



# Inspection Report

**Chris Hale**

**Property Address:**  
2623 Oakcliff Street  
Houston TX 77023



2623 Oakcliff Street

**Inspections By Pat, LLC**

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

# PROPERTY INSPECTION REPORT FORM

Chris Hale	7/26/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
2623 Oakcliff Street, Houston, TX 77023	
<i>Address of Inspected Property</i>	
Pat McInturff	23279
<i>Name of Inspector</i>	<i>TREC License #</i>
<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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

<b>Style:</b> One Story	<b>Age Of Home:</b> 1929	<b>Temperature:</b> Over 80
<b>Weather:</b> Cloudy, Light Rain	<b>Ground/Soil surface condition:</b> Wet	<b>Rain in last 3 days:</b> Yes
<b>Vacant or Occupied:</b> Vacant	<b>Recommended Professionals:</b> General Labor, Appliance, Plumber, HVAC	<b>Home Faces:</b> NW

Referral: Previous Customer: Chris Hale (ChrisHale67)  
Year Built: 1929  
Square Footage: 962  
Rooms: 3 Bedrooms, 2 Bathrooms  
Property is Vacant  
Utilities On: Water, Electricity, Gas  
People Present at Inspection: Inspector

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:** Could not access

**Comments:**

(1) The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

(2) Functioning as intended.



(3) Previous repairs to foundation were detected.

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I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)

**B. Grading and Drainage**

[Comments:](#)

(1) It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

● (2) Often times a property owner will add dirt or landscaping materials against the siding and cover the exposed foundation. Maybe the owner was doing some landscape work, or the original grading was simply poorly done. Whatever the reason, there should be adequate clearance between the bottom of the siding and the ground surface (6") to prevent major damage to the siding and water intrusion into the structure.

● (3) There is a negative slope at the various locations and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



B. Item 1(Picture)



B. Item 2(Picture)

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- (4) Recommend gutter extensions or splash blocks for all gutter turn-outs to facilitate proper drainage away from the structure. Discharging roof water next to the structure has the potential of causing foundation movement



B. Item 3(Picture)



B. Item 4(Picture)

- (5) The gutters have debris in areas and should be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned.

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B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)

C. Roof Covering Materials

**Types of Roof Covering:** 3-Tab fiberglass/asphalt

**Viewed From:** Walked roof

**Comments:**

- (1) The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle. Roof may not be walked if raining, wet or unsafe to walk.
- (2) Covering appeared in good condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened.

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C. Item 1(Picture)



C. Item 2(Picture)

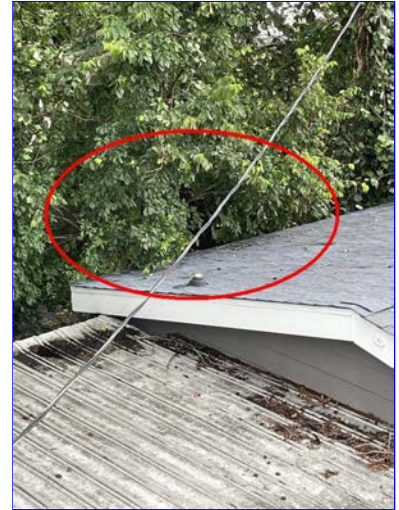
● (3) Tree limbs that are in contact with roof or hanging near roof should be trimmed back 3-5'. Areas damaged by limb contact should be repaired. There were damaged areas observed. A roofer should evaluate areas beneath tree limbs for need of repair. (photos are for representation only, and may not depict all areas observed)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

● (4) Satellite dish mounted directly through roof not recommended. Better installation is on side wall or eaves. Extra sealant needed on fastening bolts.



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C. Item 6(Picture)

D. Roof Structures and Attics

**Method used to observe attic:** Entered attic and performed a visual inspection

**Approximate Average Depth of Insulation:** 10 inches

**Attic Info:** Pull Down stairs, Light in attic

**Viewed From:** Attic

**Roof Ventilation:** Soffit Vents, Turbines

**Comments:**

(1) Only areas of the attic determined accessible by the inspector are inspected.

(2) Structure was in good condition. No leaks were active or apparent at time of inspection.

(3) Level and fluff the attic insulation in various locations where it has been compacted, add where missing.



D. Item 1(Picture)

(4) The attic stairs missing insulation and or weather stripping. This can cause some heat loss in

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I   NI   NP   D

winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



D. Item 2(Picture)

E. Walls (Interior and Exterior)

Comments:

(1) Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

(2) There are areas of the exterior wood siding, trim, Fascia, Drip edge, door jambs, etc. that have sustained varying levels of water (rot) damage and is in need of repair



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

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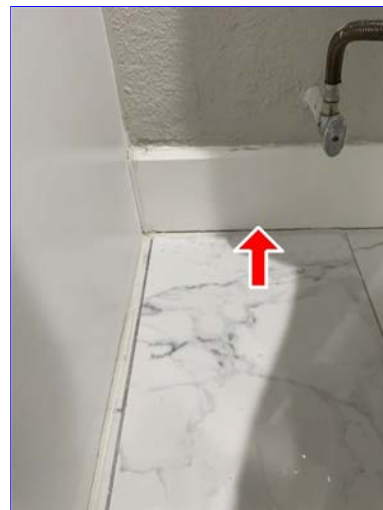
- (3) Grout and/or caulk is cracked, deteriorated and/or missing at showers and or bathtub enclosure should be repaired or replaced as necessary.



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)

- (4) Caulking improvements are recommended for the gaps in woodwork butt joints.

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

I   NI   NP   D



E. Item 8(Picture)

● (5) Trim all hedges, ivy and trees away from exterior wall surfaces. Heavy foliage against walls may be conducive to insect, rub or moisture damage. (Limited view of surfaces in these locations)



E. Item 9(Picture)

● (6) Mortar improvements are recommended for the exterior brick veneer on the side of the house. Recommend sealing (mortar) gaps to prevent moisture incursion.

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I   NI   NP   D



E. Item 10(Picture)



E. Item 11(Picture)

● (7) There are wall sheetrock cracks on the walls in various locations. These cracks appear to be typical settlement/shifting joint cracks with no other visible displacement. Recommend sealing crack to prevent moisture incursion and correct any further settlement/separation



E. Item 12(Picture)

● (8) Possible termite activity in apartment.

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I	NI	NP	D
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E. Item 13(Picture)



E. Item 14(Picture)

- (9) Screen or patch should be used to cover any gaps in eaves/soffits.



E. Item 15(Picture)

- (10) Structure has multiple cracks in brick veneer that appear to be consistent with settling of structure. This areas should be sealed, or mortar repair performed to prevent moisture into wallspace.

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E. Item 16(Picture)

- (11) Caulking improvements are recommended for the area between the exterior brick veneer and the window frames, garage door trim boards, exterior doorframes, exterior water faucet(s), HVAC condenser/coils refrigerant lines needs to be properly sealed.



E. Item 17(Picture)

**F. Ceilings and Floors**

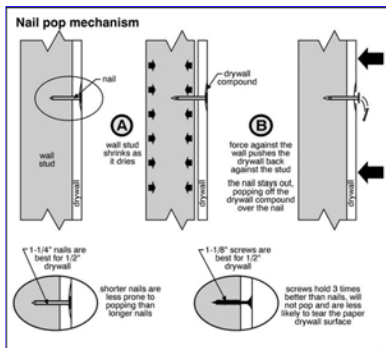
**Comments:**

(1) Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

- (2) Nail pops observed in sheetrock. This is common and usually due to settling of structure. Reset nails and seal/paint.

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I   NI   NP   D



F. Item 1(Picture)



F. Item 2(Picture)

**G. Doors (Interior and Exterior)**

**Comments:**

(1) Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

● (2) Finish / Frame deteriorated, delaminating, or damaged. Recommend new/additional or repairing coat(s) to preserve further problems.



G. Item 1(Picture)

● (3) Doors in various areas are missing working door-stops. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



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G. Item 2(Picture) Hinge type recommended

- (4) Front door window panes haven't been cleaned.



G. Item 3(Picture)

H. Windows

Comments:

(1) Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection. Windows that are blocked by occupant storage/furnishings are not lifted

(2) Windows operable, in good condition.

- (3) One or more of the window screens were observed to be missing. The current owner should be consulted regarding any screens that may be in storage.

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H. Item 1(Picture)

● (4) Window sash springs need adjustment or repair to allow windows to remain completely open, most notably in the apartment bedroom.



H. Item 2(Picture)

I. Stairways (Interior and Exterior)

[Comments:](#)

J. Fireplaces and Chimneys

[Comments:](#)

The inspection does not include the adequacy of draft or condition of flue tiles.

K. Porches, Balconies, Decks, and Carports

[Comments:](#)

(1) The inspector does not determine the existence or adequacy of flashing at the attachment to the house.

● (2) Carport roof has sags where water pools and won't drain. Tin has rusted and is leaking. Recommend repair to plug leak and add support to eliminate the water ponding.

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I   NI   NP   D



K. Item 1(Picture)



K. Item 2(Picture)



K. Item 3(Picture)

L. Other

**Comments:**

(1) Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity

(2) Recommend filling with non-hardening joint compound to prevent water intrusion.



L. Item 1(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:** Overhead service

**Panel Capacity:** 125 AMP

**Panel Type:** Circuit breakers

**Ground System:** Ground Rod

**Comments:**

(1) Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

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

B. Branch Circuits, Connected Devices, and Fixtures

**Type of Wiring:** Romex

**Comments:**

(1) The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do

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I	NI	NP	D
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not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

- (2) Smoke alarms were functional. Recommend moving smoke detectors to the ceiling just inside the entry door.



B. Item 1(Picture)



B. Item 2(Picture)

- (3) Doorbell functional.

- (4) There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards (all kitchen, baths, non dedicated garage below 6', laundry, and exterior outlets)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture) Apartment

- (5) GFCI not functioning in Utility Rooms and apartment kitchen counter, will need to be corrected.

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

I   NI   NP   D



B. Item 6(Picture)



B. Item 7(Picture) Apartment



B. Item 8(Picture) Outdoor cooking area

- (6) There is no electrical service outlet near HVAC unit, according to current standards.



B. Item 9(Picture)

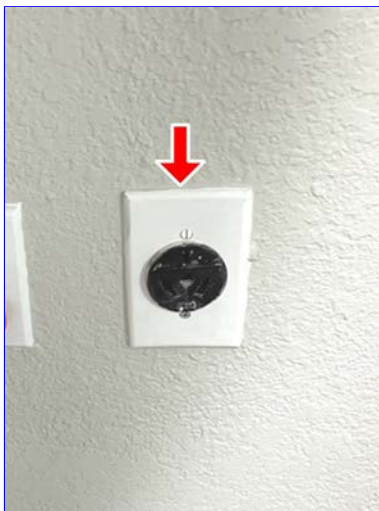
- (7) The utility 220 electric dryer outlet is a 3 prong type. Electric dryers today are now sold with a 4-prong plug. It may be necessary to swap out the 4-prong plug on newer units

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

I   NI   NP   D



B. Item 10(Picture)



B. Item 11(Picture) Apartment

● (8) Reversed polarity (hot neutral reversed) observed in one or more locations, should be further evaluated and corrected.



B. Item 12(Picture)

● (9) Smoke alarms not in all required locations (sleeping and adjoining common areas, interconnected, hard wired, battery back up). Recommend updating to current standards.

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

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B. Item 13(Picture) Hallway to bedrooms

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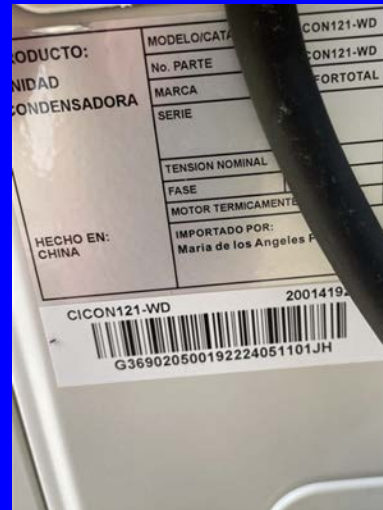
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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.



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

I NI NP D

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



Apartment

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

I	NI	NP	D
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**A. Heating Equipment**

**Type of Systems:** Heat Pump (also provides cool air)

**Energy Sources:** Electric

**Number of Heat Systems (excluding wood):** One

**Tonnage:** 3, Mini Split

**Age Of System:** 2020, 2019

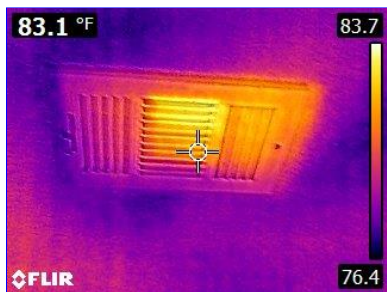
**Freon Type:** R410-A

**Heat System Brand:** Carrier

**Comments:**

(1) Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

(2) Unit did not seem to function properly at time of inspection. Could not hear the blower running while thermostat was set on heat at 80 degrees. Recommend checkup by a qualified HVAC specialist.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

(3) Low voltage cables should be secured at unit, or protected with grommet from metal cabinet.

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

I   NI   NP   D



A. Item 5(Picture)

● (4) There was not a service disconnect observed on or around the unit. Unit inside breakers are not considers main service disconcert. Under current building standards, there should be a service disconnect within fifty feet (50 ft.) and within sight of the unit.



A. Item 6(Picture)

B. Cooling Equipment

**Type of Systems:** Heat Pump Forced Air (also provides warm air)

**Number of AC Only Units:** Two

**Central Air Manufacturer:** Carrier

**Comments:**

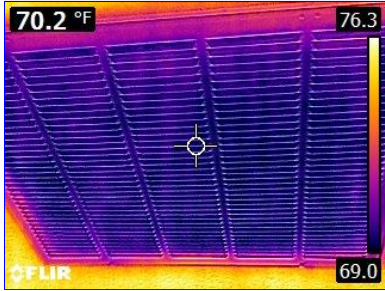
(1) The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55

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I	NI	NP	D
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degrees Fahrenheit.

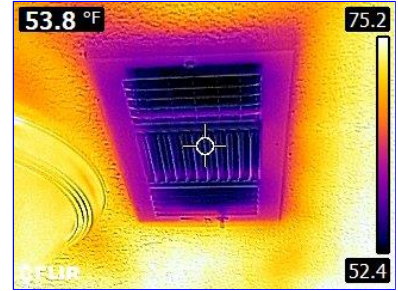
(2) Both units functioned at time of inspection.



B. Item 1(Picture)



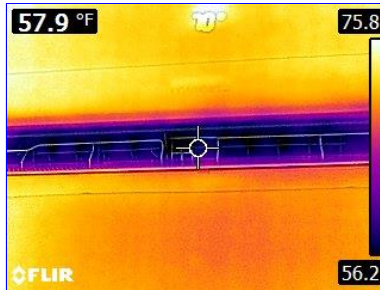
B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture) Apartment



B. Item 6(Picture) Apartment

● (3) Locking caps for HVAC freon ports are missing as of 2009 (IRC M1411.6 /IMC 1101.10) any HVAC system is required to that all accessible access HVAC ports to be secured with tamper-resistant caps, in residential or commercial. Residential, multifamily, may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company may install or remove.



B. Item 7(Picture)



B. Item 8(Picture)

● (4) Repair/replace insulation on refrigerant lines between house and condenser.

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I   NI   NP   D



B. Item 9(Picture)



B. Item 10(Picture)

- (5) There is no emergency float electrical cutoff switch installed as called for by today's standards in locations where condensation overflow could cause interior water penetration. (During the cooling season line should be periodically flushed with a 50-50 mixture of bleach and water to prevent bio-growth blockage)



B. Item 11(Picture)

- (6) Refrigerant pipe insulation at the evaporator coil needs repairs to prevent condensation and moisture damage.

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I   NI   NP   D



B. Item 12(Picture)

● (7) HVAC secondary drain is not over a window or door per today's standards. Buyer should remember this location or have it moved. This will drip when the primary drain is backed up.



B. Item 13(Picture)

● (8) The cooling system exterior condensation drain line needs to be extended so that it terminates a minimum of 3' away from the foundation perimeter

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I   NI   NP   D



B. Item 14(Picture) Apartment

C. Duct Systems, Chases, and Vents

**Ductwork:** Flex Duct, Insulated

**Comments:**

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

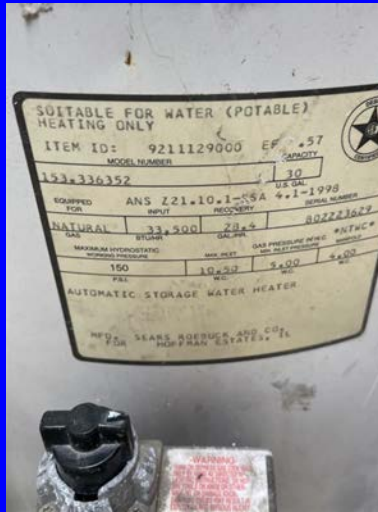
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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. 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, Right Side

**Location of main water supply valve:** Unknown (cannot locate)

**Static water pressure reading:** 50 PSI

**Water Source:** Public

**Age Of System:** 2002

**Comments:**

(1) The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and icemaker hose bibs are not tested.

(2) Plumbing and fixtures functioned normally.

● (3) There is a leak at the hose bib turn valve. Recommend repair.



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

I   NI   NP   D



A. Item 1(Picture)

- (4) Recommend installing a clamp around the water line to support the PVC riser from breakage.



A. Item 2(Picture)

- (5) All exterior piping exposed to weather needs to be completely insulated.

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I   NI   NP   D



A. Item 3(Picture)



A. Item 4(Picture)

● (6) The hot water pressure did not pass a "functional flow" test. This low rate is without the shower running or toilet flushed. Shower pressure did drop to a non-acceptable level.



A. Item 5(Picture) Apartment

(7) The plumbing supply and distribution piping is PEX and PVC.

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I   NI   NP   D



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture) PVC



A. Item 9(Picture)



A. Item 10(Picture) PVC

- (8) Shower head has not been cleaned.

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I   NI   NP   D



A. Item 11(Picture)

B. Drains, Wastes, and Vents

[Comments:](#)

(1) The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use.

- (2) Stopper(s) in tub(s), sink(s), or shower(s) where missing or not operating correctly, repair or replacement(s) is need.



B. Item 1(Picture) Not opening stem

- (3) The home has a combination of original cast iron and PVC drain lines. Note; cast iron drain lines

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I	NI	NP	D
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are known to clog/leak overtime and may require periodic clean-out. No blockage noted at time of inspection



B. Item 2(Picture)



B. Item 3(Picture)

C. Water Heating Equipment

**Energy Sources:** Gas

**Capacity:** 30 Gallon

**Water Heater Location:** Exterior Closet

**Comments:**

(1) Water recirculation pumps and electric timers are not tested

● (2) Unit did not deliver hot water at time of inspection.

● (3) Gas supply line to unit missing sediment trap.



C. Item 1(Picture)

● (4) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6

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inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



C. Item 2(Picture)

● (5) Corrosion and rust observed on one or more of the following, shut off, line connection, body near controls or fitting on tank. Should be further evaluated and corrected by professional.



C. Item 3(Picture)



C. Item 4(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

E. Gas Distribution System

Comments:

● There was a slight odor of gas after I turned on the gas supply valve to the main house cooktop/oven. Not sure whether it was from the burners or not. /After testing I turned the valve back off.

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.

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I   NI   NP   D

### V. APPLIANCES



Apartment

Apartment



Apartment

Apartment



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

I	NI	NP	D
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**A. Dishwashers**

**Dishwasher Brand:** Unkown  
**Garage Door Operator:** None  
**Comments:**  
Functioned.

**B. Food Waste Disposers**

**Disposer Brand:** Moen  
**Comments:**

(1) Both units functioning properly.

(2) The food disposer power switch is too low, and does not prevent children from operating. I recommend repair as needed.



B. Item 1(Picture) Apartment

**C. Range Hood and Exhaust Systems**

**Range Hood/Exhaust:** Unknown Brand  
**Comments:**  
Functional.

**D. Ranges, Cooktops, and Ovens**

**Range/Oven:** Danby, General Electric  
**shut-off valve reasonably accessible?:** Behind Appliance, No  
**Comments:**

(1) The inspector does not test self-cleaning, self-bake or broiler functions on ovens.

(2) Both cooktops and ovens functioning normally.

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I   NI   NP   D



D. Item 1(Picture)



D. Item 2(Picture) Apartment



D. Item 3(Picture) Apartment

E. Microwave Ovens

**Built in Microwave:** Unknown Brand

**Comments:**

(1) The inspector does not test for radiation leakage.



E. Item 1(Picture)

(2) Functioned normally.

(3) Unit properly grounded.

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I   NI   NP   D



E. Item 2(Picture)

**F. Mechanical Exhaust Vents and Bathroom Heaters**

[Comments:](#)

Functioning normally.

**G. Garage Door Operators**

[Comments:](#)

**H. Dryer Exhaust Systems**

[Comments:](#)

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

**I. Other**

[Comments:](#)

(1) The Galanz refrigerator in the apartment is functional.



I. Item 1(Picture) Freezer temp



I. Item 2(Picture) Frige temp

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I   NI   NP   D

(2) The outdoor grill was not test. No gas.



I. Item 3(Picture)

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The built-in appliances of the home were 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.