

Property Inspection Report



Jimmy Longoria Lic #7746
First Quality Home Inspections

2623 Oakcliff St
Inspection Prepared For: Amanda Palacios
Agent:

Date of Inspection: 5/7/2024
Year Built: Built 1929 Size: Approx 1396sf
Weather: Clear

PROPERTY INSPECTION REPORT FORM

<u>Amanda Palacios</u>	<u>5/7/2024</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>2623 Oakcliff St, Houston, TX 77023</u>	
<i>Address of Inspected Property</i>	
<u>Jimmy Longoria</u>	<u>Lic #7746</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<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 (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).

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

Table Of Contents

STRUCTURAL SYSTEMS	4-11
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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
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Type of Foundation(s):
 • Crawlspace Foundation

Comments:

- Structural movement and/or settling noted. Suggest that a licensed professional be consulted for further evaluation.
- Crawlspace access too low - unable to inspect properly
- Unable to inspect floor boards, plumbing pipes and other areas in crawlspace properly
- No access to crawlspace - unable to inspect properly



Structural movement and/or settling noted. Suggest that a licensed professional be consulted for further evaluation.

Structural movement and/or settling noted. Suggest that a licensed professional be consulted for further evaluation.

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

- Inadequate grading - improper slope in some areas
- Tree too close to structure
- Inadequate grading - high soil
- Debris in gutters

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Inadequate grading - high soil



Inadequate grading - improper slope in some areas



Tree too close to structure



Inadequate grading - improper slope in some areas

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Debris in gutters

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles noted.

Viewed From:

- Roof

Comments:

- Roof covering was functioning as intended at the time of inspection
- **No soffits installed for air intake into attic**



Roof covering was functioning as intended at the time of inspection



Roof covering was functioning as intended at the time of inspection

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D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 13 inches deep

Comments:

- Missing weatherstripping and insulation on attic door
- Previous water stains noted on roof sheeting in attic



Missing weatherstripping and insulation on attic door



Previous water stains noted on roof sheeting in attic

E. Walls (Interior and Exterior)

Wall Materials:

Comments:

- Reseal expansion joints
- Previous patches on sheetrock in some areas
- Cracks on sheetrock in different areas
- Enclose opening at roof level around **a/c** supply line into home

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Reseal expansion joints



Reseal expansion joints



Enclose opening at roof level around a/c supply line into home



Cracks on sheetrock in different areas

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Previous patches on sheetrock in some areas

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling and Floor Materials:

Comments:

- Floor in Center Bedroom slopes
- Crack on ceiling in Back Bedroom
- Crack on ceiling in Living Area
- Slopes noted floor in different areas



Crack on ceiling in Living Area

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

- Missing striker plates on back doors
- Missing weatherstripping on Front Door

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I	NI	NP	D
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Missing striker plates on back doors

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types:

Comments:

- Cracked window pane in Master Bedroom and in Living Area
- Some windows do not lock
- Broken locks on window in Laundry Room



Cracked window pane in Master Bedroom and in Living Area



Some windows do not lock

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Cracked window pane in Master Bedroom and in Living Area

Broken locks on window in Laundry Room

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:

Types:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

- Cracks noted on driveway
- Enclose opening on carport at side of house
- Water standing on roof of carport
- Dip noted on roof of carport

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Cracks noted on driveway



Enclose opening on carport at side of house



Water standing on roof of carport

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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L. Other

Materials:
Comments:

- Recommend having a termite inspection on house and back building

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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
-------------------------------------	-------------------------------------	--------------------------	-------------------------------------	--------------------------------

Panel Locations:

- Electrical panel is located at the exterior of structure
- GE

Materials and Amp Rating:

- Copper wiring
- 125 amp

Comments:

- Underground electrical wires not inspected
- No **AFCI** breakers present
- No bonding ground
- The panel was not labeled properly
- Recommend having electrical system checked due to one breaker heating up more than normal



The panel was not labeled properly

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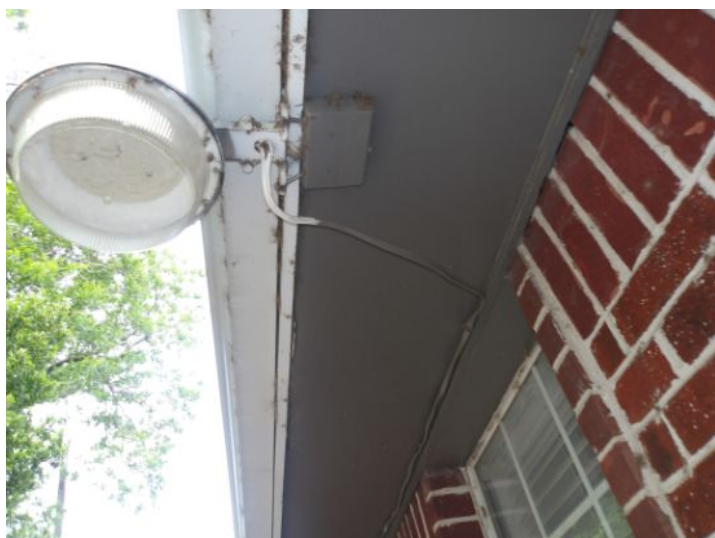
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Smoke detectors functioned at the time of inspection
- No **GFCI** outlets on exterior
- No carbon monoxide detectors present
- Not all outlets in Kitchen are on GFCI protection
- GFCI outlet in Hall Bath did not function at the time of inspection
- No electrical outlet in Master Bath
- No smoke detector in Back bedroom and in Hallway
- Exterior outlet not weather covered
- Exterior electrical wires not enclosed properly



Exterior electrical wires not enclosed properly



GFCI outlet in Hall Bath did not function at the time of inspection

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I	NI	NP	D
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Exterior outlet not weather covered



Smoke detectors functioned at the time of inspection

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Type of Systems:

- Carrier

Energy Sources:

- The furnace is electrically powered

Comments:

- Unit functioned as intended at the time of inspection

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Unit functioned as intended at the time of inspection



Unit functioned as intended at the time of inspection

B. Cooling Equipment

Type of Systems:

- Carrier

Comments:

- Condenser - 2020 model
- 3 ton unit
- Unit did not cool sufficiently
- Return Air = 69 degrees; Supply Air = 57 degrees; Differential = 12 degrees
- Recommend service and further evaluation by a licensed professional
- No cut off switch on secondary drain pan



Unit did not cool sufficiently



No cut off switch on secondary drain pan

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
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Comments:

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

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

- Front of structure

Comments:

- Static Water Pressure Reading :55
- PEX Plumbing Lines
- **Water pressure drops when more than one faucet is turned on**
- **Enclose openings around kitchen sink supply and drain lines**
- **Master Bath - reseal seams on shower tiles where they meet floor tiles**
- **Unable to determine extent of repair/replacement of plumbing lines**



Enclose openings around kitchen sink supply and drain lines

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, Vents
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Type of Drain Piping Material:

- Unknown

Observations:

- Underground drain lines not inspected
- Unable to locate exterior clean out drain
- Unable to determine type of drain piping material
- Recommend cleaning and checking underground drain lines
- Broken cap on exterior drain - Unable to determine source of drain (no water flowing through drain at the time of inspection)



Broken cap on exterior drain - Unable to determine source of drain (no water flowing through drain at the time of inspection)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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Energy Source:

- Water heater is gas powered
- Water heater is located in the exterior closet
- Kenmore

Capacity:

- Unit is 30 gallons

Comments:

- 2002 model
- Unit is at it's life expectancy
- Unable to get unit to turn on
- Flue vent too close to combustibile material
- Flue vent not vented to exterior and not capped properly
- Flue vent not the proper type
- Rust damage on unit
- Water damaged boards on stand for water heater
- No T/P drain line



Rust damage on unit



No T/P drain line

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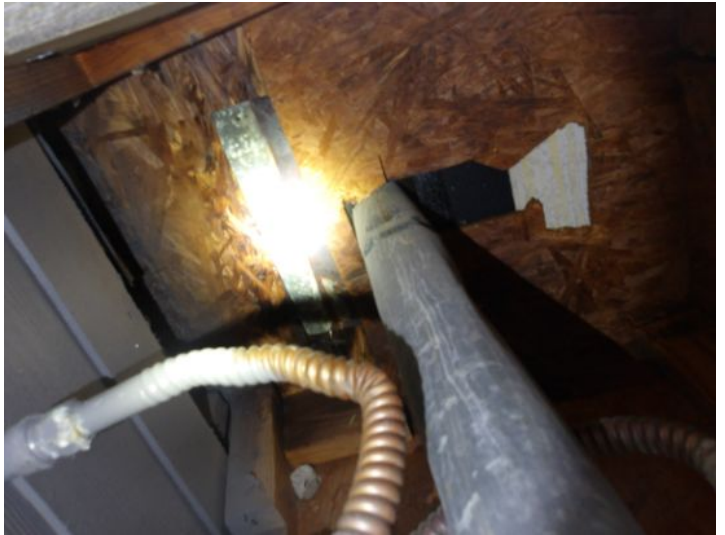
NP=Not Present

D=Deficient

I	NI	NP	D
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Flue vent not the proper type



Flue vent too close to combustible material



Unable to get unit to turn on

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

Comments:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- East

Type of Gas Distribution Piping Material:

- Galvanized

Comments:

- Underground gas line not inspected

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I NI NP D

F. Other

Materials:
Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- Unit did not function properly - no water coming into unit



Unit did not function properly - no water coming into unit

B. Food Waste Disposers

Comments:

- Unit functioned as intended at the time of inspection

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Unit functioned as intended at the time of inspection

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

- Unit functioned as intended at the time of inspection

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

Comments:

- Unit functioned as intended at the time of inspection
- **No anti-tilt device bracket present**



No anti-tilt device bracket present

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

- Unit functioned as intended at the time of inspection

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

Comments:
 • Exhaust fan (s) functioned at the time of inspection

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:
 Comments:

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Comments:
 • **Outdoor equipment not inspected**

VI. OPTIONAL SYSTEMS

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

<input type="checkbox"/>	<input 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:

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D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Outbuildings
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Materials:

Comments:

- NEW - Oven in Back Building functioned as intended
- NEW - Microwave in Back Building functioned as intended
- NEW - Range Hood in Back Building functioned as intended
- NEW - Disposal in Back Building functioned as intended
- A/C window unit functioned at the time of inspection
- Smoke detector in Back Building functioned at the time of inspection
- **Bedroom door rubs on frame in Back Building**
- **Bath in Back Building - some type of leak coming from shower - unable to determine source**
- **No water out of exterior shower**
- **A/C window unit loose in Back Building**
- **Inadequate grading - high soil at Back Building**
- **Structural movement and/or settling noted in Back Building. Suggest that a licensed professional be consulted for further evaluation.**
- **No attic entry in Back Building**
- **No anti-tilt device bracket present on oven in Back Building**
- **Cracks on ceiling in Back Building**
- **Missing weatherstripping on Front Door of Back Building**
- **Cracks on sheetrock in Back Building**
- **Rotted and damaged boards on Back shed**
- **Rotted and damaged roof sheeting on Back shed**
- **Tree limbs rubbing on roof of Back Building**
- **Unable to determine if some type of flashing was used on roof level of Back Building**
- **Roof covering was functioning as intended at the time of inspection on Back Building**
- **A/C window unit blocking only window in bedroom is a safety hazard - does not provide adequate exit in the case of a fire in Back Building**

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I	NI	NP	D
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Rotted and damaged roof sheeting on Back shed



Unable to determine if some type of flashing was used on roof level of Back Building



Roof covering was functioning as intended at the time of inspection on Back Building



No anti-tilt device bracket present on oven in Back Building

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I	NI	NP	D
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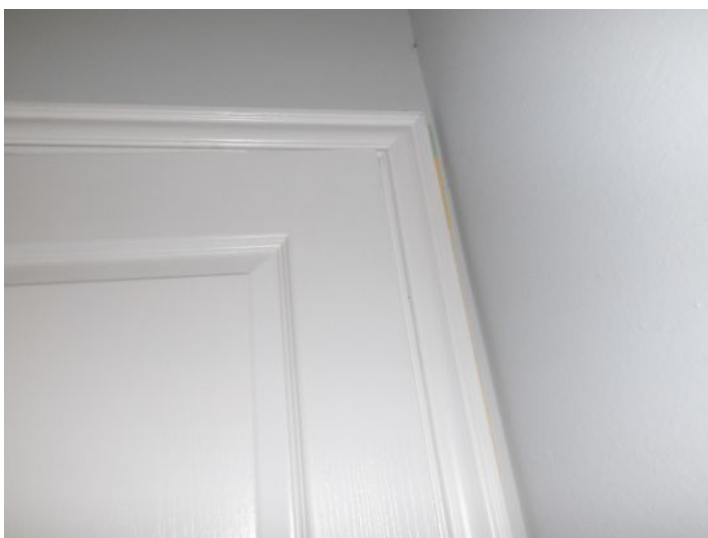
NEW - Microwave in Back Building functioned as intended



NEW - Disposal in Back Building functioned as intended



A/C window unit blocking only window in bedroom is a safety hazard - does not provide adequate exit in the case of a fire in Back Building



Bedroom door rubs on frame in Back Building

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I	NI	NP	D
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Bath in Back Building - some type of leak coming from shower - unable to determine source



No water out of exterior shower



Structural movement and/or settling noted in Back Building. Suggest that a licensed professional be consulted for further evaluation.



Structural movement and/or settling noted in Back Building. Suggest that a licensed professional be consulted for further evaluation.

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I	NI	NP	D
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Cracks on ceiling in Back Building



Smoke detector in Back Building functioned at the time of inspection



Cracks on sheetrock in Back Building



Missing weatherstripping on Front Door of Back Building

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I	NI	NP	D
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Rotted and damaged boards on Back shed

Rotted and damaged roof sheathing on Back shed

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal Systems
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Type of System:
 Location of Drain Field:
 Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-in Appliances
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Comments:


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

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Structural movement and/or settling noted. Suggest that a licensed professional be consulted for further evaluation. • Crawlspace access too low - unable to inspect properly • Unable to inspect floor boards, plumbing pipes and other areas in crawlspace properly • No access to crawlspace - unable to inspect properly
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Inadequate grading - improper slope in some areas • Tree too close to structure • Inadequate grading - high soil • Debris in gutters
		
<p>Inadequate grading - improper slope in some areas</p>		
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • No soffits installed for air intake into attic
Page 7 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Missing weatherstripping and insulation on attic door • Previous water stains noted on roof sheeting in attic
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Reseal expansion joints • Previous patches on sheetrock in some areas • Cracks on sheetrock in different areas • Enclose opening at roof level around a/c supply line into home
Page 9 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Floor in Center Bedroom slopes • Crack on ceiling in Back Bedroom • Crack on ceiling in Living Area • Slopes noted floor in different areas
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Missing striker plates on back doors • Missing weatherstripping on Front Door

Page 10 Item: H	Windows	<ul style="list-style-type: none"> • Cracked window pane in Master Bedroom and in Living Area • Some windows do not lock • Broken locks on window in Laundry Room
Page 11 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Cracks noted on driveway • Enclose opening on carport at side of house • Water standing on roof of carport • Dip noted on roof of carport
Page 12 Item: L	Other	<ul style="list-style-type: none"> • Recommend having a termite inspection on house and back building

ELECTRICAL SYSTEMS

Page 13 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • No AFCI breakers present • No bonding ground • The panel was not labeled properly • Recommend having electrical system checked due to one breaker heating up more than normal
Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • No GFCI outlets on exterior • No carbon monoxide detectors present • Not all outlets in Kitchen are on GFCI protection • GFCI outlet in Hall Bath did not function at the time of inspection • No electrical outlet in Master Bath • No smoke detector in Back bedroom and in Hallway • Exterior outlet not weather covered • Exterior electrical wires not enclosed properly

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 16 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Unit did not cool sufficiently • Return Air = 69 degrees; Supply Air = 57 degrees; Differential = 12 degrees • Recommend service and further evaluation by a licensed professional • No cut off switch on secondary drain pan
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PLUMBING SYSTEMS

Page 17 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Water pressure drops when more than one faucet is turned on • Enclose openings around kitchen sink supply and drain lines • Master Bath - reseal seams on shower tiles where they meet floor tiles • Unable to determine extent of repair/replacement of plumbing lines
Page 18 Item: B	Drains, Wastes, Vents	<ul style="list-style-type: none"> • Unable to locate exterior clean out drain • Unable to determine type of drain piping material • Recommend cleaning and checking underground drain lines • Broken cap on exterior drain - Unable to determine source of drain (no water flowing through drain at the time of inspection)

Page 19 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Unit is at it's life expectancy • Unable to get unit to turn on • Flue vent too close to combustible material • Flue vent not vented to exterior and not capped properly • Flue vent not the proper type • Rust damage on unit • Water damaged boards on stand for water heater • No T/P drain line
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APPLIANCES

Page 21 Item: A	Dishwashers	<ul style="list-style-type: none"> • Unit did not function properly - no water coming into unit
Page 22 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • No anti-tilt device bracket present
Page 23 Item: I	Other	<ul style="list-style-type: none"> • Outdoor equipment not inspected

OPTIONAL SYSTEMS

Page 24 Item: C	Outbuildings	<ul style="list-style-type: none"> • Bedrom door rubs on frame in Back Building • Bath in Back Building - some type of leak coming from shower - unable to determine source • No water out of exterior shower • A/C window unit loose in Back Building • Inadequate grading - high soil at Back Buidling • Structural movement and/or settling noted in Back Building. Suggest that a licensed professional be consulted for further evaluation. • No attic entry in Back Building • No anti-tilt device bracket present on oven in Back Building • Cracks on ceiling in Back Building • Missing weatherstripping on Front Door of Back Building • Cracks on sheetrock in Back Building • Rotted and damaged boards on Back shed • Rotted and damaged roof sheeting on Back shed • Tree limbs rubbing on roof of Back Building • Unable to determine of some type of flashing was used on roof level of Back Building • Roof covering was functioning as intended at the time of inspection on Back Building • A/C window unit blocking only window in bedroom is a safety hazard - does not provide adequate exit in the case of a fire in Back Building
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