



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

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.



B. Grading and Drainage

**Foundation method of inspection:** Could not access

**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) 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.

**No corrective action taken.**

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

I   NI   NP   D



B. Item 1(Picture)



B. Item 2(Picture)

● (3) 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.

**Corrective action taken**



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

I   NI   NP   D



B. Item 3(Picture)



B. Item 4(Picture) Corrected



B. Item 5(Picture)



B. Item 6(Picture) Corrected



B. Item 7(Picture) Corrected

● (4) 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.

**Corrective action taken**

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

I   NI   NP   D



B. Item 8(Picture)



B. Item 9(Picture)



B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture) Corrected

C. Roof Covering Materials

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

**Viewed From:** Walked roof, Attic

**Comments:**

- (1) 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)

**Corrective action taken**



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

I   NI   NP   D



C. Item 1(Picture)



C. Item 2(Picture) Corrected



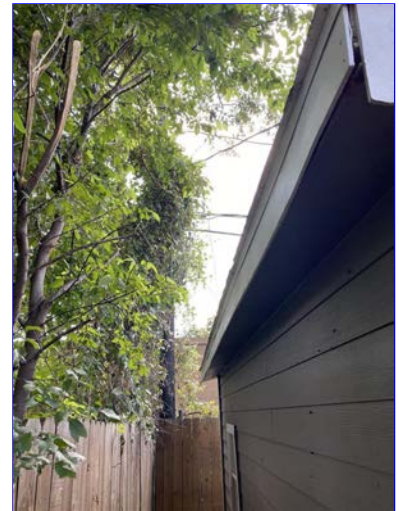
C. Item 3(Picture)




C. Item 4(Picture) Corrected



C. Item 5(Picture)



C. Item 6(Picture) Corrected

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



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

I   NI   NP   D



C. Item 7(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:**

**Roof Ventilation:** Soffit Vents, Turbines

**Comments:**

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

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

I   NI   NP   D



D. Item 1(Picture)



D. Item 2(Picture) Not corrected



D. Item 3(Picture) Not corrected



D. Item 4(Picture) Not corrected

● (2) The attic stairs missing insulation and or weather stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

**Corrective action taken**

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

I   NI   NP   D



D. Item 5(Picture)



D. Item 6(Picture)

E. Walls (Interior and Exterior)

Comments:

- (1) 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

**Two items not corrected**



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

I   NI   NP   D



E. Item 1(Picture)



E. Item 2(Picture) Corrected



E. Item 3(Picture)



E. Item 4(Picture) Not corrected



E. Item 5(Picture)



E. Item 6(Picture) Not corrected

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

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

I   NI   NP   D



E. Item 7(Picture)



E. Item 8(Picture) Corrected



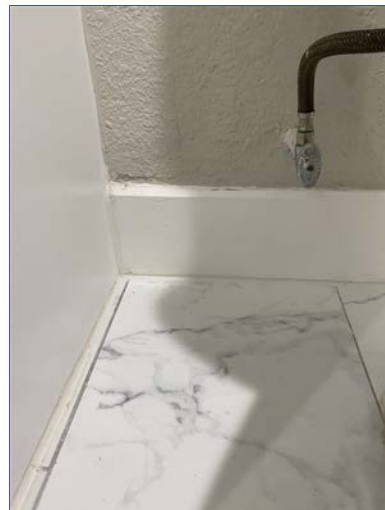
E. Item 9(Picture)



E. Item 10(Picture) Corrected



E. Item 11(Picture)



E. Item 12(Picture) Corrected



E. Item 13(Picture)



E. Item 14(Picture) Corrected

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

I   NI   NP   D

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

**Corrective action taken**



E. Item 15(Picture)

- (4) 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)

**Corrective action taken**



E. Item 16(Picture)



E. Item 17(Picture) Correct

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



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

I   NI   NP   D

**Corrective action taken**



E. Item 18(Picture)



E. Item 19(Picture) Corrected



E. Item 20(Picture)



E. Item 21(Picture) Corrected

- (6) 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

**Corrective action taken**

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|



E. Item 22(Picture)



E. Item 23(Picture) Corrected

● (7) Possible termite activity in apartment.

**Corrective action taken**



E. Item 24(Picture)



E. Item 25(Picture)



E. Item 26(Picture) Corrected

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

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

I   NI   NP   D



E. Item 27(Picture)

- (9) 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.

**Corrective action taken**



E. Item 28(Picture)



E. Item 29(Picture) Corrected

- (10) 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.

**Corrective action taken**



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

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



E. Item 30(Picture)



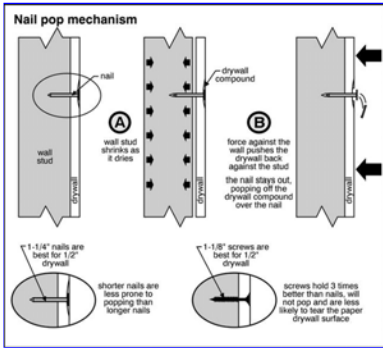
E. Item 31(Picture) Corrected

**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.



F. Item 1(Picture)



F. Item 2(Picture)

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

**Comments:**

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

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

I   NI   NP   D

**Corrective action taken**



G. Item 1(Picture)



G. Item 2(Picture) Corrected

● (2) 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.

**Corrective action taken**



G. Item 3(Picture) Hinge type recommended



G. Item 4(Picture) Corrected



G. Item 5(Picture) Corrected

● (3) Front door window panes haven't been cleaned.

**Corrective action taken**

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

I   NI   NP   D



G. Item 6(Picture)



G. Item 7(Picture) Corrected

H. Windows

Comments:

● (1) 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.

**No corrective action taken**



H. Item 1(Picture)



H. Item 2(Picture) Not corrected

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

**No corrective action taken**

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

I   NI   NP   D



H. Item 3(Picture)



H. Item 4(Picture) Not corrected



H. Item 5(Picture)



H. Item 6(Picture)

K. Porches, Balconies, Decks, and Carports

Comments:

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.

**Only one item corrected**



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

I   NI   NP   D



K. Item 1(Picture)



K. Item 2(Picture) Sag not corrected



K. Item 3(Picture)



K. Item 4(Picture) Leak corrected



K. Item 5(Picture)



K. Item 6(Picture) Sag not corrected



K. Item 7(Picture)

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

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)

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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.

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

I   NI   NP   D

## 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:**

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

B. Branch Circuits, Connected Devices, and Fixtures

**Type of Wiring:** Romex

**Comments:**

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

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

I   NI   NP   D



B. Item 1(Picture)



B. Item 2(Picture)

- (2) 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)

**Corrective action taken**



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

I   NI   NP   D



B. Item 3(Picture)



B. Item 4(Picture) Corrected



B. Item 5(Picture)



B. Item 6(Picture) Corrected



B. Item 7(Picture) Apartment



B. Item 8(Picture) Corrected

- (3) 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 9(Picture)



B. Item 10(Picture) Apartment



B. Item 11(Picture) Corrected



B. Item 12(Picture) Outdoor cooking area



B. Item 13(Picture) Corrected

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

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

I   NI   NP   D



B. Item 14(Picture)

● (5) 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



B. Item 15(Picture)



B. Item 16(Picture) Apartment

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

**No corrective action taken**

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

I   NI   NP   D



B. Item 17(Picture)



B. Item 18(Picture) Not corrected

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

**Corrective action taken**



B. Item 19(Picture) Hallway to bedrooms



B. Item 20(Picture) Corrected

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 |
|---|----|----|---|
|---|----|----|---|

A. Heating Equipment

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

**Item not corrected**



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture) Not corrected

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

**Corrective action taken**



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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|



A. Item 6(Picture)



A. Item 7(Picture) Corrected

**●** (3) 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.

**Corrective action taken**



A. Item 8(Picture)



A. Item 9(Picture) Corrected

**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) 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

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

I   NI   NP   D

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.

**No corrective action taken**



B. Item 1(Picture)

- (2) Repair/replace insulation on refrigerant lines between house and condenser.

**Corrective action taken**



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

I   NI   NP   D



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture) Corrected



B. Item 5(Picture) Corrected

● (3) 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)

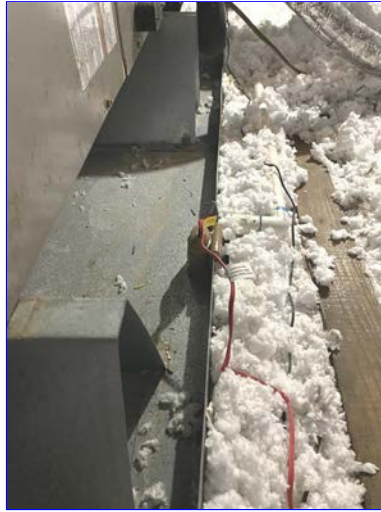
**Corrective action taken**

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

I   NI   NP   D



B. Item 6(Picture)



B. Item 7(Picture) Corrected

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

**No corrective action taken**



B. Item 8(Picture)



B. Item 9(Picture) Not corrected

- (5) 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.

**Corrective action taken**

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

I   NI   NP   D



B. Item 10(Picture)



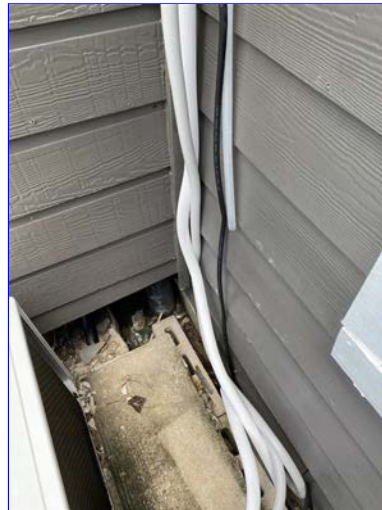
B. Item 11(Picture) Corrected

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

**No corrective action taken**



B. Item 12(Picture) Apartment



B. Item 13(Picture) Not corrected

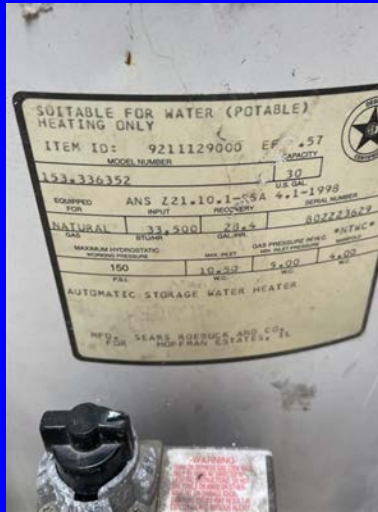
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and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

### 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:** 2024

**Comments:**

- (1) There is a leak at the hose bib turn valve. Recommend repair.

**Corrective action taken**



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

I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture) Corrected

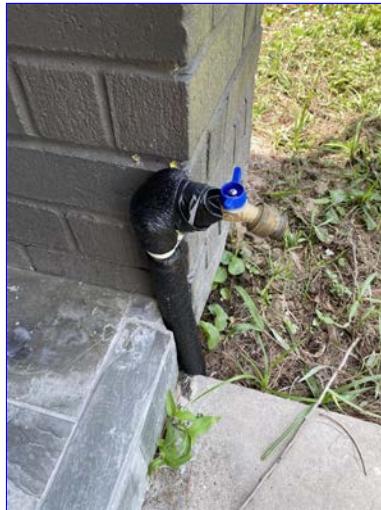


(2) Recommend installing a clamp around the water line to support the PVC riser from breakage.

**Corrective action taken**



A. Item 3(Picture)



A. Item 4(Picture) Corrected



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

**Corrective action taken**

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

I   NI   NP   D



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture) Corrected

● (4) 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.

**No change**



A. Item 8(Picture) Apartment



A. Item 9(Picture) No change

**B. Drains, Wastes, and Vents**

**Comments:**

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

**Corrective action taken**

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

I   NI   NP   D



B. Item 1(Picture) Not opening stem

C. Water Heating Equipment

**Energy Sources:** Gas

**Capacity:** 30 Gallon

**Water Heater Location:** Exterior Closet

**Comments:**

Unit did not deliver hot water at time of inspection.

**All items corrected, new unit was installed (could not get hot water in main house)**



C. Item 1(Picture)

D. Hydro-Massage Therapy Equipment

**Comments:**


In-Line water heaters are not tested.

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

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

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.

**No gas odor detected**

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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.



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

I   NI   NP   D

**V. APPLIANCES**



Apartment

Apartment



Apartment

Apartment

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


| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

**B. Food Waste Disposers**

**Garage Door Operator:** None

**Disposer Brand:** Moen

**Comments:**

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

**No corrective action taken**



B. Item 1(Picture) Apartment



B. Item 2(Picture)

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.