



Web Presentation

Jim Lee

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Property Address: 4906 Lone Oak Court, Baytown, TX



4906 Lone Oak Court

Inspections By Pat, LLC

**Pat McInturff 23279
7702 Meadowglen Ln.
Houston, TX 77063
713-305-3356**

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I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

Red Dots Action Items may include:

Items that are no longer functioning as intended

Conditions that present safety issues

Items or conditions that may require repair, replacement, or further evaluation by a specialist

Items that were inaccessible

Blue Dots Consideration Items may include:

Conditions that may require repair due to normal wear and the passage of time.

Conditions that have not significantly affected usability or function- but may if left unattended.

A. Foundations

Foundation method of inspection: Visual inspection of exterior

Comments:

Functioning as intended. No deficiencies noted.



A. Item 1(Picture) Post tension anchor point

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass/asphalt

Viewed From: Ground, Binoculars

Comments:

(1) Covering appeared in good condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened.

(2) The roof was not walked due to the steep slope and height. Roof covering was viewed from ground level with binoculars. I could not see the backside of the chimney. If a more complete roof evaluation is desired, a roofing contractor should be retained.

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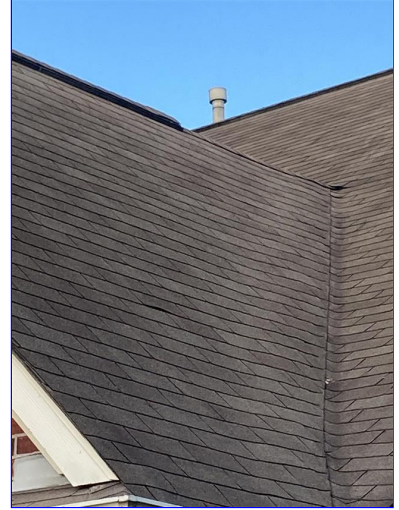
I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

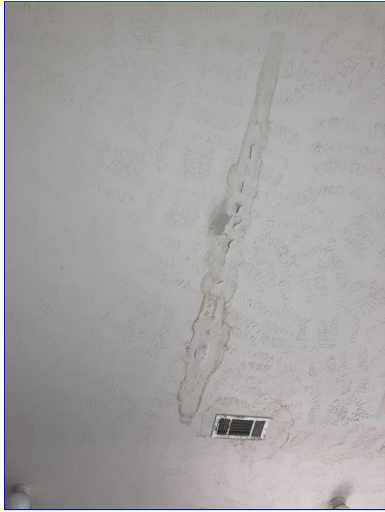
F. Ceilings and Floors

Comments:

● Evidence of previous leaking observed by presence of stains on ceiling. Recommend query owner for history, damage and any repairs performed to prevent further water intrusion. If no repairs, evaluation and repairs by qualified contractor recommended. These stains are below the HVAC equipment and are likely the result of a pan(s) overflow. The pans are not equipped with emergency overflow float switches.

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F. Item 1(Picture)



F. Item 2(Picture)



F. Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

Panel Capacity: 125 AMP

Panel Type: Circuit breakers

Ground System: Ground Rod

Comments:

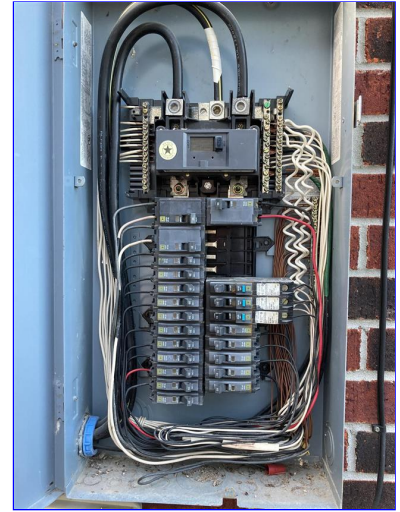
System panels installed correctly, grounded and bonded. No deficiencies of note.



A. Item 1(Picture)



A. Item 2(Picture)



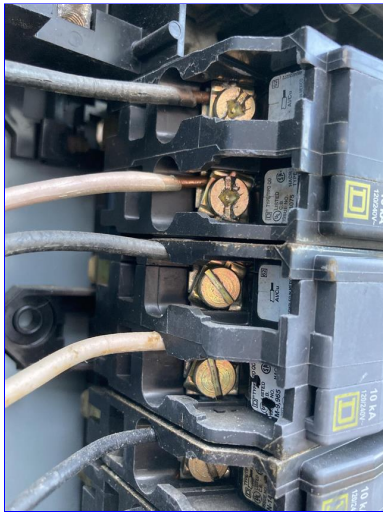
A. Item 3(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

Copper wiring



B. Item 1(Picture)



B. Item 2(Picture)

Report Identification: 4906 Lone Oak Court

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): Two


Tonnage: 2, 3

Age Of System: 2002

Freon Type: R22

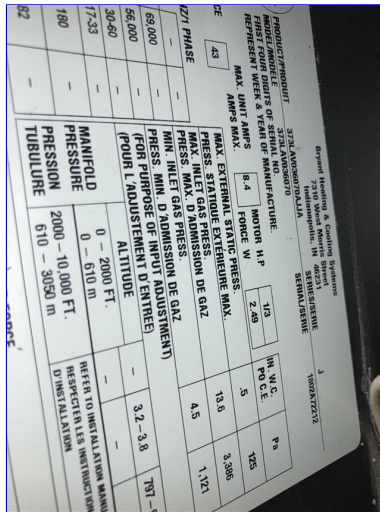
Heat System Brand: Bryant

Comments:

 Missing settlement trap at gas supply to unit.



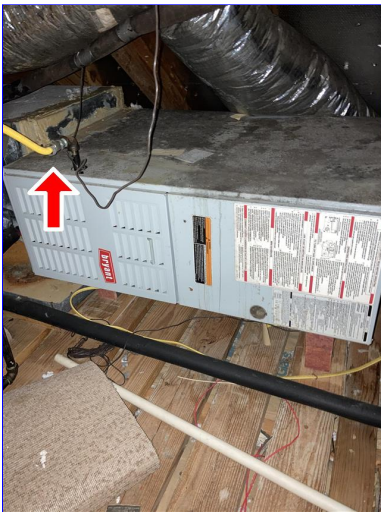
A. Item 1(Picture)



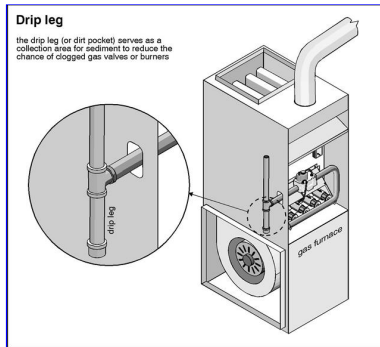
A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

B. Cooling Equipment

Type of Systems: Air conditioner unit

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Number of AC Only Units: Two

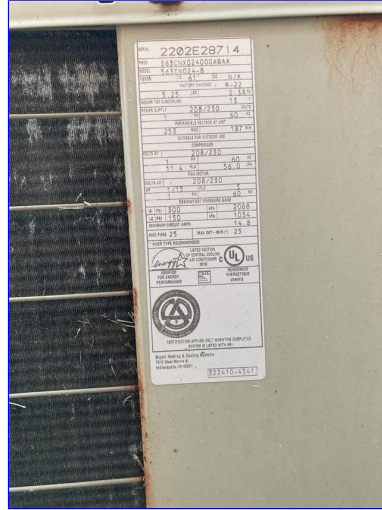
Central Air Manufacturer: Bryant

Comments:

- (1) Rust noted in the secondary drain pan. Rust could be thru the bottom of the pan. This is from excess condensation, typically produced from a soiled evaporator coil. Replace or repair pan as needed. HVAC system should be evaluated for service before closing.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

- (2) Previous water leakage observed from around the base of the indoor coil housing and or decking. The cause and remedy should be further evaluated and corrected if necessary.

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B. Item 6(Picture)



B. Item 7(Picture)

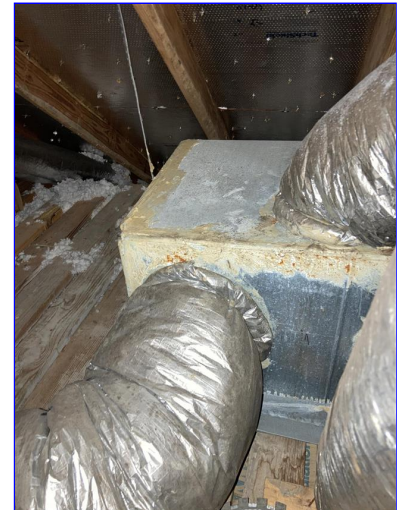
● ● (3) The cooling system plenum shows signs of past excessive moisture conditions (bio-growth stains). This is common for cooling systems that are installed in a interior closet. Ensure air flow is not restricted (dirty filters) and the condensation drain line is periodically flushed to prevent drain line blockage



B. Item 8(Picture)



B. Item 9(Picture)

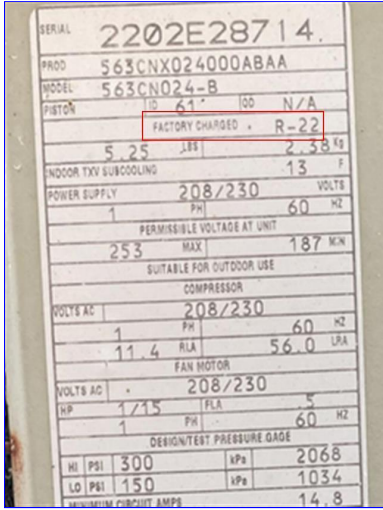


B. Item 10(Picture)

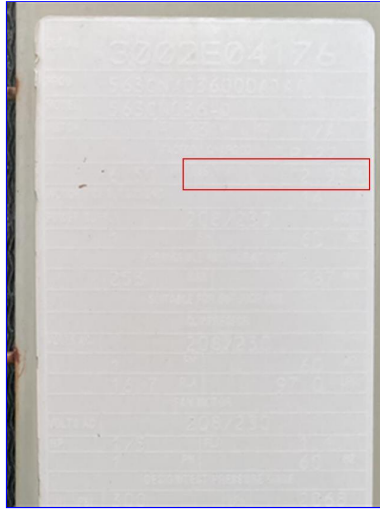
● ● (4) The AC condenser is charged with R-22 Refrigerant. This refrigerant is due to be discontinued in 2020. Recommend consulting a licensed hvac contractor to insure the systems is performance if needed.

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B. Item 11(Picture)



B. Item 12(Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Flex Duct, Insulated

Comments:

Ducts are properly hung and in good condition.



C. Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street

Water Source: Public

Age Of System: 2008

Comments:

- The distribution piping all copper.



A. Item 1(Picture)



A. Item 2(Picture)

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallon

Water Heater Location: Attic

Comments:

- Water heater is 12 years old. Gas supply line to unit missing settlement trap.

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C. Item 1(Picture)



C. Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

Inspections By Pat, LLC
7702 Meadowglen Ln.
Houston, TX 77063
713-305-3356
Inspected By: Pat McInturff

Inspection Date: 10/22/2020
Report ID: IBP4906LoneOakCt

Customer Info:	Inspection Property:
Jim Lee Customer's Real Estate Professional: Moon Kim Lifestyles Realty	4906 Lone Oak Court Baytown TX

Inspection Fee:

Service	Price	Amount	Sub-Total
Investor Consultation	150.00	1	150.00
			Tax \$0.00
			Total Price \$150.00

Payment Method:
Payment Status:
Note: