This issue has created a life, health and safety hazard. Windows are a means of egress and must easily be opened from the inside of the home incase of an emergency, and the windows is the safest, nearest and only option for egress. Recommend having this looked at further by a window company and all required repairs needed be made, this may include replacing the windows.

2) All of the windows in the home are considered old, they all appear to have moisture damage, and have passed their shelf life expectancy, resulting in the windows not functioning properly any more. Recommend having this looked at further by a window company and all required repairs noted and found be made, this may include replacing all of the windows. (A window company was called out to the home, to give a quote on the cost to replace the windows in the home.



H. Item 1 (Picture)



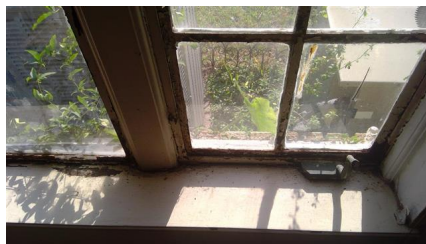
H. Item 2 (Picture)



H. Item 3 (Picture)



H. Item 4 (Picture)



H. Item 5 (Picture)



H. Item 6 (Picture)



H. Item 7 (Picture)



H. Item 8 (Picture)



H. Item 9 (Picture)



H. Item 10 (Picture)



H. Item 11 (Picture)



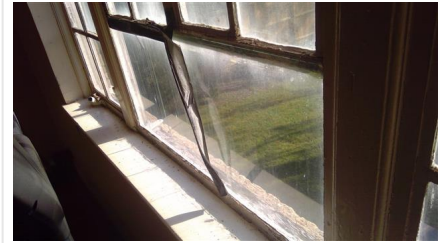
H. Item 12 (Picture)



H. Item 13 (Picture)



H. Item 14 (Picture)



H. Item 15 (Picture)



H. Item 16 (Picture)



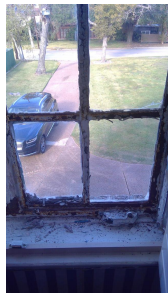
H. Item 17 (Picture)



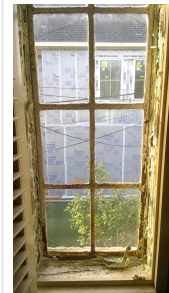
H. Item 18 (Picture)



H. Item 19 (Picture)



H. Item 20 (Picture)



H. Item 21 (Picture)



H. Item 22 (Picture)



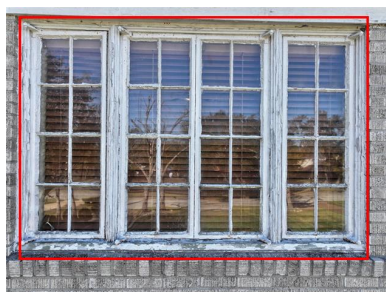
H. Item 23 (Picture)



H. Item 24 (Picture)



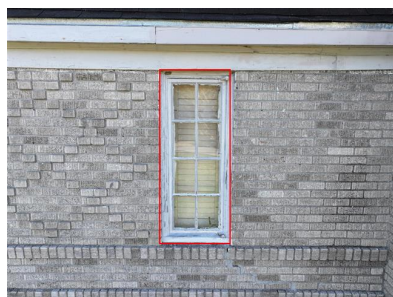
H. Item 25 (Picture)



H. Item 26 (Picture)



H. Item 27 (Picture)



H. Item 28 (Picture)



H. Item 29 (Picture)



H. Item 30 (Picture)

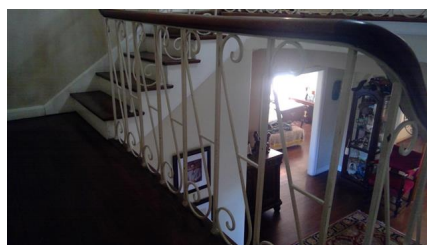
I. STAIRWAYS (INTERIOR AND EXTERIOR)

INSPECTED, DEFICIENT

The stairs at the back and front of the home are wrong, standard require that each riser be a 7 3/4 inches in height, and because each stairs has more than 4 risers, a hand/guard rail on them, with a minimum height of 34-38 inches in height with a maximum of 4 inches between the baluster. This issue is considered a safety hazard. Recommend having this looked at further by a general contractor to be repaired.



I. Item 1 (Picture)

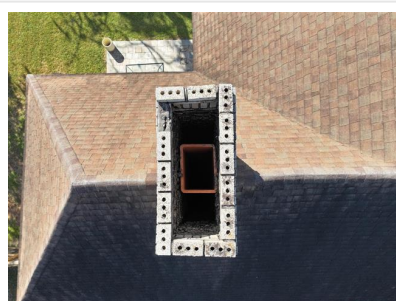


I. Item 2 (Picture)

J. FIREPLACES AND CHIMNEYS

INSPECTED, DEFICIENT

The cap is missing of the top of the chimney, and multiple bricks at the top of the chimney appear to no longer be securely fasten to the other bricks. These issues are considered deficient and does not comply with the minimum standard practice. Recommend having this looked at further by a licensed roofer and all required repairs noted and found be made.



J. Item 1 (Picture)

K. PORCHES, BALCONIES, DECKS AND CARPORTS

INSPECTED

🏠 II. ELECTRICAL SYSTEMS

✂ STYLES & MATERIALS: ELECTRICAL SYSTEMS

Electrical Service Conductors:

Overhead service
Unable to determine

Panel Capacity:

125 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Type of wiring:

Unable to determine

Wiring Methods:

Unable to Determine

🔍 ITEMS: ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

📁 INSPECTED, DEFICIENT

The location of the main distribution panel (behind the gas meter) prevents the panel door from opening completely, or enough to inspect the panel. Standard requires the panel to have a clearance of 24 inches on both sides and 36 inches in the front. The placement of the panel has created an electrical hazard. Recommend having this looked at further by a licensed electrician.



A. Item 1 (Picture)



A. Item 2 (Picture)

B. BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES

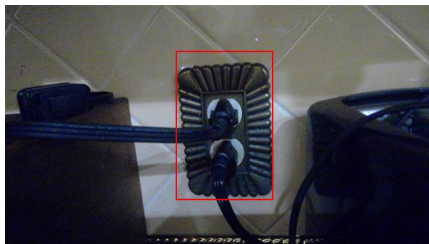
📁 INSPECTED, DEFICIENT

- 1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- 2) The smoke detectors in the home are considered old and have passed their shelf life expectancy, which is 10 years. This issue is considered deficient and is considered a fire, life and safety hazard, that does not comply with the minimum standard. Recommend having this looked at further by a licensed electrician.
- 3) The receptacles on both sides of the kitchen sink are not, nor do they perform as Ground Fault Circuit Interrupter (GFCI) standard requires all receptacles within 6 feet of any plumbing fixture to be or perform as a GFCI, and be label GFCI rated. Recommend having this looked at further by a licensed electrician to be correctly installed.
- 4) The receptacles throughout the home have open ground or only have the two prong system, both issues are indicators that the ground wire is not connected to the circuit, and the home may have old electrical conductors in

it, which did not come with a ground wire at the time this home was built. This issue is considered an electrical hazard and does not comply with the minimum standard required. Recommend having this looked at further by a licensed electrician and all required repairs needed be made.

5) The receptacle in the bathrooms did not perform as a Ground Fault Circuit Interrupter (GFCI) standard require that all receptacles within 6 feet of a plumbing fixture and on the exterior side of the home be or function as a GFCI, and be label GFCI operated. The receptacles on the exterior side of the home are not GFCI operated, and have open ground. Recommend having this looked at further by a licensed electrician and all required repairs noted and found be made.

6) The light fixture in the upstairs back right bedroom did not turn on at the time of inspection, this issue diminishes the lighting in the bedroom during dark hours. This issue considered deficient and does not comply with the minimum standard practice/required. Recommend having this looked at further by a licensed electrician and all required repairs needed be made.



B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)



B. Item 5 (Picture)



B. Item 6 (Picture)



B. Item 7 (Picture)

🏠 III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

✂️ STYLES & MATERIALS: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Type of Systems (Heating):

Heat Pump Forced Air (also provides cool air)

Heat System Brand:

LENNOX

Energy Sources:

Natural gas

Number of Heat Systems (excluding wood):

Two

Ductwork:

Partially insulated

Filter Type:

Disposable

Filter Size:

16x25

20x25

Type of Systems (Cooling):

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Number of AC Only Units:

Two

Central Air Brand:

LENNOX

UNKNOWN

🔍 ITEMS: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

🟢 INSPECTED

B. COOLING EQUIPMENT

🔴 INSPECTED, DEFICIENT

1) The AC compressor on the left, and the entire air handler system appears to have reach the end of its shelf life expectancy. The coils on the compressor are degraded, this issue is preventing air from circulating around the unit, forcing the unit to work longer and harder, which shorten the life expectancy of the unit. Recommend having this looked at further by a licensed HVAC Tech and all required repairs which may require the unit being replaced.

2) Corrosion was noted in both secondary drain pans under the coils, no float switch was noted in the drain pans also. The corrosion is an indicator that the primary drain was not functioning as intended, moisture was noted going into one of the pans at the time of inspection, meaning the primary drain may still be blocked. Recommend having this looked at further by a licensed HVAC Tech and all required repairs including servicing be done.

3) The AC compressor is not resting on a base that is 3 inches above the grade, or resting level on its base, this issue is considered deficient and does not comply with the minimum standard practice/required. Standard not only requires the unit to be resting on a base that is a minimum of 3 inches above the grade, its requires the unit to rest level on the base. Recommend having this looked at further by a licensed HVAC Tech and all required repairs be made.

4) The AC compressor does not appear to have been serviced in some time, this issue is considered deficient

and can lead to the unit not working as intended, while aging faster than intended. Standards require the air handler system be serviced at a minimum once per year. The coils on the compressor appear to be covered in dust. Recommend having this looked at further and all servicing and repairs if required be made before closing.



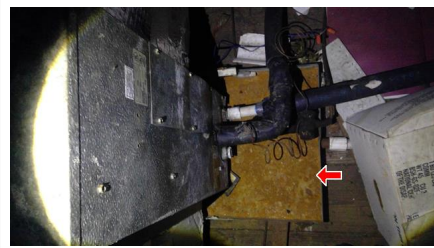
B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)

C. DUCT SYSTEMS, CHASES AND VENTS

INSPECTED, DEFICIENT

All of the ac ducts are considered old and have passed their life expectancy, this issue is considered deficient and do not meet the minimum standard. This can lead to the ducts leaking air into the attic space of the home, causing the unit to work longer and harder. Recommend having this looked at further by a licensed HVAC Tech and all required repairs be made.



C. Item 1 (Picture)



C. Item 2 (Picture)



C. Item 3 (Picture)



C. Item 4 (Picture)



C. Item 5 (Picture)



C. Item 6 (Picture)



C. Item 7 (Picture)



C. Item 8 (Picture)



C. Item 9 (Picture)

🏠 IV. PLUMBING SYSTEM

✂ STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

Galvanized

Washer Drain Size:

2" Diameter

Plumbing Waste:

Cast iron

Water Heater energy sources:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Water Heater Location:

Main Floor

Closet

WH Manufacturer:

RHEEM

Location of water meter:

at street

Location of main water supply valve:

at street

Static water pressure reading:

45 psi

Type of supply piping material:

GALVANIZE

Type of drain piping material:

Cast Iron

Location of gas meter:

BACK OF THE HOME

Type of gas distribution piping material:

GALVANIZE

🔍 ITEMS: PLUMBING SYSTEM

A. PLUMBING SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTED, DEFICIENT

1) The exposed plumbing lines in the home are Galvanize steel, due to the age of the home and the plumbing lines appearing to be the original lines, this issue is considered deficient. The shelf life expectancy of Galvanize plumbing material is 40 years, this means the plumbing lines have reached and passed their life expectancy. Recommend having this looked at further by a licensed plumber and all required repairs noted and found be made.

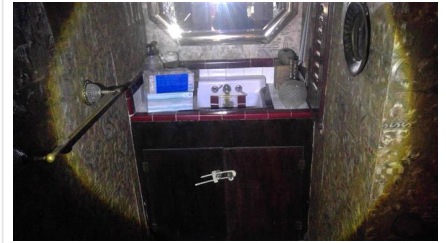
2) The plumbing lines in the half bath was running water at the time of inspection, I was unable to get into the powder room due ot the state of the decking/flooring in the bathroom. This issue is considered deficient and does not comply with the minimum standard practice. Recommend having this looked at further by a licensed plumber and all required repairs needed be made.



A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)

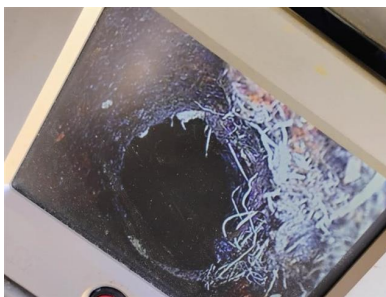
B. DRAINS, WASTE AND VENTS

INSPECTED, DEFICIENT

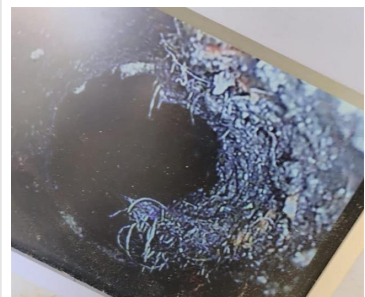
The primary drain line from the home is cast steel, this material is no longer use as a primary drain due to the issues normally found with the drain line material. At the time of inspection, tree roots and breakage was located in the line. This issue will result in the line backup to the home, while preventing the drain line from functioning properly. Recommend referring to the plumber recommendation, and all required repairs and replacement be made.



B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)



B. Item 5 (Picture)

C. WATER HEATING EQUIPMENT

☐ INSPECTED, DEFICIENT

1) Corrosion was noted on the left water heater nipple, and shut off water valve, these issue are considered deficient and does not meet the minimum standard required. This issue can result in the water heater degrading faster than intended, and leaking in the degraded areas. Recommend having this looked at further by a licensed plumber and all required repairs, this should including servicing be done.

2) The water heater is considered deficient and do not meet the minimum standard practice. Standard requires all water heaters be placed at a minimum of 18 inches off the floor, sitting in a drain pan, with a drain line from the T&P valve and drain pan terminating on the exterior side of the home, unless in the garage, the drain pan drain line can terminate halfway down the slope section of the floor. The water heater is not sitting in a drain pan. Recommend having this looked at further by a licensed plumber to be corrected, and any other repairs required be made.

3) The drip leg is missing from the gas line to the water heater and furnace. The drip leg is used to help prevent any moisture and dirt in the gas from getting to the mechanical component that operates the water heater and furnace, which can shorten the life expectancy of the equipment. Recommend having this looked at further by a licensed plumber and all required corrections be made.

4) The T&P valve on the water heater does not appear to have bee replaced i some time, standard require that the valve be replaced every 3-5 years or as required by the manufacturer. The valve is use to help regulate the pressure in the take. Recommend having this looked at further by a licensed plumber and all required repairs needed be made.



C. Item 1 (Picture)



C. Item 2 (Picture)



C. Item 3 (Picture)



C. Item 4 (Picture)

D. HYDRO-MASSAGE THERAPY EQUIPMENT

☑ NOT PRESENT

E. GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

☐ INSPECTED, DEFICIENT

The drip leg is missing from the gas line to the water heater and furnace. The drip leg is used to help prevent any moisture and dirt in the gas from getting to the mechanical component that operates the water heater and furnace, which can shorten the life expectancy of the equipment. Recommend having this looked at further by a licensed plumber and all required corrections be made.

🏠 V. APPLIANCES

🔧 STYLES & MATERIALS: APPLIANCES

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
NONE

Exhaust/Range hood:
VENTED
KENMORE

Range/Oven:
UNKNOWN
WHIRLPOOL

Built in Microwave:
NONE

Auto-opener Manufacturer:
OVERHEAD DOOR

Garage Door Type:
One automatic

Garage Door Material:
Light inserts
Metal

👁️ ITEMS: APPLIANCES

A. DISHWASHER

📄 INSPECTED, DEFICIENT

- 1) The high loop is missing on the dishwasher drain line, this issue is considered deficient. The high loop is required to help prevent dirty water going back into the dishwasher. This does not meet the minimum standard required. Recommend having this looked at further by a licensed plumber to be correctly installed.
- 2) The dishwasher appear to be hard wired, this means the system is wired directly into the main circuit, this issue is considered deficient and do not meet the minimum standard required. Standard require that all appliance be connected via a receptacle and plug. Recommend having this looked at further by a licensed electrician to be correctly wired.



A. Item 1 (Picture)

B. FOOD WASTE DISPOSERS

🕒 NOT PRESENT

C. RANGE HOOD AND EXHAUST SYSTEM

📄 INSPECTED, DEFICIENT

1) The wrong material is being used for the flue in the cabinet above cooktop exhaust, is damaged, and the flue is not properly installed. This issue can result in grease buildup in the flue material over time, resulting in the grease draining back into the vent. Recommend having this looked at further by a licensed plumber and all required repairs needed be made.

2) The range exhaust system appear to be hard wired, this means the system is wired directly into the main circuit, this issue is considered deficient and do not meet the minimum standard required. Standard require that all appliance be connected via a receptacle and plug. Recommend having this looked at further by a licensed electrician to be correctly wired.



C. Item 1 (Picture)



C. Item 2 (Picture)

D. RANGES, COOKTOPS AND OVENS

INSPECTED, DEFICIENT

1) The operational labeling on each burner is missing, this issue prevents the proper used of the stove, because the diagram used to turn on each burner and operate the flames for each burner is not present. This issue is considered a safety hazard. Recommend having this looked at further by a small appliance tech and all required repairs be made.

2) The back right burners did not turn on at the time of inspection, this issue is an indicator that the ignition switch for this burner is no longer functioning, preventing the burner from operating as the the 3. This issue is considered deficient. Recommend having this looked at further by a small appliance tech and all required repairs noted and found be made.



D. Item 1 (Picture)

E. MICROWAVE OVENS

NOT PRESENT

F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

NOT PRESENT

G. GARAGE DOOR OPERATOR(S)

INSPECTED

H. DRYER EXHAUST SYSTEM

INSPECTED

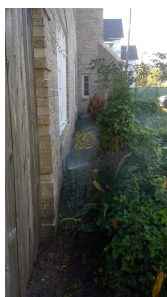
🏠 VII. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

👁️ ITEMS: LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

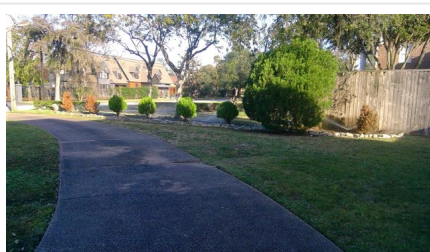
A. SPRINKLER OPERATION

INSPECTED, DEFICIENT

Only zones 1 & 2 came on at the time of inspection, this issue prevents the sprinkler system from functioning properly, while preventing the lawn from being water evenly. Recommend having this looked at further by a landscaping company that does irrigation repair, and all required repairs needed be made.



A. Item 1 (Picture)



A. Item 2 (Picture)

B. CONTROLLERS

INSPECTED

C. ROTARY HEADS

INSPECTED

D. VISIBLE CONNECTIONS OR CLAMPS

NOT PRESENT

E. DRAINS

NOT PRESENT

F. SENSORS

NOT PRESENT
