

PROPERTY INSPECTION REPORT



iTO GROUP
HOME INSPECTIONS

Inspector: Paul Ito, Rudi Reetz

Paul Ito, Rudi Reetz
Ito Group Home Inspections

110 E Davis St
Inspection Prepared For: The Parks Church
Agent:

Date of Inspection: 3/11/2024
Age of House: 110 Years, Size: 4,400 SF
Weather: Cloudy/Rain, 50-60 Degrees

PROPERTY INSPECTION REPORT FORM

The Parks Church	3/11/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
110 E Davis St, McKinney, TX 75069	
<i>Address of Inspected Property</i>	
Paul Ito, Rudi Reetz	8608, 25054
<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 (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**PROPERTY INSPECTION AGREEMENTS AND LIMITATIONS**

CLIENT: The Parks Church

INSPECTOR: Ito Group Home Inspections –Paul Ito –TREC 8608

Property Address: 110 E Davis St, McKinney, TX 75069

Inspection Fee: \$1,020.00

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 3/11/2024, between The Parks Church (herein known as the Client) and Ito Group Home Inspections (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 110 E Davis St, McKinney, TX 75069 (herein known as the property).

1. FEES: Client agrees to pay fee of \$1,020.00 for the performance of the inspection.

2. SCOPE OF SERVICES: A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection. In exchange for the inspection fee paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.

3. INSPECTION REPORT: The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. Unless specifically stated, the report **WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO:** 1) the presence, absence, or risk of environmental conditions such as asbestos, leadbased paint, MOLD, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances; 2) presence or absence of pests, termites, or other

wooddestroying insects or organisms; 3) compliance with any ordinances, statutes or restrictions, code, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements; 4) insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or 5) anticipate future life or future events or changes in performance of any item inspected.

The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.

The Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option period or warranty periods for those items.

4. DISCLAIMER OF WARRANTY: The inspector makes no guarantee or warranty, express or implied, as to any of the following: 1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects; 2. That any of the items inspected are designed or constructed in a good and workmanlike manner; 3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and 4. That any of the items inspected are merchantable or fit for any particular purpose.

5. LIMITATIONS ON LIABILITY: BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. THE CLIENT HEREIN UNDERSTANDS THE INSPECTORS TOTAL LIMIT OF LIABILITY AS RELATED TO THIS PROPERTY IS (\$1,020.00)

6. EXCLUSIVITY: The report is confidential and is for the exclusive private use of the Client. It is not to be copied or disseminated to any other party outside this Real Estate transaction without the written consent of the Inspector. Use of or reliance upon the report by other parties for other transactions is strictly prohibited. No third party shall have any rights arising from this report and may not rely on the report. In consideration of the furnishing of the report, the client agrees to indemnify, defend, and hold harmless the inspector for all costs, legal fees, settlements, and judgments in any legal proceedings brought by any third party who claims that he/she relied on representations made in such report and was damaged thereby.

7. DISPUTE RESOLUTION: In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both.

8. ATTORNEY'S FEES: The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

9. STATUTE OF LIMITATIONS: The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the Inspector, or its officers, agents, or employees MORE THAN ONE YEAR AFTER THE DATE OF INSPECTION. Time is expressly of the essence herein. Client understands that this time period may be shorter than otherwise provided by law.

10. REQUIRED NOTICE TO CLIENT: State law mandates that you are notified about the Texas Real Estate Inspection Recovery Fund in cases of inspector negligence. For further information contact TREC: 1101 Camino La Costa, Austin, TX, (512) 459-6544.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

CLIENT OR REPRESENTATIVE

DATE

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

If there are any deficiencies noted, full evaluation and repairs should be performed on the entire system by a licensed professional within that particular field.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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A. Foundations

Type of Foundation(s): Pier & Beam Foundation
Comments:

Inspection Type: Visual Inspection of Interior and Exterior Movement Indicators

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Suggested Foundation Maintenance & Care - Proper drainage and moisture must be maintained for all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement. It is important to note, this was not a engineering survey nor was any specialized testing done on any sub-slab plumbing systems during this limited visual inspection. In the event any structural movement is noted, further evaluations and/or engineering reports should be obtained.

The crawl space was not accessible. Unable to fully inspect. A minimum headroom of 18' should be provided. Improvements and further evaluation recommended. The crawlspace could not be entered and inspected.

PERFORMANCE OPINION

It is not uncommon for foundations to reveal some symptoms of differential movement. In my opinion, the foundation appeared to be providing adequate support for this dwelling based on a limited visual observation today even though it showed signs of movement which may or may not continue in the future. At this time, I did not observe any evidence that indicates the presence of significant deflection in the foundation and there were no notable functional problems resulting from foundation movement. Indicators of structural movement are listed but not limited to the following: (Wall/floor/ceiling cracks, Sloping Floors, Out of Square Doors/Windows, Exterior Wall/Brick Cracks)

Due to confined space, insulation, and inaccessible areas, portions of the crawlspace cannot be inspected.

OBSERVATIONS

The pier material in use is the original Bois D' Arc or Cedar wood pier material. Both are naturally insect resistant wood that can continue to serve as viable pier material. Current standards do not allow wooden piers. It would be wise to budget for repairs and upgrades.

REPAIR ITEMS

I=Inspected

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I	NI	NP	D
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Significant settling and damage to the front and east side porches was noted. Further evaluation and repairs by a foundation specialist is recommended.

Cracks/damage located at foundation corners noted. Evaluation and repair of this area is needed.

Crawlspace: Ventilation of the crawl space is insufficient. Proper ventilation will help to control humidity and reduce the potential for rot. Improvements recommended.

Crawlspace: The crawl space is damp. Further evaluation recommended. The crawl space should be thoroughly dried.



Foundation corner damage



General Crawlspace picture



East Exterior: Possible crawlspace vent covered

X			X
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B. Grading and Drainage

Comments:

Grading and drainage is visually inspected only. There were no signs of excessive erosion, water ponding or unusual patterns of drainage at the time of the inspection.

Gutters and down spouts should be cleaned-out and checked regularly.

Underground gutter discharge lines were noted around the property. These lines were not tested. The condition of underground pipes could not be determined.

REPAIR ITEMS

Extend down spouts to discharge away from building to reduce moisture penetration and possible foundation damage.

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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☒☐☐☒**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition shingles

Viewed From: Ground Level with Drone

Comments:

The roof was visually inspected only. IF ANY DEFICIENCIES ARE IDENTIFIED, A ROOFER SHOULD BE CONSULTED FOR FULL EVALUATION.

Most roof leaks are not from holes in shingles, but from flashing problems. Since many portions of the various metal flashings in any structure are not visible, no comment can be made as to the condition of these hidden flashing areas.

Water penetration may occur at any time. It is not possible to state that any roof is water tight or leak free. Under severe weather conditions with wind driven rain or extended periods of rainfall, any roof may develop a leak. Any significant amount of rainfall, followed by high winds and /or flying debris may damage the roof covering.

The roof appears to be functioning as intended and can be considered to be in average condition. This inspection does not determine the insurability of the roof. You are encouraged to have your insurance company evaluate the insurability of the roof.

Previous repairs to roofing materials and/or flashings noted in one or more locations.

Roof height and/or steep grade made this roof dangerous to walk, therefore a drone was used to take photographs.

MAINTENANCE ITEMS

Exposed nails or other fasteners noted. These areas are due for maintenance.

REPAIR ITEMS

Damaged or missing shingles were noted at the time of the inspection. Repairs needed.

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I	NI	NP	D
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Previous repairs to roofing materials



Previous repairs to roofing materials



Shingle damage



Shingle damage (possible source of water stain in southeast office ceiling)

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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D. Roof Structure and Attics

Viewed From: Decked areas in attic

Approximate Average Depth of Insulation: 10 - 14 inches

Comments:

Roof structure and attic spaces were visually inspected only. Due to confined space, insulation, and inaccessible areas, portions of the attic space cannot be inspected.

Insulation Type: Blown in Loose FillFraming Type: Conventional Stick BuiltRadiant Barrier Type: None Present

Note: Due to confined space, insulation, and inaccessible areas, portions of the attic space cannot be inspected.

Stored personal items prevent complete attic inspection.

OBSERVATIONS

Evidence of rodent/pest activity noted in the attic. Further evaluation of any damage and droppings by a pest control specialist recommended.

MAINTENANCE ITEMS

Missing/Loose nuts/bolts on the attic access ladder should be replaced or tightened for safety reasons.



Rodent activity example

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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E. Walls (Interior and Exterior)

Comments:

Wall Types: Interior Plaster • Exterior Brick

The interior and exterior walls were visually inspected for structural deficiencies and evidence of water penetration.

INTERIOR WALL REPAIR ITEMS

Multiple Locations: Cracks on interior wall surfaces were noted. This condition is likely associated with the age of building and typical structural movement. Monitor and repair as needed.

Top of west stairs: Water damage on interior wall surfaces noted. The cause and remedy should be further evaluated and corrected as necessary. Any related damage behind the finished surface should also be assessed and repaired.

EXTERIOR WALL REPAIR ITEMS

Front Exterior: Damage to exterior siding or surface caused by rodents should be repaired. If the unwanted pests are still present, removal/extermination will be needed.

Multiple Locations: Separation at fascia/soffit/frieze board joints was observed. Evaluation and repairs needed.

Front porch: Peeling paint and corrosion on the metal covers was noted. Repair needed.



Front porch peeling paint



Front porch peeling paint



Front porch peeling paint

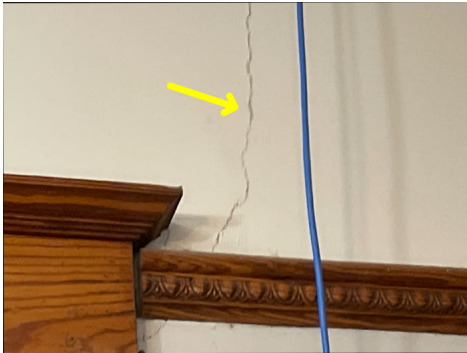
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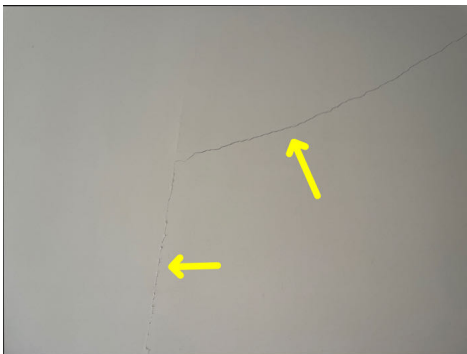
Upstairs south west bedroom:
Interior wall crack



Top of west stairs: Water
damage



Upstairs south of office: Water
damage



East Stairway: Interior Wall
Crack



Front exterior soffit: Rodent
damage/entry point



Patio/balcony damage

X			X
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F. Ceilings and Floors

Comments:

Floor & Ceiling Types: Plaster Ceiling, Tile Floor, Wood Floor

The ceilings and floors were visually inspected for structural deficiencies and evidence of water penetration.

FLOORS OBSERVATIONS

Multiple Locations: Sloping floors were observed. Evaluate further and repair/improve as needed.

CEILING REPAIR ITEMS

Various Locations: Water staining was noted. The source of the water should be identified and corrected as necessary. All repairs to the structure should be made if needed.

Upstairs southeast office: A water stain/active leak was noted. This could be related to a possible roof issue. Full evaluation and repairs are needed.

I=Inspected

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I	NI	NP	D



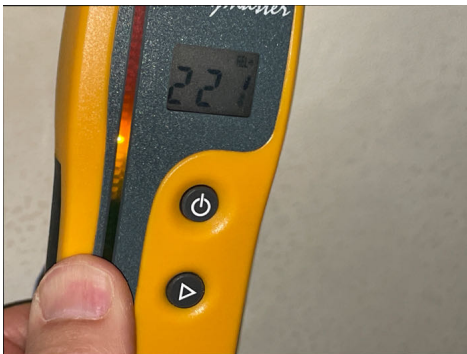
Upstairs Hall: Ceiling Water Stains



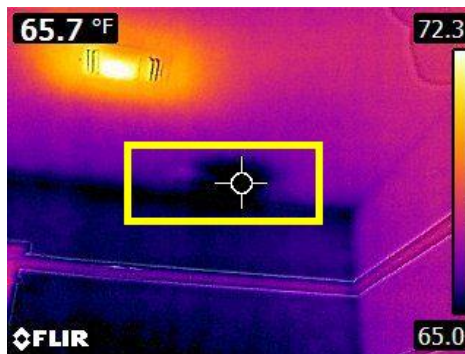
Upstairs south east office: water stains



Upstairs North Office: Ceiling Water Stains



Upstairs Southeast Office Ceiling: High Moisture at Water Stain



Upstairs southeast office: Thermal image of water stain



Upstairs southeast office: water stain

X			X
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G. Doors (Interior and Exterior)

Comments:

The doors were inspected by opening, closing, and latching the hardware as well as visually inspected for structural deficiencies in components and water penetration.

The latching hardware on the exterior doors was operational at the time of the inspection.

REPAIR ITEMS

Multiple Locations: Binding door and/or out of square door frame noted. This issue can be associated with age of building and typical movement. Some of the doors may operate normally seasonally as conditions in soil change.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

X			X
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H. Windows

Comments:

Window Types: Wood Frame Single Pane

The windows were inspected by opening, closing, and latching the hardware as well as visually inspected for structural deficiencies in components and water penetration. Double pane windows are checked for obvious signs of lost thermal seals only.

REPAIR ITEMS

Windows were found to be in mild disrepair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

Upstairs northwest office: Broken or chipped window(s) noted. Repair needed.

Multitple Locations: Most of the windows are painted shut and cannot be opened. Any rooms being used as a sleeping room should have at least one window that opens fully with free access to the outdoors. Lack of emergency egress windows is a safety hazard.

Multiple windows: Damage to the exterior cast stone windowsills was noted. Repair as needed.

Multiple windows: Water damage, peeling paint, and deteriorating glazing noted.



Exterior window sill damage



Window paint, caulk, and glazing deterioration



Window paint, caulk, and glazing deterioration

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Peeling paint

X			X
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I. Stairways (Interior and Exterior)

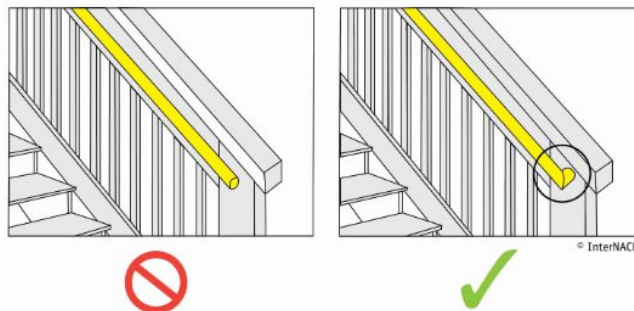
Comments:

The stairway(s) were visually inspected for structural deficiencies.

The stairway appeared to be in serviceable condition at the time of the inspection.

REPAIR ITEMS

Current building standards require the end of the handrail to return to the wall. Handrail termination is important so clothes or equipment do not get stuck on the end of the handrail. Improve as needed.



X			X
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J. Fireplaces and Chimneys

Comments:

Fireplace Types:

The fireplace(s)/chimney(s) were visually inspected only. Adequacy of the chimney draft was not verified.

Attic: There is a brick chimney that has been terminated inside the attic space.

The fireplaces are not working fireplaces. Do not use.

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D=Deficient

I	NI	NP	D
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Attic: Chimney terminated

X			X
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K. Porches, Balconies, Decks, and Carports

Comments:

Porches, balconies, decks, and carports are visually inspected only.

Front balcony: Peeling paint on the floor noted. Due for maintenance.

Front balcony: The balcony railing was intact. The railing height and baluster spacing does not meet current current building standards. Make improvements as needed.

REPAIR ITEMS

Extensive damage to concrete, spindles, and columns on the front and side porches was noted. Full evaluation and repairs are needed.



Front Porch Damage



Front Porch Damage

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Side patio damage

Patio railing damage



Patio damage

X			X
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L. Other

Comments:

Damaged fence sections and/or pickets noted. Repair as needed.

I=Inspected

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D=Deficient

I	NI	NP	D
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Minor fence damage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS



A. Service Entrance and Panels

Comments:

Service Size: 2x200 Amp

The electrical panel(s) cover was removed and the panel inspected visually. IF ANY DEFICIENCIES ARE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED ELECTRICIAN.

REPAIR ITEMS

Multiple issues with the breaker boxes were noted. Full evaluation and repair by a licensed electrician is recommended. Issues include but are not limited to the following items:

Open knockouts noted in the panel. These should be covered with an approved method.

East Exterior: Service wires are located too close to the window openings on the second floor. Consult with electric company regarding the location.

Sub Panel: Missing wire nut on a neutral connection noted. Repairs needed.

Evidence of rusting within the main distribution panel. Evaluate and repair as needed.

One or more of the breakers in the panel box was observed to be double wired. The breakers that are in place are not listed or labeled for this type of installation. Evaluation and repairs needed.

White wires used as hot wires connected to circuit breakers inside the panel were noted. These wire should be marked as hot wires using tape or permanent marker. Improve as needed.

Replace the missing cover screw(s).

There is insufficient clearance between the building and the main service drop at the east side. Repairs are recommended.

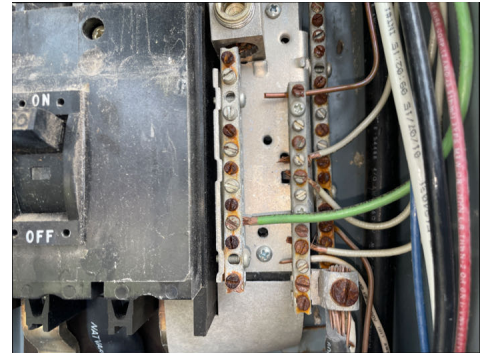
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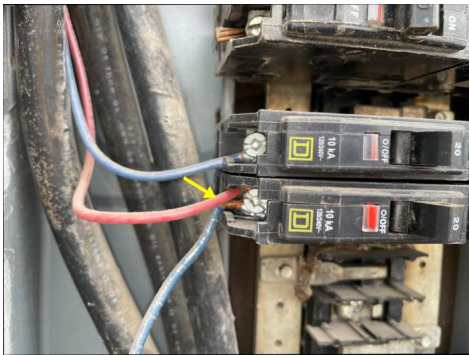
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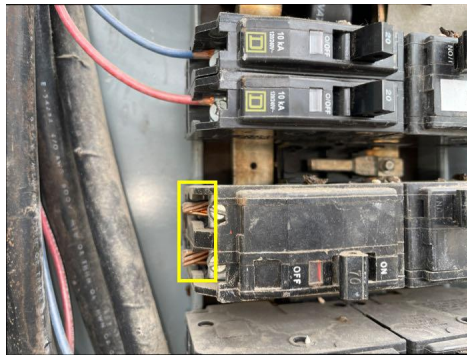
I	NI	NP	D
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Corroded screws in panel



Double lugged breaker



Discolored bus bar



East exterior: Service wires are too close to window openings



East exterior: service wires too close



Sub Panel with front removed



Sub Panel: neutral connection missing wire nut

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Wiring
Comments:

Branch circuits, connected devices, and fixtures were inspected visually and by operating with normal controls. Outlets were tested with an electrical receptacle tester. Smoke detectors were tested by pressing the test button only. Electrical components concealed behind finished surfaces could not be inspected. IF ANY DEFICIENCIES ARE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED ELECTRICIAN.

MAINTENANCE ITEMS

Front balcony: The light fixture was missing the lightbulb.

REPAIR ITEMS

downstairs main entry and downstairs south west office: Inoperative outlet(s) noted. Evaluation and repair of the device/circuit is needed.

Multiple Locations: Loose outlet(s) should be secured.

Ground fault circuit protection (**GFCI**) was not present in all required areas. Ground-fault circuit interrupters are safety devices built into outlets that protect against electrical shock. Their circuitry monitors electrical input. When a ground fault occurs, the GFCI quickly shuts off the power in a fraction of a second. Installation at the following locations is needed: (132 Office Bathroom)

Multiple Locations: Ungrounded 3-prong outlets are present. If there is an electrical short or surge, the ground wire sends stray current back to the main panel and then into the earth. This reduces the risk of fire, shock, or electrocution. Repair of the outlet/circuit is recommended.

Smoke detectors are installed in hallways adjacent to sleeping rooms only. Installation of smoke detectors in all sleeping rooms needed.

Various Locations: Damaged outlets were noted. Repair/replacement will be needed. Locations include but are not limited to: upstairs southeast office

Multiple Locations: Missing covers noted. Repairs needed.

Downstairs 132 space: Electrical connections made outside of junction boxes noted. Repair needed.

Attic: Loose and incorrect location grounding at the water heater disconnect. Improvements needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Crawl Space: Wiring on the ground should be raised and properly secured to the floor joist system.



Attic water heater:
Loose/improper grounds



Upstairs NE corner: Floor outlet
missing cover



Downstairs Suite 132 Closet:
Connection not in Junction Box

☐	☐	☒	☐
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C. Other

Comments:

Other electrical components not present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems: Heat Pump
 Energy Sources: Electricity
 Comments:

Equipment Locations: Attic, Foyer Closet
 Thermostat Locations: Upstairs Hall, Upstairs Northeast Office, Foyer

The heating system(s) were inspected visually and by operating with normal controls only. IF ANY DEFICIENCIES ARE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED HVAC TECHNICIAN.

Heating systems have a typical life expectancy of 15 to 20 years. Predicting with certainty when replacement will become necessary is not possible.

MANUFACTURE YEAR:

Upstairs Hall: 2014

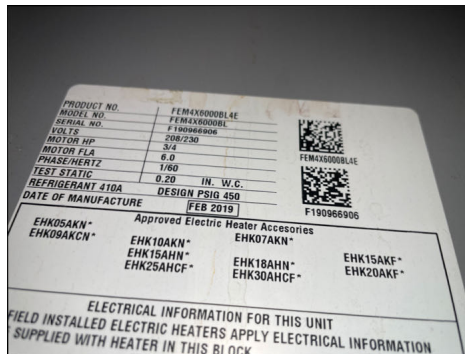
Upstairs NE Corner System: 2019

Downstairs System: 2019

The systems were operational at the time of inspection. If the system(s) has not been serviced in the last 6 months, full evaluation and servicing is recommended at this time.



Downstairs System: HVAC



Downstairs System: Furnace Label



Upstairs NE Corner: HVAC unit in attic

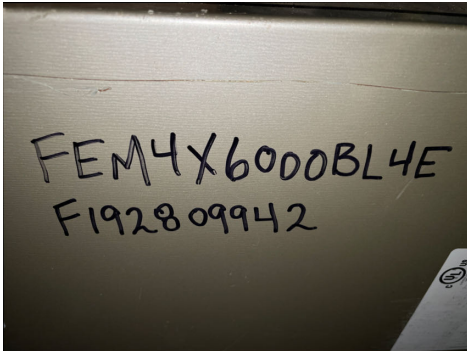
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Upstairs NE Corner HVAC
Model/Serial numbers



Upstairs South System: HVAC
unit in attic



Upstairs South System: Furnace
Label

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒☐☐☒**B. Cooling Equipment**

Type of Systems: Central Air
Comments:

AC systems have typical life expectancy of 10 to 15 years. Predicting with certainty when replacement will become necessary is not possible.

MANUFACTURE YEAR/SIZE:

Downstairs: Coil-2019, Condenser-2018, 5 Ton

EQUIPMENT LOCATIONS:

Coils-Attic

Condenser-North Exterior

Note: Due to cool outside temperatures, the results of testing the AC system(s) today may not reflect peak season performance.

The cooling system(s) were inspected visually and by operating with normal controls. IF ANY DEFICIENCIES ARE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED HVAC TECHNICIAN.

The system(s) were operational at the time of inspection. If the system(s) has not been serviced in the last 6 months, full evaluation and servicing is recommended at this time.

The temperature drop measured across the evaporator coil(s) of the air conditioning system(s) was within the normal operating range of 15 to 22 degrees.

Upstairs Hallway: 19°

Upstairs Northeast: 20°

Downstairs System: 15°

REPAIR ITEMS

The primary condensate drain line terminates in the plumbing vent system. This is not an approved location. Repairs recommended.

Upstairs NE Corner: The auxiliary drain pan installed below the air conditioning system is rusty. This suggests that the pan has held water in the past. Monitor and repair as necessary.

I=Inspected

NI=Not Inspected

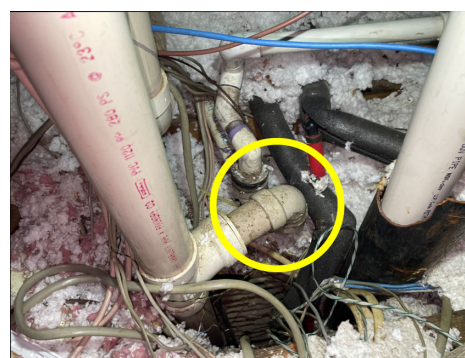
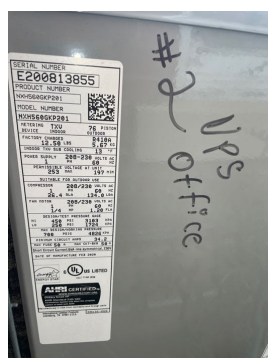
NP=Not Present

D=Deficient

I NI NP D



Downstairs condenser



Attic: condensate trap

☒ ☐ ☐ ☒

C. Duct Systems, Chases, and Vents

Duct Type: Rigid & Flexible

Filter Location(s): Attic, HVAC Closet

Filter Size(s): 20x25x1 or 20x25x4

Duct Systems, Chases, and Vents are visually inspected only. Ductwork and venting concealed behind finished surfaces could not be inspected. IF ANY DEFICIENCIES WERE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED HVAC TECHNICIAN.

All visible ductwork appears to be connected and functioning properly.

REPAIR ITEMS

Crawlspace: There is flex type duct work in the crawl space. This type of installation does not meet current manufactures installation standards and should be corrected as necessary.

Crawlspace: Some of the duct work is in contact with the finished grade (ground). Air duct work in the crawl space should not contact the ground at any point to prevent corrosion and possible leaks. Evaluate further to determine if any leaks are present and repair as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Crawlspace: Flex duct in crawlspace



Crawlspace: Duct

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 D. Other

Comments:

Other HVAC components not present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: parkway at street

Location of main water supply valve: unable to locate

Static Water Pressure Reading: 60 - 70 psi

Type of Supply Piping Material: Copper, PEX

Comments:

City/Well Water: City

The plumbing system was inspected visually and by operating all accessible fixtures normally. Leak checking or pressure checking was not performed. The condition of piping behind finished surfaces cannot be determined. IF ANY DEFICIENCIES ARE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED PLUMBER.

NOTE: The main water shut-off valve was not tested during the inspection and its true operational condition was undetermined.

OBSERVATIONS

Upstairs north west office: Unused water lines noted.

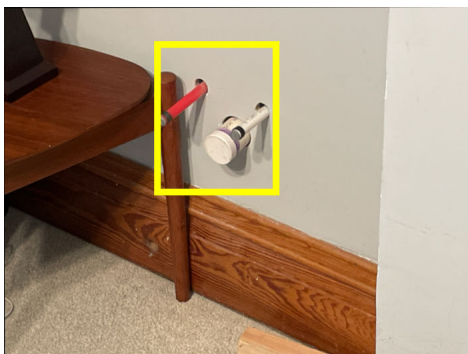
REPAIR ITEMS

Upstairs Bathroom: The sink faucet was leaking at the handle when running. Repair needed.

132 Offuve: The toilet ran coninuously after flushing. Repair needed.

West Exterior: The garden hose faucet was not operational. Repair needed.

East Exterior: The hose bib faucet leaks at the handle when running. Repair needed.



Upstairs north west office: Unused water lines



Water Pressure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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B. Drains, Wastes, and VentsType of Drain Piping Material: **PVC** & Cast Iron

Comments:

The drain, waste, and vent system was inspected visually as fixtures drained. The condition of piping behind finished surfaces cannot be determined. IF ANY DEFICIENCIES ARE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED PLUMBER.

Cast iron drain pipes have a life expectancy of approximately 50 years. Cast iron is subject to deterioration from the inside out and physical damage due to differential movement in the soil. A static leak check or a sewer line camera inspection of the system is recommended prior to the end of the option period.

REPAIR ITEMS

Attic: The cast iron vent stack visible inside the attic has been modified with additional PVC materials. The lower connection is open/not sealed properly. Further evaluation by a qualified plumber and repairs are recommended.



Attic: Cast iron vent conversion to pvc

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☒
C. Water Heating Equipment

Energy Sources: Electricity

Capacity: 50 gallon

Comments:

Location(s): Attic

Water heaters have a typical life expectancy of 8 to 12 years. Predicting with certainty when replacement will become necessary is not possible.

MANUFACTURE YEAR: 2012

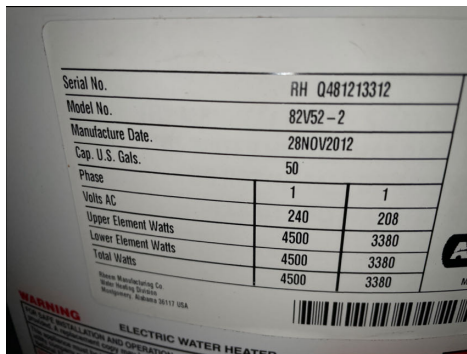
Water heaters are visually inspected only. Testing of the temperature and pressure relief valve (TPRV) was not performed due to possibility of damage to device. IF ANY DEFICIENCIES ARE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED PLUMBER.

REPAIR ITEMS

Attic: Discharge piping for the Temperature and Pressure Relief (TPR) Valve on the water heater was not present. Installation needed.



Attic: Water Heater



Attic: Water Heater Label



Attic: TPR discharge line missing

☐ ☐ ☒ ☐
D. Hydro-Massage Therapy Equipment

Comments:

Hydro-massage therapy equipment not present.

☐ ☐ ☒ ☐
E. Gas Distribution Systems and Gas Appliances

Type of gas distribution piping:

Location of Gas Meter:

Comments:

The gas distribution system and piping has been discontinued. Not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

Comments:

Other plumbing components not present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

☐ ☐ ☒ ☐

A. Dishwashers

Comments:

Dishwasher not present.

☐ ☐ ☒ ☐

B. Food Waste Disposers

Comments:

Disposal not present.

☐ ☐ ☒ ☐

C. Range Hood and Exhaust Systems

Comments:

Hood Types:

An exhaust hood was not present.

☐ ☐ ☒ ☐

D. Ranges, Cooktops, and Ovens

Comments:

Types:

There was no cooking equipment present.

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E. Microwave Ovens

Comments:

A built-in microwave was not present.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust fans are inspected visually and by operating with normal controls.

REPAIR ITEMS

The vent pipes did not terminate outside the structure. Current TREC standards require that I call this item as in need of repair.

Upstairs Bathroom: Noisy exhaust fan(s) noted. Repair needed.

☐ ☐ ☒ ☐

G. Garage Door Operators

Comments:

Garage door openers not present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

There was no dryer vent/laundry connections present.

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I. Other

Comments:

Other Appliances: None Present

Other appliances not present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

Comments:

Controller location: North exterior wall

Backflow/shutoff valve location: South Garden Bed

Rain Sensor Present: Yes

Number of Zones: 7

System was inspected for function of control panel in manual mode and sprinkler heads only. No other components or parts of the system were inspected. IF ANY DEFICIENCIES ARE IDENTIFIED, THE ENTIRE SYSTEM SHOULD BE EVALUATED BY A LICENSED IRRIGATION TECHNICIAN.

The sprinkler system appeared to be in serviceable condition at the time of the inspection.

MAINTENANCE ITEMS

The rain sensor is not vertical. Adjustments needed.

REPAIR ITEMS

zone 4: Damaged sprinkler heads should be replaced or repaired as necessary.



Sprinkler head damage



Rain Sensor Not Installed Vertical

☐ ☐ ☒ ☐ B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

Swimming pool and spa not present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Outbuildings

Comments:

Outbuildings not present

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D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump: NA

Type of Storage Equipment: NA

Comments:

Water wells not present.

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E. Private Sewage Disposal Systems

Type of System: NA

Location of Drain Field: NA

Comments:

Septic system not present.

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F. Other Built-in Appliances

Comments:

No other built-in appliances present.

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G. Other

Comments:

Other optional systems not present.