

INSPECTION REPORT



For the Property at:
123 Main ST
FRISCO, TX 75034

Prepared for: John Doe Inspection
Date: Friday, May 1, 2020 Prepared
by: Patrick Evers



PTEvers Group, Inc.
1703 Sandy Point Rd
McKinney, TX 75070
2142746553

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ptevers@ptjhomedefenders.com

Trust Us With Your Home Inspection

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 123 Main St, Frisco, TX
(Address or Other Identification of Inspected Property)

By: Patrick Evers Fri, May 01, 2020
(Name and License Number of Inspector) (Date)

21824
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

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

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Pier and beam

Foundation Performance Opinion: Satisfactory

Comments:

General notes: **Large trees close to building**

Columns or piers: **No Termite cap** *Notes:* **Missing termite caps need to add caps to prevent wood damage**

Crawlspace ventilation: **Missing**

Crawlspace floor: **Debris in crawlspace**

Crawlspace floor: **Access into Crawl Space should be >18" X 24"**

Crawlspace floor: **To meet code requirements, the crawlspace floor should be covered with a ground cover consisting of 6-millimeter plastic that is overlapped and sealed at the edges and secured to the side walls; perimeter walls should be insulated to code-specified levels (e.g., rigid foam on the exterior or rigid fiberglass, spray foam, or rigid foam on the interior); and perimeter drainage should be provided just like a basement when the crawlspace ground level is below the ground level of the surrounding grade.**

Prevent moisture rot of the flooring, and heat/cooling loss.

A ground vapor retarder is installed to minimize transfer of water vapor from the soil into the crawl space.

The earth must be cleared of all vegetation and organic material.

A continuous Class I vapor retarder is required by the IRC: commonly 6-mil minimum polyethylene (poly).

The poly can be secured to the ground using sod staples or spikes, or by other means, as needed.

Poly joints must overlap at least 6 inches, and be sealed or taped, as required by the IRC.

Poly edges must extend at least 6 inches up the wall, and be attached and sealed to the wall or insulation, as required by the IRC.

The poly must be sealed at all seams and at all junctions with walls, piers, etc. using tape or mastic

The poly can be extended the full height of the foundation wall to minimize moisture vapor transfer from the wall. (Poly should not be extended up cripple walls, or be installed over an interior framed wall.)

Crawlspace floor: **Crawl Space Height <18"** *Notes:* **Unable to access crawl space limited height less than 18" to safely allow for access under the crawl space.**

Crawlspace floor: **Wood and debris on flooring this could attract termite and insects. Remove all wood from flooring.**

Crawlspace floor: **Recommend encapsulating Crawl space to prevent moisture intrusion into the home.**

Crawlspace ventilation: **crawl space siding needs to be repaired.**

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I NI NP D

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B. Grading and Drainage

Comments:

Downspouts: **Discharge onto roofs** Notes: **Redirect water from siding.**

Downspouts: **Discharge too close to building** Notes: **Down spouts need to have 2' extension to prevent under cutting foundation. Additionally redirect water flow away from the house. Need to stop erosion**

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C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Used Quad Copter

Comments:

Roof/sidewall flashings: **Kickout flashing - missing** Notes: **Missing kickouts allow rain water to bypass gutter causing damage to the fascia and soffits. Additionally the water damages the brick and mortar**

Roof/wall flashings: **Roof Siding/Trim min 1" from Shingles. This should prevent wood rot and moisture wicking into home.** Notes: **Seeing damaged corner from water wicking.**

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D. Roof Structures and Attics

Viewed From: No access was gained to crawlspace

Approximate Average Depth of Insulation: Not determined

Comments:

Insulation: **Gaps or voids** Notes: **Multiply voids around the home energy loss issue. In particular the upstairs roof line.**

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E. Walls (Interior and Exterior)

Comments:

Plaster or drywall: **Minor Settlement Cracks** Notes: **Repair cracks in 2nd floor SE room.**

Wood siding: **Cracked, split or broken**

Trim: **Damaged Trim** Notes: **Repair**

Trim: **Damaged Trim**

Insulation: **Sagging or voids**

Insulation: **Exterior Electrical Plug needs to be weather proofed and sealed. Water entry point and energy loss issue.**

Countertops: **Re Caulk Water Entry Point.** Location(s): **Kitchen**

Insulation: **Missing insulation**

Trim: **Missing drip edge**

Wood siding: **Missing drip edge between siding and flooring**

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F. Ceilings and Floors

Comments:

Beams: **Insect damage**

Wood/laminate floors: **Buckled** Notes: **Repair flooring in master bedroom**

Wood/laminate floors: **Damaged**

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I NI NP D

Sheathing/Subflooring: No floor sheathing under old hardwood flooring.

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G. Doors (Interior and Exterior)

Comments:

Hardware: Latch not effective on exterior door *Notes:* Entry door does not latch

Exterior drip caps: Missing

Exterior trim: Rot *Notes:* Repair laundry door trim

Doors and frames: Door drags at bottom will not shut.

Location(s): First Floor Master Bathroom

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H. Windows

Comments:

Exterior trim: Rot *Notes:* Westside lower window trim rot replace.

Exterior drip caps/Drip cap flashing/Head flashing: Missing *Notes:* Flashing above window trim ,issuing water entry point can cause wood rot

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I. Stairways (Interior and Exterior)

Comments:

Height: Headroom less than ideal *Notes:* Vertical clearance above any stair tread to any overhead obstruction is at least 6 feet, 8 inches (203 cm), as measured from the leading edge of the tread.

Stairs and landings: Steps springy, loose or sagging *Notes:* Replace laundry patio damaged replace.

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J. Fireplaces and Chimneys

Comments:

General notes: Not functional

Hearth and extension: Gaps or cracks *Notes:* Repair

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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Service mast and conductors: No drip loop

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - non-metallic sheathed

Comments:

Smoke alarms (detectors): Missing *Notes:* Missing for all bedrooms and hallway out

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I NI NP D

the bedroom

Junction boxes: **Concealed boxes**

Outlets (receptacles): **GFCI are required in Bathrooms, Garage, Outdoor and Kitchens to prevent electrical shock** Notes: **Patio grill plug required to have GFCI**
 Outlets (receptacles): **2 prone plugs installed** Notes: **plugs not grounded will not work with modern equipment. Should be noted ground wires installed in new electrical panel.**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central air
 Energy Sources: Electricity
 Comments:

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B. Cooling Equipment

Type of Systems: Central air
 Comments:

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C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front near street
 Location of main water supply valve: South
 Static water pressure reading: High Above Normal Range
 Comments:
 Water supply piping in building: **Galvanized steel**
 Water pressure regulator: **Recommended due to high supply water pressure**
 Water supply piping in building: **Rust**
 Shower stall enclosure: **Caulking loose, missing or deteriorated**
 Notes: **Shower enclosure needs to be caulked**
 Location(s): **Second Floor Hallway Bathroom**
 Toilet: **Flush mechanism inoperative** Notes: **Replace flushing mechanism**
 Location(s): **Hallway Bathroom**
 Toilet: **Obstructed or weak flush** Location(s): **Hallway Bathroom First Floor**
 Basin, sink and laundry tub: **Slow drains** Location(s): **Second Floor Hallway Bathroom**
 Bathtub: **Drain stop missing**
 Basin, sink and laundry tub: **Drain stop ineffective**
 Bathtub: **Cast Iron Tub Chipped** Notes: **Both tubs and paint peeling master tub**
 Faucet: **Missing Handle**
 Basin, sink and laundry tub: **Chipped Sink** Location(s): **Kitchen**
 Toilet: **Flapper leaking by needs to be replaced** Notes: **Both bathrooms**
 Bathtub: **Caulk Tub and Tile interface water entry point can loosen tiles.**
 Location(s): **Hallway Bathroom**

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I NI NP D

Gas piping: Remove abandon gas lines

Bathtub: Tub resurfacing/paint chipping needs to be repaired.

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B. Drains, Wastes, and Vents

Comments:

Venting system: Ineffective *Notes:* Only one exterior vent may cause drainage issue.

Code only requires one vent system serving each building drain shall have not less than one vent pipe that extends to the outdoors. Recommend add additional vent lines or using air admittance valves.

Code:

P3101.2 Trap seal protection. The plumbing system shall be provided with a system of vent piping that will allow the admission or emission of air so that the liquid seal of any fixture trap shall not be subjected to a pressure differential of more than 1 inch of water column (249 Pa).

P3101.2.1 Venting required. Every trap and trapped fixture shall be vented in accordance with one of the venting methods

P3114.4 Location. Individual and branch air admittance valves shall be located not less than 4 inches (102 mm) above the horizontal branch drain or fixture drain being vented. Stack-type air admittance valves shall be located not less than 6 inches (152 mm) above the flood level rim of the highest fixture being vented. The air admittance valve shall be located within the maximum developed length permitted for the vent. The air admittance valve shall be installed not less than 6 inches (152 mm) above insulation materials where installed in attics.

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C. Water Heating Equipment

Energy Sources: Gas

Capacity: Tankless

Comments:

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

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C. Range Hood and Exhaust Systems

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

I NI NP D

Comments:

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D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

Comments:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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G. Garage Door Operators

Comments:

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H. Dryer Exhaust Systems

Comments:

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I. Other

Comments:

Washing machine: water enclosure loose

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler heads : Damaged Notes: Zones 2,3, 4 and 5 damaged heads or piping

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

Type of Construction: Not installed

Comments:

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C. Outbuildings

Comments:

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

Type of Pump: None Installed

Type of Storage Equipment: None Installed

Comments:

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E. Private Sewage Disposal (Septic) Systems

Type of System: None Installed

Location of Drain Field: None Installed

Comments:

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F. Other

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

I	NI	NP	D
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Comments:

LIMITATIONS

Roofing

- Inspection performed: **Used Quad Copter**

Insulation and Ventilation

- Crawlspace inspection performed: **From access hatch**

END OF TREC REPORT



May 2, 2020

Dear John Doe,

RE: Report No. 1564, v.0
123 Main St
Frisco, TX
75034

Thanks very much for choosing PTJ Home Defenders to perform your home inspection. The inspection itself and the attached report comply with the requirements of the TREC and ASHI Standards of Practice. This document defines the scope of a home inspection.

IMPORTANT NOTICES CONCERNING YOUR INSPECTION REPORT(S). THIS LETTER IS PART OF THE INSPECTION REPORT.

YOU AGREE TO READ:

Reading the entire inspection report(s) will add value and understanding to your inspection. It's very important that you understand the scope of the inspection report(s). If there is something in the inspection report(s) that is unclear to you then you should contact me for clarification. Visual inspections are considered the start of the Due Diligence process by the buyer and not the final or the end of due diligence. If there is something on your report that makes you uncomfortable or that you wish to have more information about then you should have a specialist investigate it further. However the business of real estate is speculative and there will always be some unknowns.

NO HOUSE IS PERFECT;

I inspect and report on houses. I do not pass or fail a house and I do not appraise the value of a house. I do not structure deals. A house can have many issues and still be a good deal, and a house with relatively few issues can be a less desirable deal. You may not be able to have every issue with the house repaired, replaced or otherwise compensated for. You should budget for discovery or unknown issues, and for ongoing repairs and maintenance. One of the responsibilities of buying a house is to determine what your priorities are; what you can accept and what you cannot accept. I have never inspected a perfect house.

SOME OF THE ISSUES NOTED ON THE INSPECTION REPORT MIGHT BE CONSIDERED AS "GRANDFATHERED":

To help protect public safety, the Texas Real Estate Commission (TREC) has adopted Standards of Practice (SOP) requiring licensed inspectors to report some safety related items as Deficient when performing an inspection, if they can be reasonably determined. These conditions may have been acceptable at the time of the construction of the home, or they may have been grandfathered because they were present prior to the adoption of codes prohibiting such conditions. This notice about "grandfathering" is not intended to abridge or dismiss safety issues. And the TREC considers the potential for injury or property loss from the hazards addressed in the SOP to be significant enough that they sho

uld be reported on.

CODES AND THE TREC:

Builders are required to build homes to the "code" that was required at the time the building permit was issued. Home inspectors are required to inspect using the TREC SOP as a guideline. Codes are a minimum requirement and are not always a "best practice". On some few occasions codes may not have been necessary if it was demonstrated that the method/installation exceeded code when the building permits were issued. And if an item or appliance is listed with Underwriters Laboratories (UL), then the manufacture's installation instructions supersede code. Some "local interpretations" of the codes or the builder's "business model" may not coincide with the TREC SOP. And so TREC inspections are not code inspections per se. The TREC requirements are based on some codes and other reliable building resources.

YOU CAN CONTACT ME:

Please contact me if you have any questions about this report(s). Sometimes a phone-call is best during an option period.

Again, thanks very much for choosing us to perform your home inspection.

Thanks,

Pat

Patrick Evers - President
PTJ Home Defenders
TREC #21824
TDA #0742296
214-274-6553
ptevers@ptjhomedefenders.com
www.PTJHomeDefenders.com

Sincerely,

Patrick Evers
on behalf of
PTEvers Group, Inc.

PTEvers Group, Inc.
1703 Sandy Point Rd
McKinney, TX 75070
2142746553
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ptevers@ptjhomedefenders.com

SUMMARY

123 Main St, Frisco, TX May 1, 2020

Report No. 1564, v.0

www.ptjhomedefenders.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Recap:

1. Repair and encapsulate crawl space. To meet code requirements, the crawlspace floor should be covered with a ground cover consisting of 6-millimeter plastic that is overlapped and sealed at the edges and secured to the side walls; perimeter walls should be insulated to code-specified levels (e.g., rigid foam on the exterior or rigid fiberglass, spray foam, or rigid foam on the interior); and perimeter drainage should be provided just like a basement when the crawlspace ground level is below the ground level of the surrounding grade. Prevent moisture rot of the flooring, and heat/cooling loss. A ground vapor retarder is installed to minimize transfer of water vapor from the soil into the crawl space. The earth must be cleared of all vegetation and organic material. A continuous Class I vapor retarder is required by the IRC: commonly 6-mil minimum polyethylene (poly). The poly can be secured to the ground using sod staples or spikes, or by other means, as needed. Poly joints must overlap at least 6 inches, and be sealed or taped, as required by the IRC. Poly edges must extend at least 6 inches up the wall, and be attached and sealed to the wall or insulation, as required by the IRC. The poly must be sealed at all seams and at all junctions with walls, piers, etc. using tape or mastic. The poly can be extended the full height of the foundation wall to minimize moisture vapor transfer from the wall. (Poly should not be extended up cripple walls, or be installed over an interior framed wall.)
2. Install drip edges above windows, doors and wall trim to prevent water intrusion.
3. Replace galvanized water piping with PEX or PVC. Will help prevent rusty water.
4. Water pressure high install pressure regulator.
5. Replace laundry patio damaged replace.
6. Repair buckling floor in master bedroom
7. Major insulation void and missing insulation in ceiling and walls upstairs and in master bedroom. Recommend using foam for filling in gaps and voids.
8. Plumbing issue only one exterior vent (meets code) but each bathroom, kitchen and laundry room needs a vent. Recommend adding additional vent lines or using air admittance valves.

Code:

P3101.2 Trap seal protection. The plumbing system shall be provided with a system of vent piping that will allow the admission or emission of air so that the liquid seal of any fixture trap shall not be subjected to a pressure differential of more than 1 inch of water column (249 Pa).

P3101.2.1 Venting required. Every trap and trapped fixture shall be vented in accordance with one of the venting methods

P3114.4 Location. Individual and branch air admittance valves shall be located not less than 4 inches (102 mm) above the horizontal branch drain or fixture drain being vented. Stack-type air admittance valves shall be located not less than 6 inches (152 mm) above the flood level rim of the highest fixture being vented. The air admittance valve shall be located within the maximum developed length permitted for the vent. The air admittance valve shall be installed not less than 6 inches (152 mm) above insulation materials where installed in attics.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

ROOFING

123 Main St, Frisco, TX May 1, 2020

Report No. 1564, v.0

www.ptjhomedefenders.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

The home is considered to face: • South

Types of Roof Covering: • Asphalt shingles

Viewed From: • Used Quad Copter

Sloped roofing material:

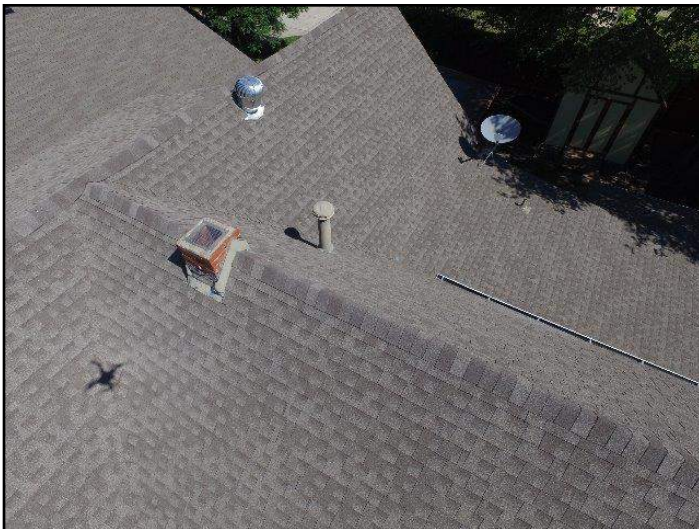
• Asphalt shingles



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

ROOFING

123 Main St, Frisco, TX May 1, 2020

Report No. 1564, v.0

www.ptjhomedefenders.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Limitations

Inspection performed: • Used Quad Copter

Recommendations

SLOPED ROOF FLASHINGS \ Roof/wall flashings

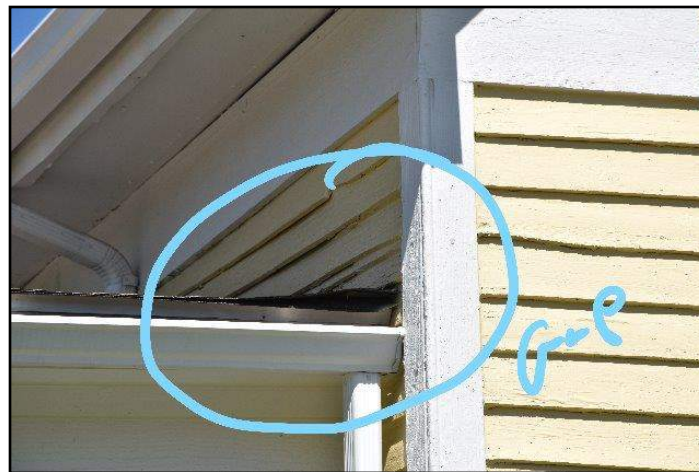
1. Condition: • Roof Siding/Trim min 1" from Shingles. This should prevent wood rot and moisture wicking into home. Seeing damaged corner from water wicking.



5. Roof Siding/Trim min 1" from Shingles. This...



6. Roof Siding/Trim min 1" from Shingles. This...



7. Roof Siding/Trim min 1" from Shingles. This...

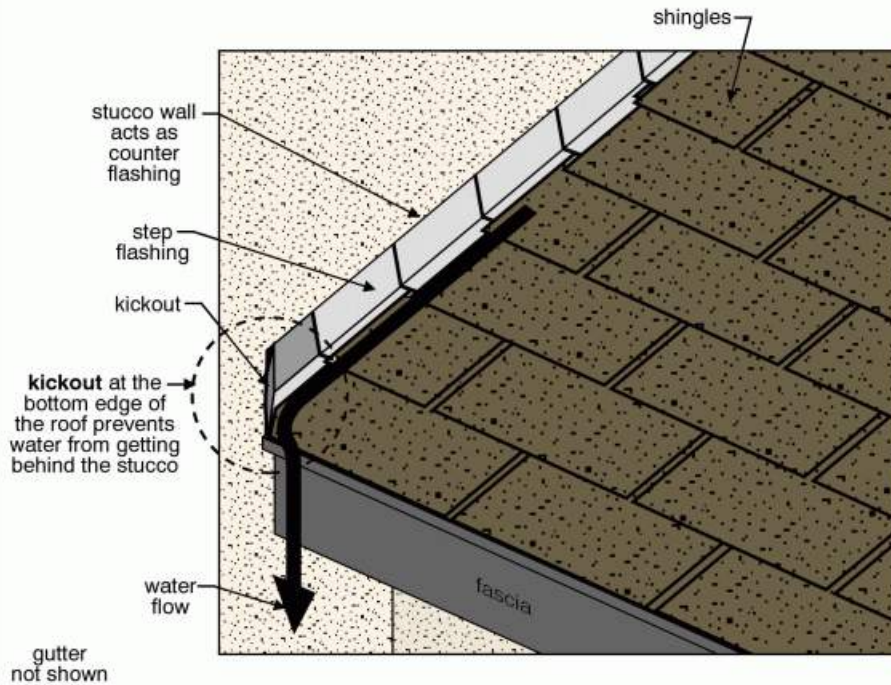
SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

2. Condition: • Kickout flashing - missing

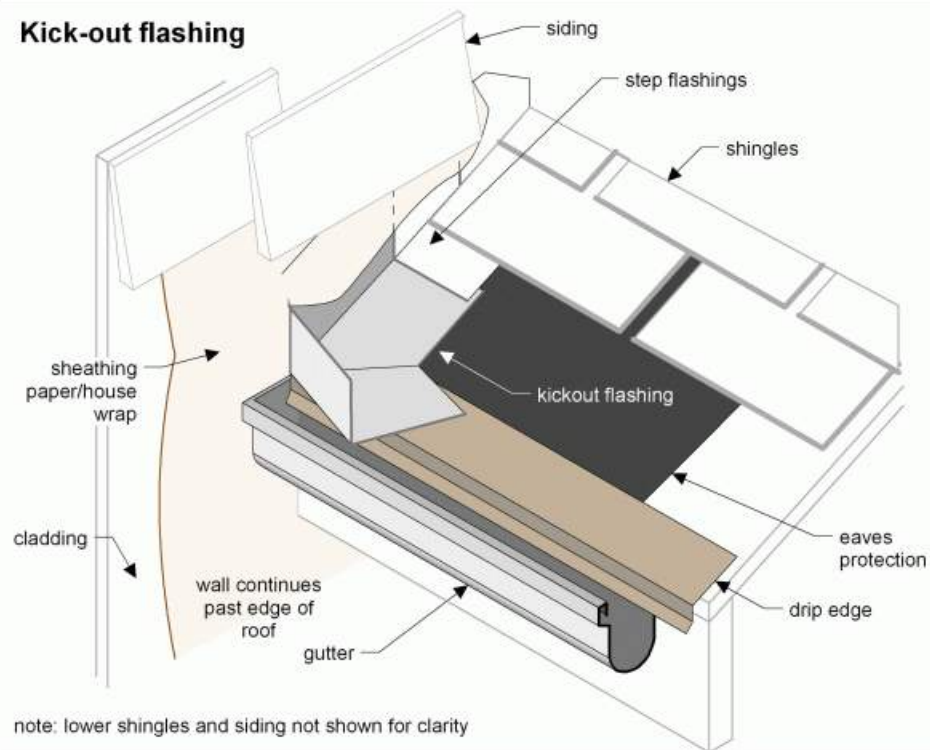
Missing kickouts allow rain water to bypass gutter causing damage to the fascia and soffits. Additionally the water damages the brick and mortar

Implication(s): Chance of water damage to contents, finishes and/or structure

Kickout prevents siding/wall damage



Kick-out flashing



ROOFING

123 Main St, Frisco, TX May 1, 2020

Report No. 1564, v.0

www.ptjhomedefenders.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

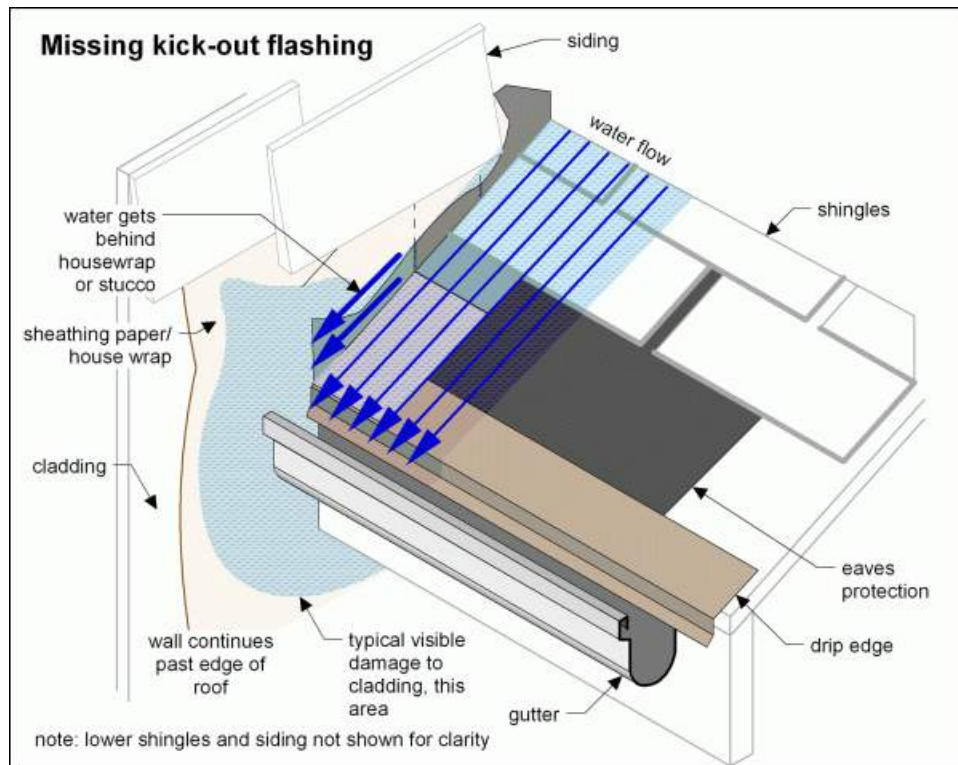
HEATING

COOLING

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8. Kickout flashing - missing



9. Kickout flashing - missing

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10. Kickout flashing - missing

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Description

Gutter & downspout discharge: • Above grade

Lot slope: • Flat

Driveway: • Gravel

Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • Discharge onto roofs

Redirect water from siding.

Implication(s): Chance of water damage to contents, finishes and/or structure



11. Discharge onto roofs

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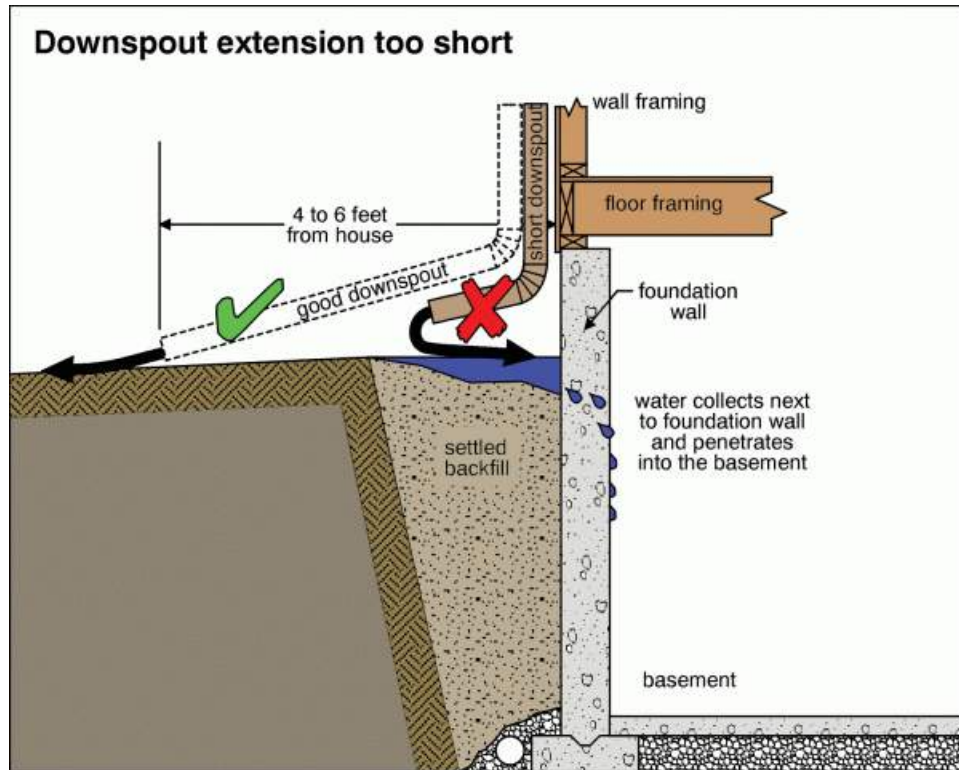
PLUMBING

INTERIOR

4. Condition: • Discharge too close to building

Down spouts need to have 2' extension to prevent under cutting foundation. Additionally redirect water flow away from the house. Need to stop erosion

Implication(s): Chance of water damage to contents, finishes and/or structure



12. Discharge too close to building

WALLS \ Trim

5. Condition: • Damaged Trim

Repair

EXTERIOR

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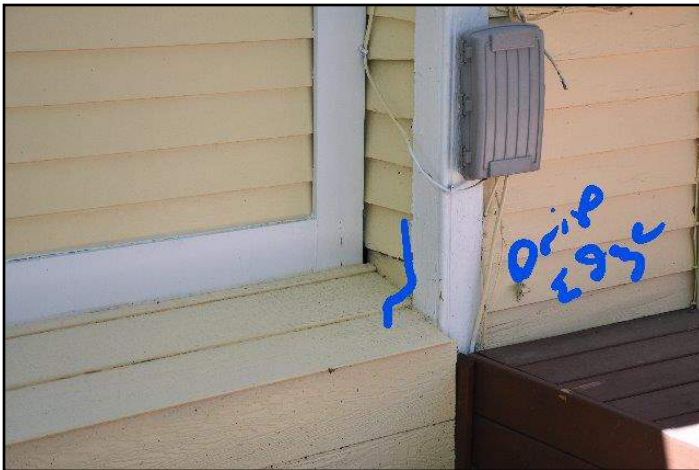
13. Damaged Trim

6. Condition: • Damaged Trim



14. Damaged Trim

7. Condition: • Missing drip edge



15.



16.

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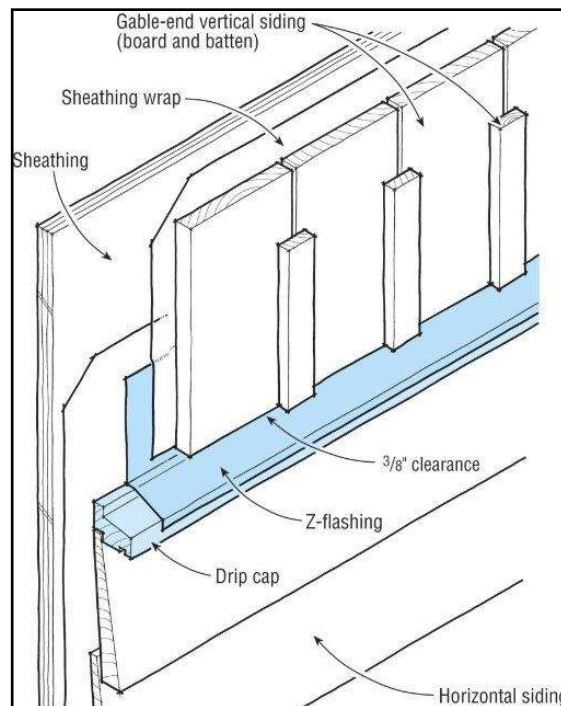
HEATING

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17.

WALLS \ Wood siding

8. Condition: • Cracked, split or broken

Implication(s): Chance of water damage to contents, finishes and/or structure



18. Cracked, split or broken

9. Condition: • Missing drip edge between siding and flooring

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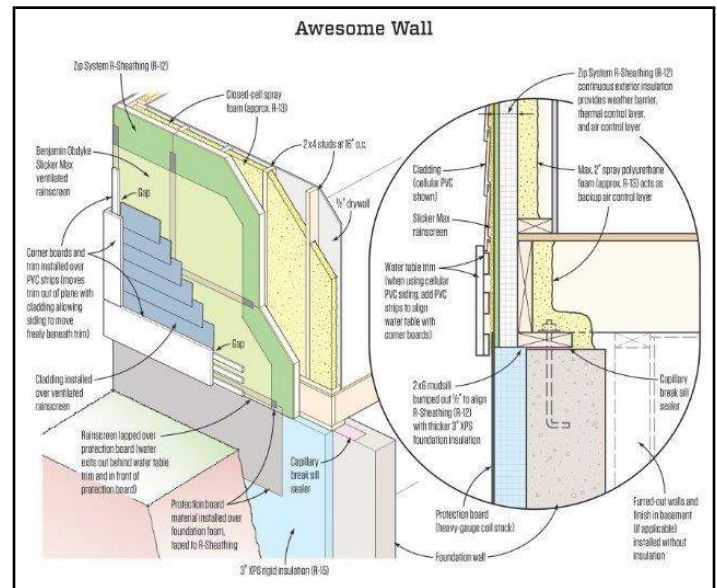
INSULATION

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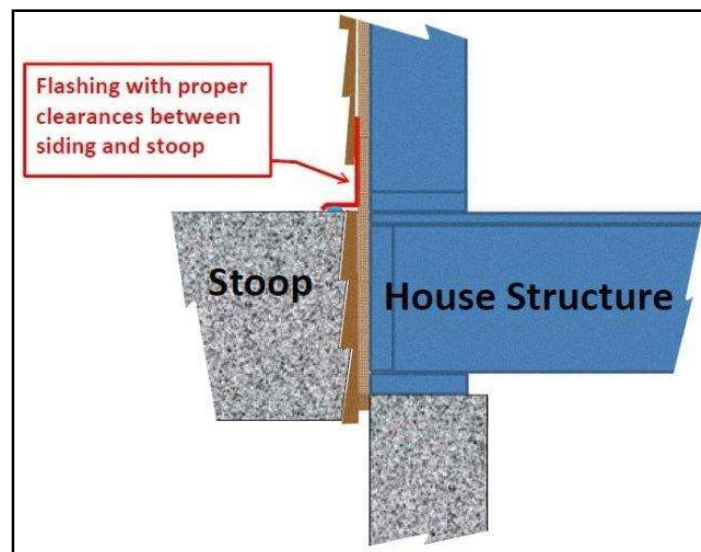
INTERIOR



19.



20.



21.

EXTERIOR GLASS/WINDOWS \ Exterior trim

10. Condition: • Rot

Westside lower window trim rot replace.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

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22. Rot



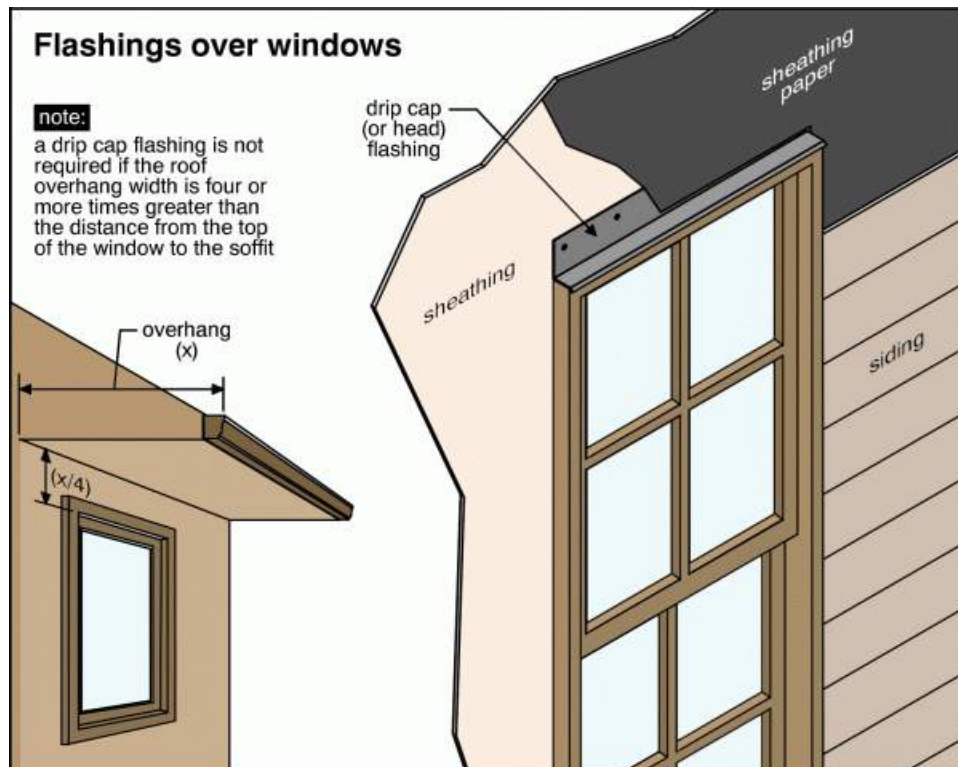
23. Rot

EXTERIOR GLASS/WINDOWS \ Exterior drip caps/Drip cap flashing/Head flashing

11. Condition: • Missing

Flashing above window trim, issuing water entry point can cause wood rot

Implication(s): Chance of water damage to contents, finishes and/or structure



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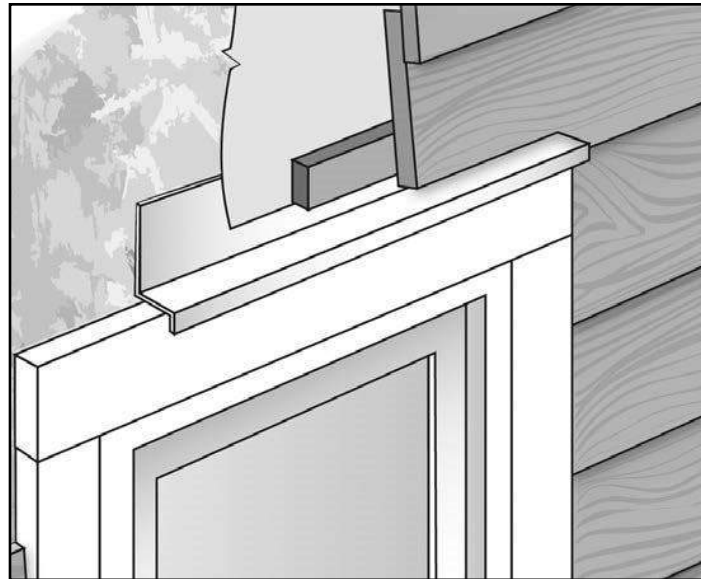
INTERIOR



24. Missing



25. Missing



26. Missing

DOORS \ Exterior trim

12. Condition: • Rot

Repair laundry door trim

Implication(s): Chance of damage to finishes and structure

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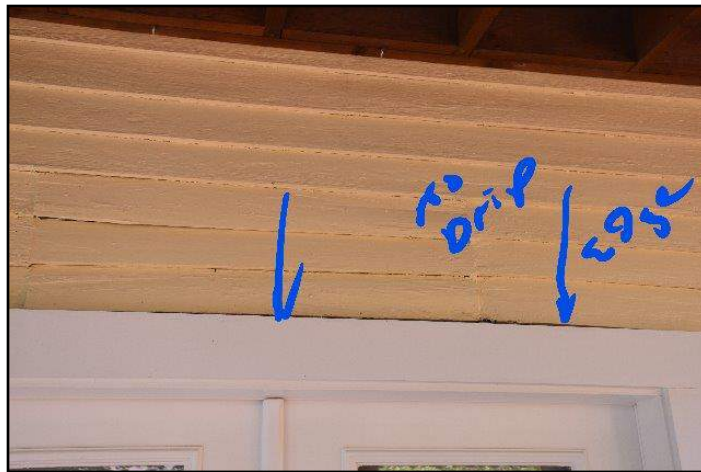


27. Rot

DOORS \ Exterior drip caps

13. Condition: • Missing

Implication(s): Chance of damage to finishes and structure



28. Missing

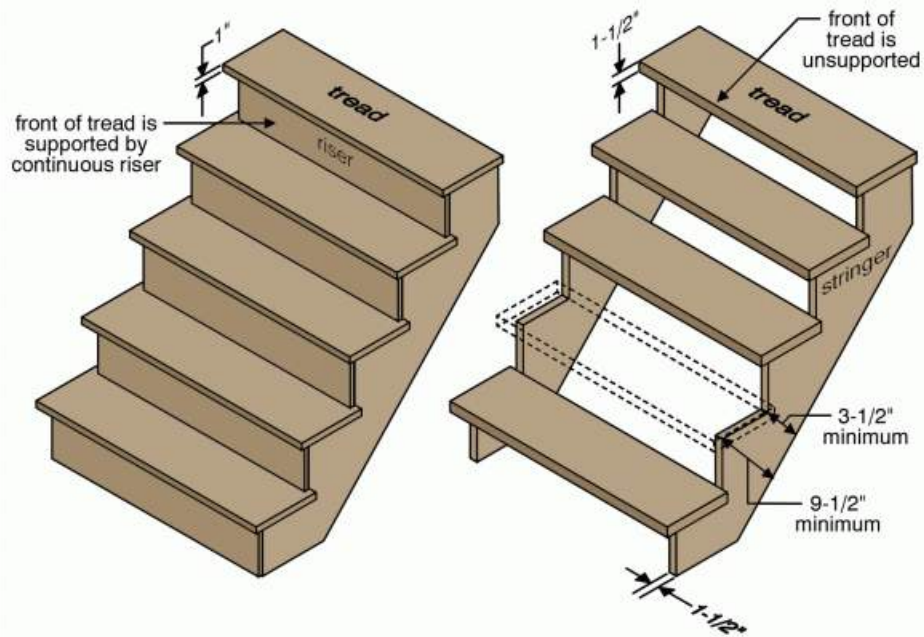
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

14. Condition: • Steps springy, loose or sagging

Replace laundry patio damaged replace.

Implication(s): Trip or fall hazard

Designing steps that aren't springy



29. Steps springy, loose or sagging

IRRIGATION/SPRINKLER SYSTEM \ Sprinkler heads

15. Condition: • Damaged

Zones 2,3, 4 and 5 damaged heads or piping

Implication(s): Reduced operability | Equipment not operating properly

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30. Damaged



31. Damaged



32. Damaged



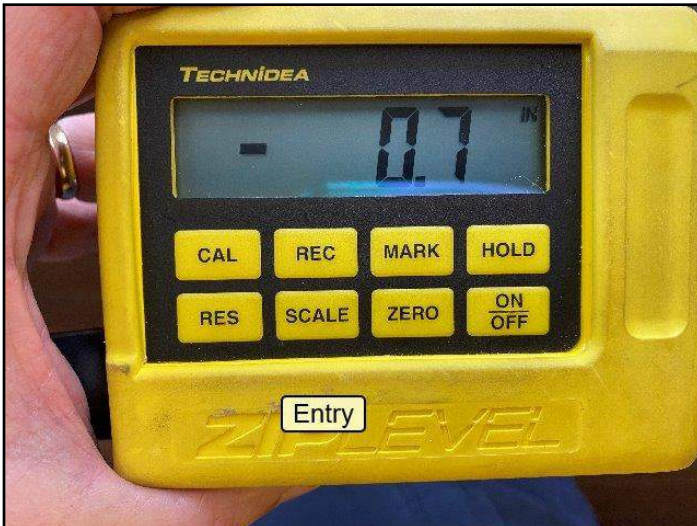
33. Damaged

Description

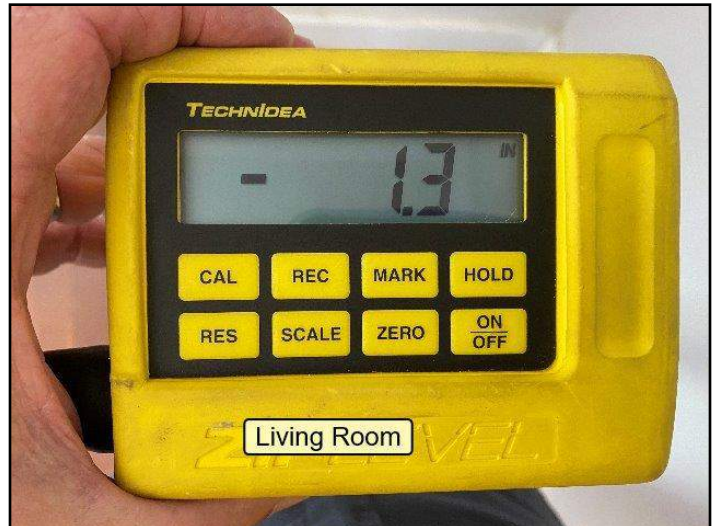
General:

- Elevation check of home (Specification difference should be less than 2.0")

Baseline stairs 0.0", master bedroom NW corner 1.3", master bathroom 0.7", hallway bathroom 1.9", laundry area -3.2", NE bedroom NW corner -3.4", living room SE corner -1.3", Entry -0.7", kitchen -0.5",



34. Elevation check of home (Specification...



35. Elevation check of home (Specification...



36. Elevation check of home (Specification...



37. Elevation check of home (Specification...



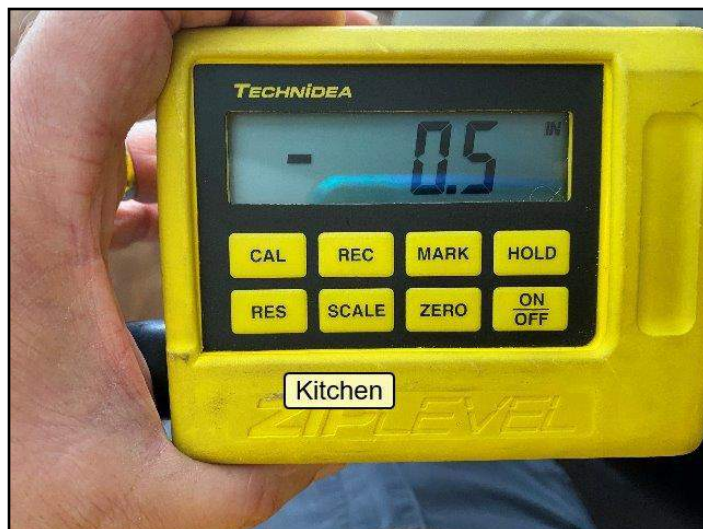
38. Elevation check of home (Specification...



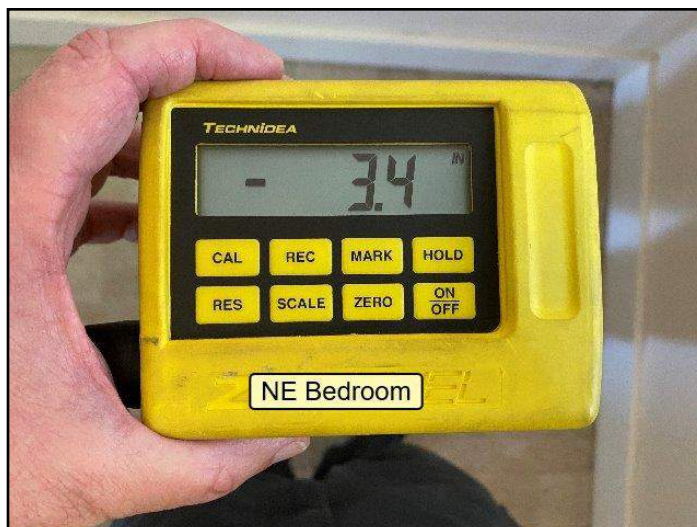
39. Elevation check of home (Specification...



40. Elevation check of home (Specification...



41. Elevation check of home (Specification...



42. Elevation check of home (Specification...

Type of Foundation(s): • Pier and beam

Foundation Performance Opinion: • Satisfactory

Roof Structures and Attics Viewed From: • No access was gained to crawlspace

Configuration: • Piles and grade beams

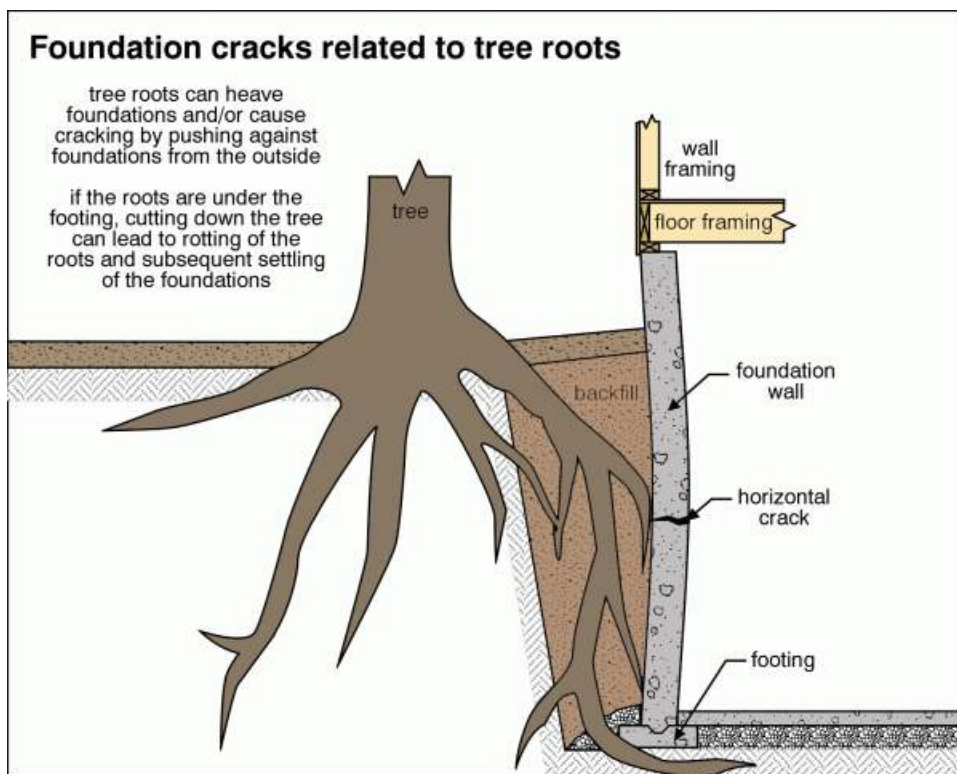
Foundation material: • Masonry block

Recommendations

FOUNDATIONS \ General notes

16. Condition: • Large trees close to building

Implication(s): Weakened structure | Chance of structural movement



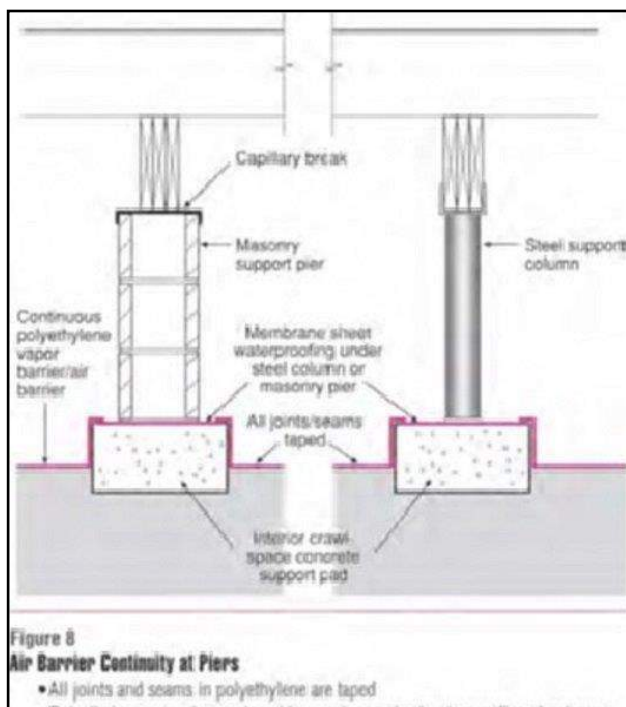


43. Large trees close to building

FLOORS \ Columns or piers

17. Condition: • No Termite cap

Missing termite caps need to add caps to prevent wood damage



44. No Termite cap

FLOORS \ Beams

18. Condition: • Insect damage

Implication(s): Material deterioration



45. Insect damage

FLOORS \ Sheathing/Subflooring

19. Condition: • No floor sheathing under old hardwood flooring.



46.

Description

Type of Wiring: • Copper - non-metallic sheathed

Service entrance cable and location: • Underground copper

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating:

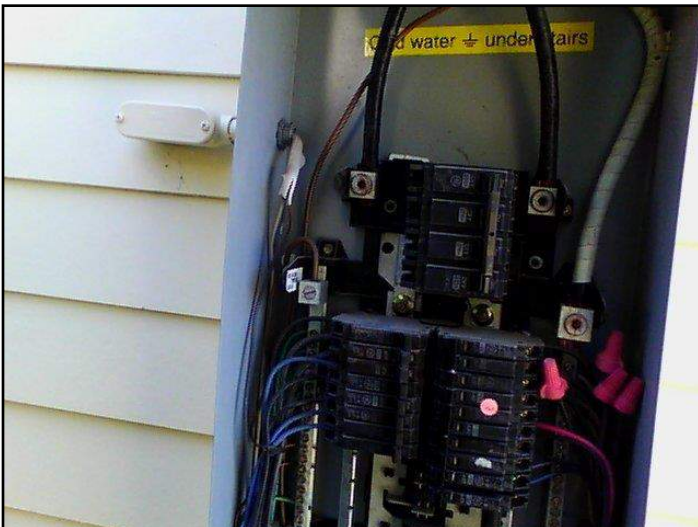
• 200 Amps



47. 200 Amps



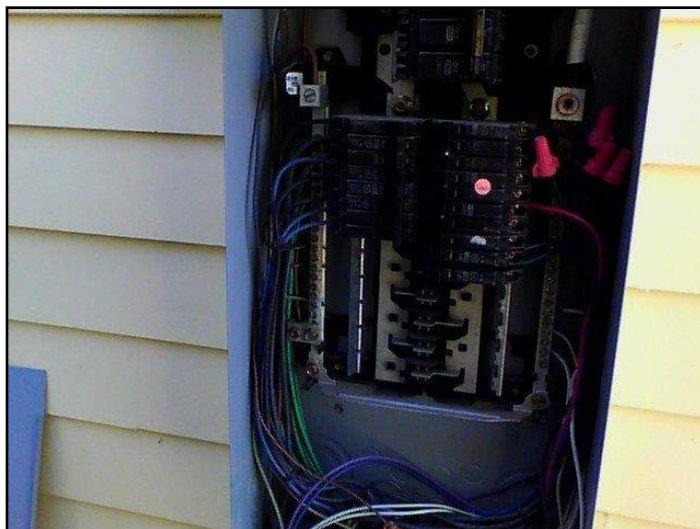
48. 200 Amps



49. 200 Amps



50. 200 Amps



51. 200 Amps

System grounding material and type: • Copper - ground rods

Distribution panel type and location: • Breakers - exterior wall

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - exterior • GFCI - kitchen • No AFCI

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • None noted

Recommendations

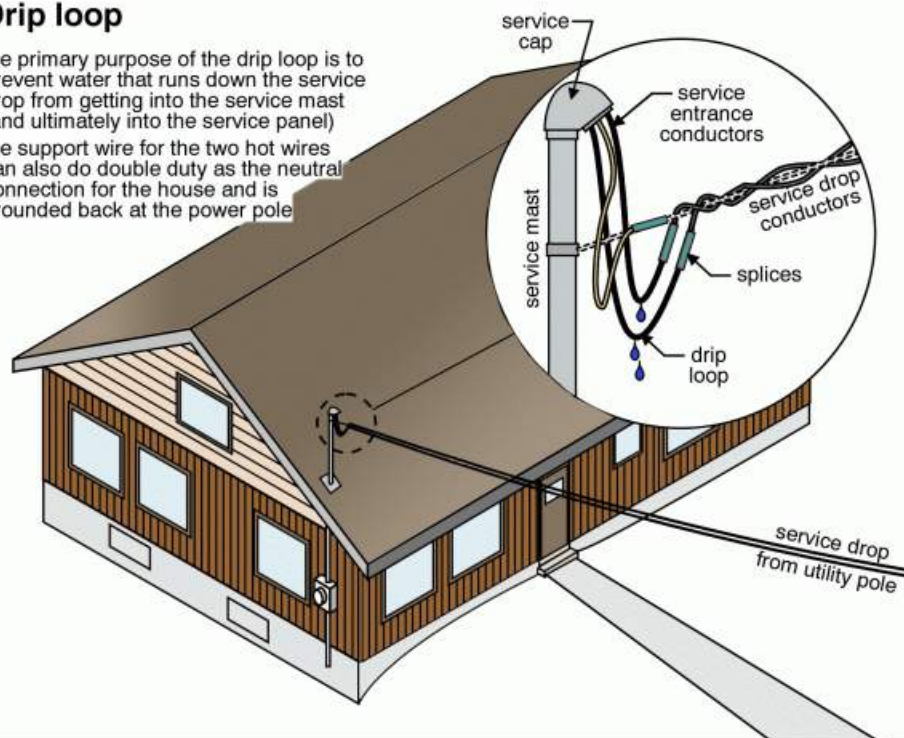
SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

20. Condition: • No drip loop

Implication(s): Shock hazard or interruption of electrical service

Drip loop

the primary purpose of the drip loop is to prevent water that runs down the service drop from getting into the service mast (and ultimately into the service panel)
the support wire for the two hot wires can also do double duty as the neutral connection for the house and is grounded back at the power pole



52. No drip loop

DISTRIBUTION SYSTEM \ Junction boxes

21. **Condition:** • Concealed boxes

Implication(s): Electric shock | Fire hazard



53. Concealed boxes

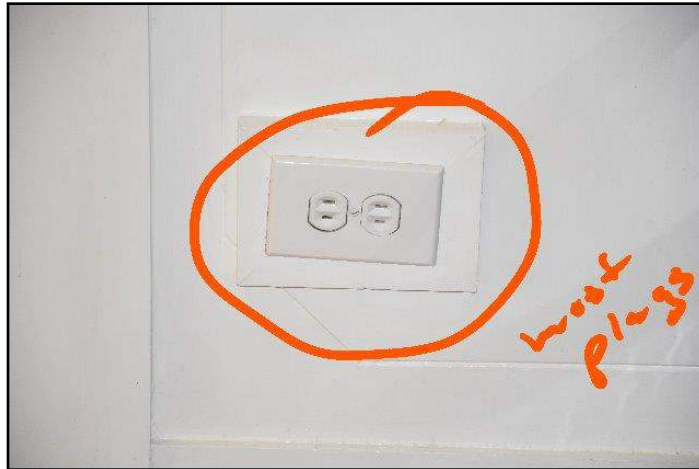
DISTRIBUTION SYSTEM \ Outlets (receptacles)

22. Condition: • GFCI are required in Bathrooms, Garage, Outdoor and Kitchens to prevent electrical shock
Patio grill plug required to have GFCI



54. GFCI are required in Bathrooms, Garage,...

23. Condition: • 2 prone plugs installed
plugs not grounded will not work with modern equipment. Should be noted ground wires installed in new electrical panel.



55. 2 prone plugs installed

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

24. Condition: • Missing

Missing for all bedrooms and hallway out the bedroom

Implication(s): Safety issue

HEATING

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Description

Type of Systems: • Central air

Energy Sources: • Electricity

Fuel/energy source: • Electricity

Furnace manufacturer: • Amana

Approximate age: • Not determined

Main fuel shut off at: • Exterior wall

Failure probability: • Low

Temperature difference: • 60°

Fireplace/stove: • Wood-burning fireplace

Chimney/vent: • Masonry

Chimney liner: • Metal

Recommendations

FIREPLACE \ General notes

25. Condition: • Not functional

Implication(s): System inoperative



56. *Not functional*

FIREPLACE \ Hearth and extension

26. Condition: • Gaps or cracks

Repair

Implication(s): Fire hazard

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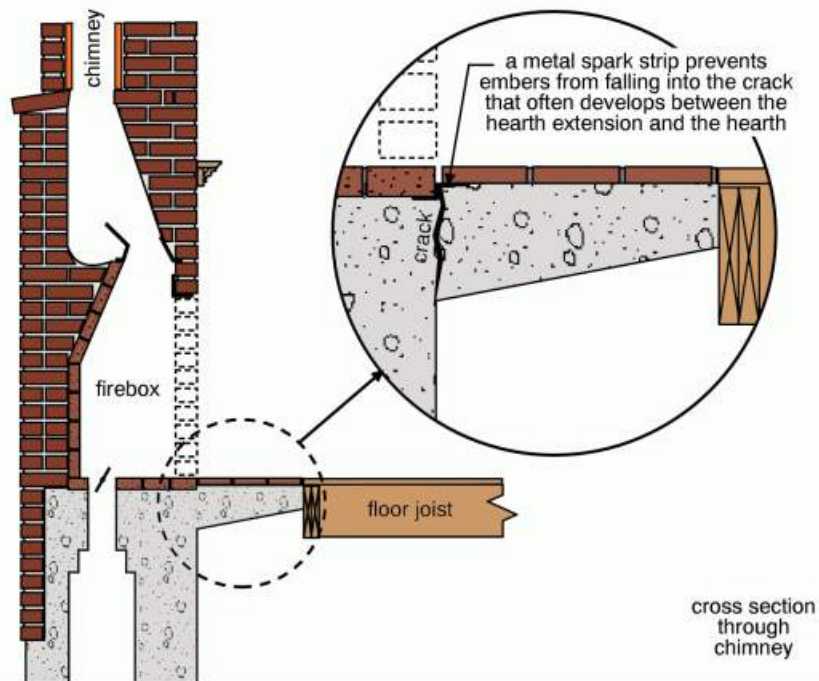
COOLING

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Metal spark strip



57. Gaps or cracks

COOLING & HEAT PUMP

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Description

Type of Systems: • Central air

Air conditioning type: • Central

Heat pump type: • Central

Manufacturer:

• Trane



58. Trane

Cooling capacity: • 5 Tons

Compressor approximate age: • 2 years

Failure probability: • Low

Temperature difference: • Acceptable temperature difference: 14° to 22°

Refrigerant type: • R-410A

INSULATION AND VENTILATION

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Description

Approximate Average Depth of Insulation: • Not determined

Attic/roof insulation material: • Not visible

Attic/roof air/vapor barrier: • Not visible

Limitations

Crawlspace inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Insulation

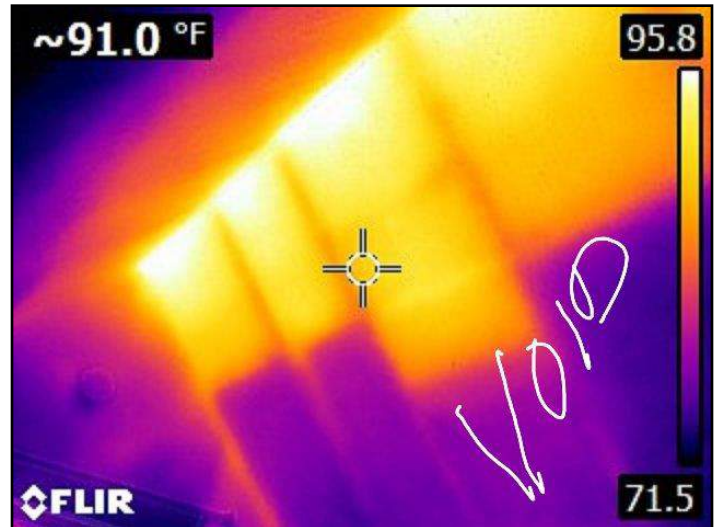
27. Condition: • Gaps or voids

Multiply voids around the home energy loss issue. In particular the upstairs roof line.

Implication(s): Increased heating and cooling costs | Reduced comfort



59. Gaps or voids



60. Gaps or voids

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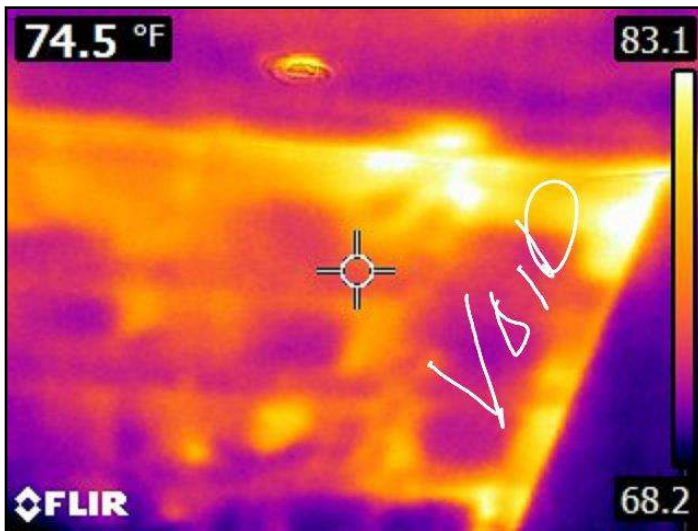
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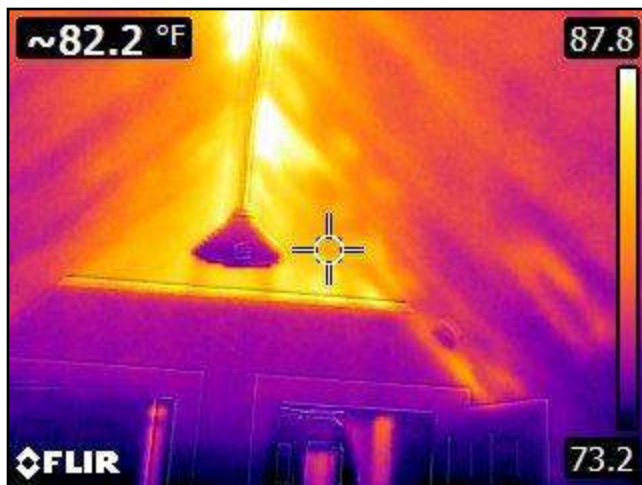
INTERIOR



61. Gaps or voids



62. Gaps or voids



63. Gaps or voids



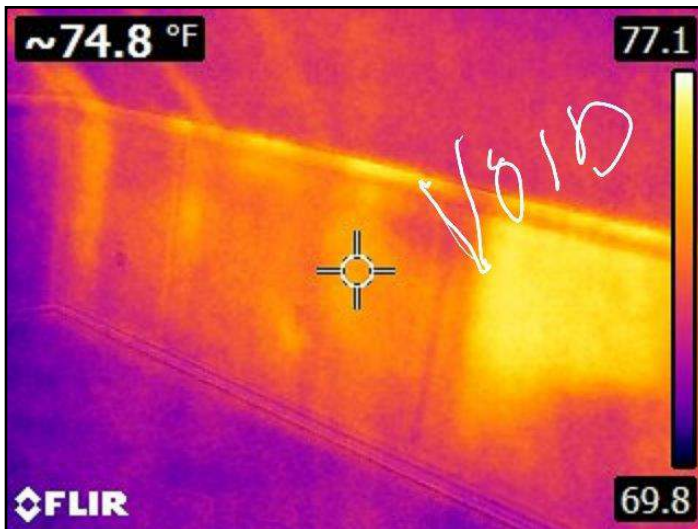
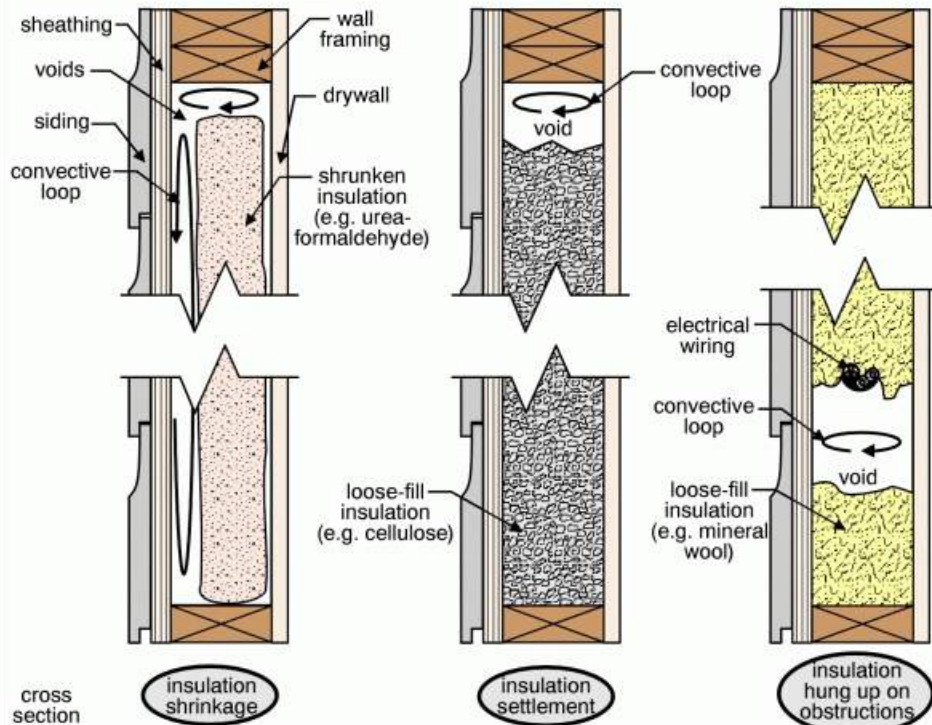
64. Gaps or voids

WALLS \ Insulation

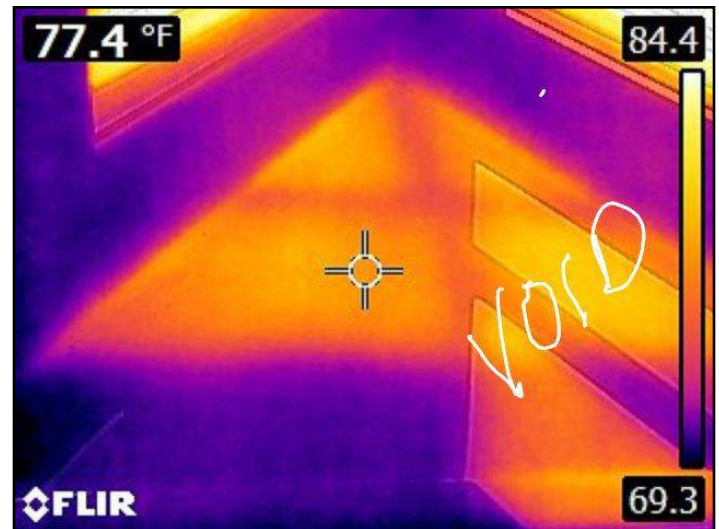
28. Condition: • Sagging or voids

Implication(s): Increased heating and cooling costs | Reduced comfort

Insulation voids and convective loops



65. Sagging or voids



66. Sagging or voids

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67. Sagging or voids



68. Sagging or voids



69. Sagging or voids



70. Sagging or voids

29. Condition: • Exterior Electrical Plug needs to be weather proofed and sealed. Water entry point and energy loss issue.

30. Condition: • Missing insulation

FOUNDATION \ Crawlspace ventilation

31. Condition: • Missing

Implication(s): Chance of condensation damage to finishes and/or structure

32. Condition: • crawl space siding needs to be repaired.



71.

FOUNDATION \ Crawlspace floor

33. Condition: • Debris in crawlspace

34. Condition: • Access into Crawl Space should be >18" X 24"

35. Condition: • To meet code requirements, the crawlspace floor should be covered with a ground cover consisting of 6-millimeter plastic that is overlapped and sealed at the edges and secured to the side walls; perimeter walls should be insulated to code-specified levels (e.g., rigid foam on the exterior or rigid fiberglass, spray foam, or rigid foam on the interior); and perimeter drainage should be provided just like a basement when the crawlspace ground level is below the ground level of the surrounding grade.

Prevent moisture rot of the flooring, and heat/cooling loss.

A ground vapor retarder is installed to minimize transfer of water vapor from the soil into the crawl space. The earth must be cleared of all vegetation and organic material.

A continuous Class I vapor retarder is required by the IRC: commonly 6-mil minimum polyethylene (poly). The poly can be secured to the ground using sod staples or spikes, or by other means, as needed.

Poly joints must overlap at least 6 inches, and be sealed or taped, as required by the IRC.

Poly edges must extend at least 6 inches up the wall, and be attached and sealed to the wall or insulation, as required by the IRC.

The poly must be sealed at all seams and at all junctions with walls, piers, etc. using tape or mastic

The poly can be extended the full height of the foundation wall to minimize moisture vapor transfer from the wall. (Poly should not be extended up cripple walls, or be installed over an interior framed wall.)

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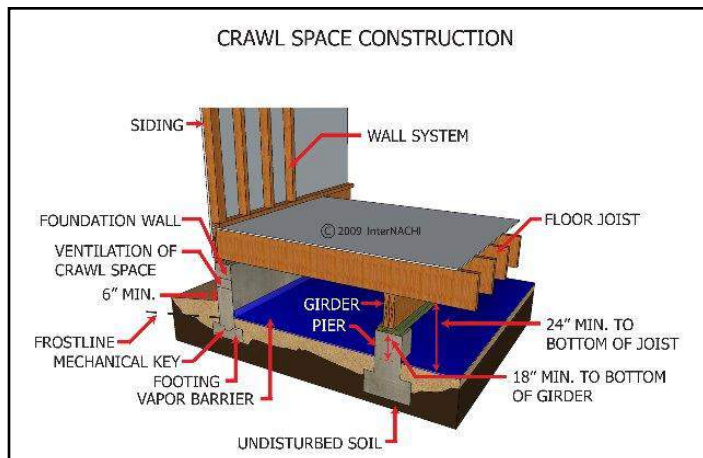
72. No vapor barrier



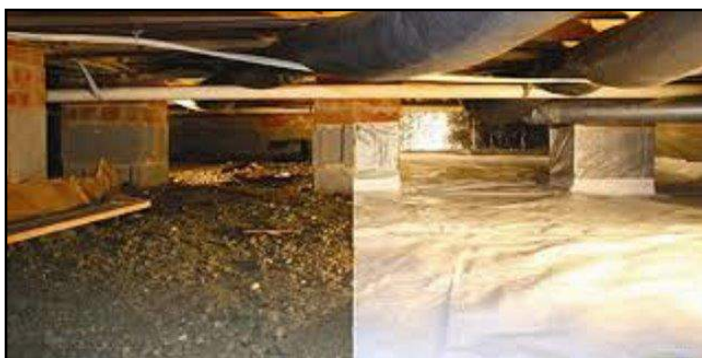
73. No vapor barrier



74. No vapor barrier



75. To meet code requirements, the crawlspace...



76. To meet code requirements, the crawlspace...



77. To meet code requirements, the crawlspace...

36. Condition: • Crawl Space Height <18"

Unable to access crawl space limited height less than 18" to safely allow for access under the crawl space.

37. Condition: • Wood and debris on flooring this could attract termite and insects. Remove all wood from flooring.

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78. Wood and debris on flooring this could...



79. Wood and debris on flooring this could...

38. **Condition:** • Recommend encapsulating Crawl space to prevent moisture intrusion into the home.

CRAWLSPACE \ Hatch/Door

39. **Condition:** • Too small



80. Too small



81. Too small

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82. *Too small*

Description

Location of water meter: • Front near street

Location of Main water supply valve: • South

Static water pressure reading: • High Above Normal Range

Water Heating Energy Source: • Gas

Water Heating Capacity: • Tankless

Swimming Pools Type of Construction: • Not installed

Private Water Wells Type of Pump: • None Installed

Private Water Wells Type of Storage Equipment: • None Installed

Private Sewage Disposal Type of System: • None Installed

Private Sewage Disposal Location of Drain Field: • None Installed

Water supply source: • Public

Service piping into building: • PE (polyethylene) • Galvanized steel

Supply piping in building: • Galvanized steel

Water heater location: • Laundry area

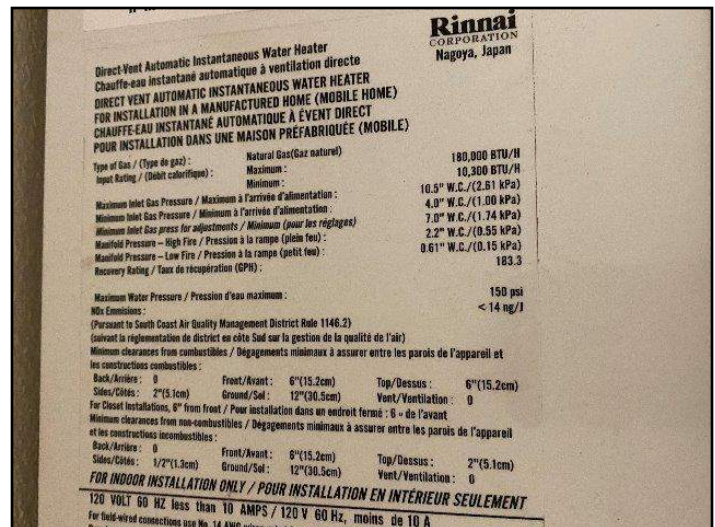
Water heater fuel/energy source: • Gas

Water heater manufacturer:

- Rinnai



83. Rinnai



84. Rinnai

Water heater failure probability: • Low

Waste and vent piping in building: • PVC plastic • Cast iron

Recommendations

SUPPLY PLUMBING \ Water supply piping in building

40. Condition: • Galvanized steel

Implication(s): Reduced water pressure and volume

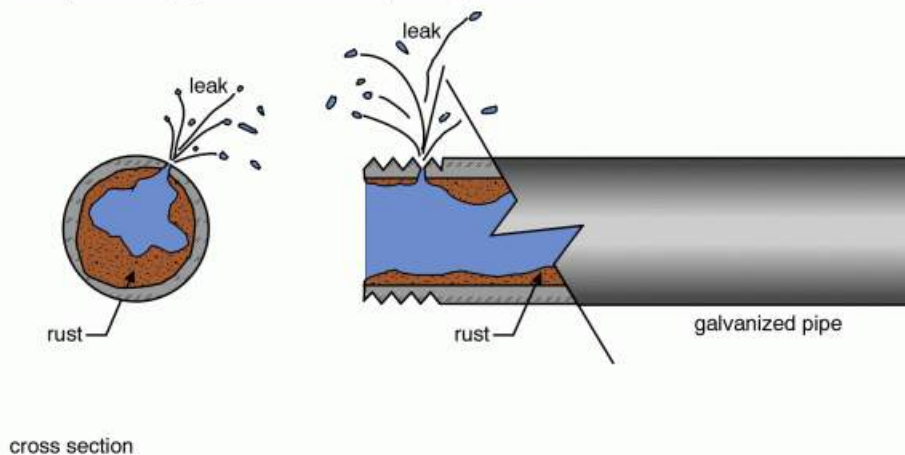
41. Condition: • Rust

Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



SUPPLY PLUMBING \ Water pressure regulator

42. Condition: • Recommended due to high supply water pressure

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

PLUMBING

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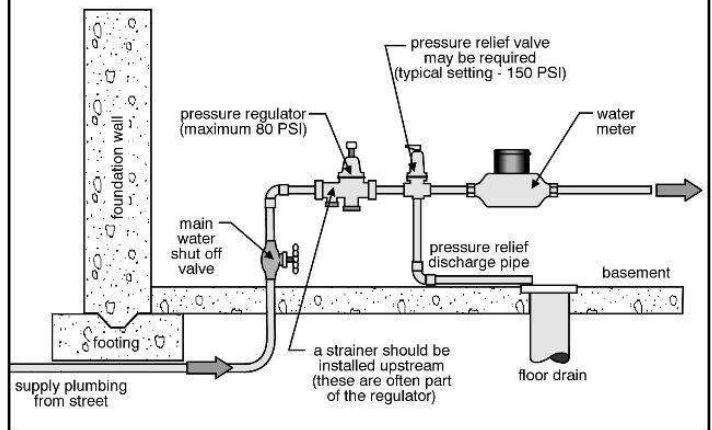
INTERIOR



86. Recommended due to high supply water...

Pressure regulator required

residential systems with static pressure in excess of 80 PSI usually have a pressure regulator



87. Recommended due to high supply water...

GAS SUPPLY \ Gas piping

43. Condition: • Remove abandon gas lines



88.

WASTE PLUMBING \ Venting system

44. Condition: • Ineffective

Only one exterior vent may cause drainage issue. Code only requires one vent system serving each building drain shall have not less than one vent pipe that extends to the outdoors. Recommend add additional vent lines or using air admittance valves.

Code:

P3101.2 Trap seal protection. The plumbing system shall be provided with a system of vent piping that will allow the admission or emission of air so that the liquid seal of any fixture trap shall not be subjected to a pressure differential of more than 1 inch of water column (249 Pa).

P3101.2.1 Venting required. Every trap and trapped fixture shall be vented in accordance with one of the venting methods

PLUMBING

123 Main St, Frisco, TX May 1, 2020

Report No. 1564, v.0

www.ptjhomedefenders.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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PLUMBING

INTERIOR

P3114.4 Location. Individual and branch air admittance valves shall be located not less than 4 inches (102 mm) above the horizontal branch drain or fixture drain being vented. Stack-type air admittance valves shall be located not less than 6 inches (152 mm) above the flood level rim of the highest fixture being vented. The air admittance valve shall be located within the maximum developed length permitted for the vent. The air admittance valve shall be installed not less than 6 inches (152 mm) above insulation materials where installed in attics.

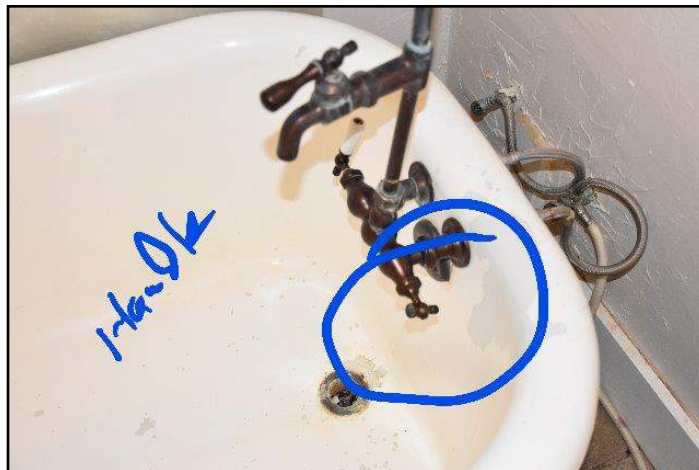
Implication(s): Sewer gases entering the building



89. Ineffective

FIXTURES AND FAUCETS \ Faucet

45. Condition: • Missing Handle



90. Missing Handle

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

46. Condition: • Slow drains

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Hallway Bathroom

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91. Slow drains

47. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability



92. Drain stop ineffective

48. Condition: • Chipped Sink

Location: Kitchen

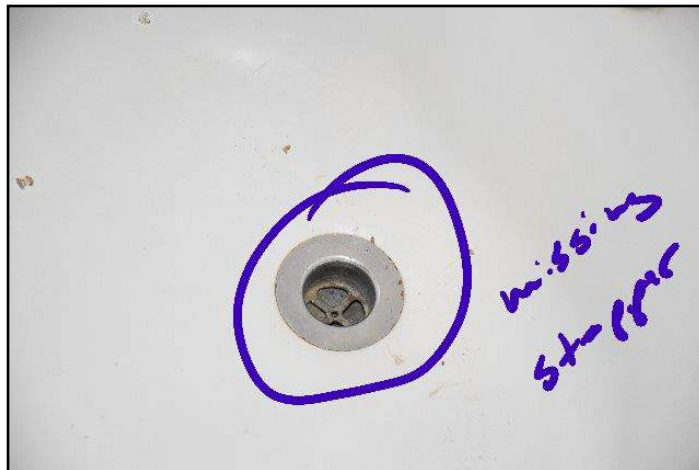


93. Chipped Sink

FIXTURES AND FAUCETS \ Bathtub

49. Condition: • Drain stop missing

Implication(s): Reduced operability



94. Drain stop missing

50. Condition: • Cast Iron Tub Chipped

Both tubs and paint peeling master tub

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95. Cast Iron Tub Chipped

51. Condition: • Caulk Tub and Tile interface water entry point can loosen tiles.

Location: Hallway Bathroom



96. Caulk Tub and Tile interface water entry...



97. Caulk Tub and Tile interface water entry...



98. Caulk Tub and Tile interface water entry...



99. Caulk Tub and Tile interface water entry...

52. Condition: • Tub resurfacing/paint chipping needs to be repaired.



100.



101.



102.

FIXTURES AND FAUCETS \ Shower stall enclosure

53. Condition: • Caulking loose, missing or deteriorated

Shower enclosure needs to be caulked

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Hallway Bathroom



103. Caulking loose, missing or deteriorated



104. Caulking loose, missing or deteriorated



105. Caulking loose, missing or deteriorated

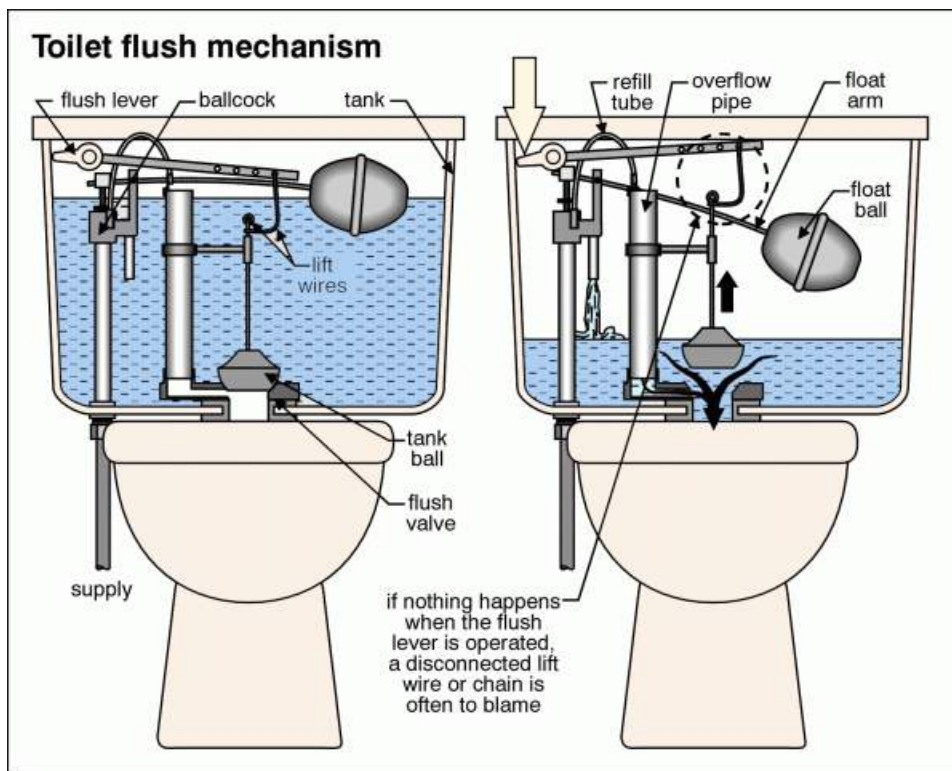
FIXTURES AND FAUCETS \ Toilet

54. Condition: • Flush mechanism inoperative

Replace flushing mechanism

Implication(s): Equipment failure | Sewage entering the building

Location: Hallway Bathroom



106. Flush mechanism inoperative

55. Condition: • Obstructed or weak flush

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Hallway Bathroom First Floor

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107. *Obstructed or weak flush*

56. Condition: • Flapper leaking by needs to be replaced
Both bathrooms

Description

Windows: • Single/double hung

Glazing: • Double

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • None

Laundry room ventilation: • None

Inventory Garbage disposal (food waste grinder): • Kenmore

Inventory Dishwasher: • GE

Inventory Range:

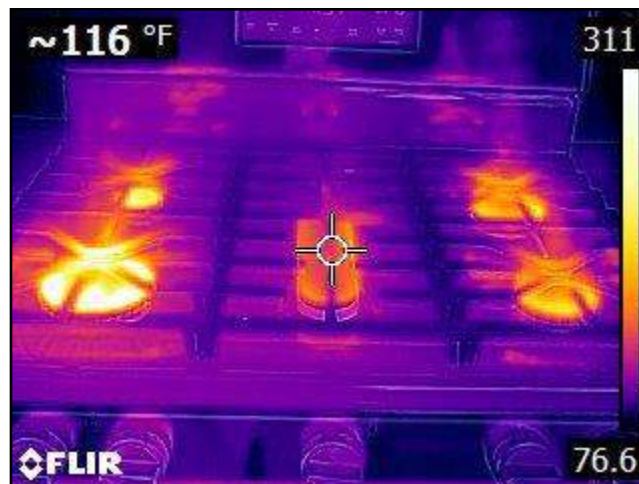
• GE



108. GE



109. GE



110. GE

Inventory Water Heater: • Rinnai

INTERIOR

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Recommendations

WALLS \ Plaster or drywall

57. Condition: • Minor Settlement Cracks

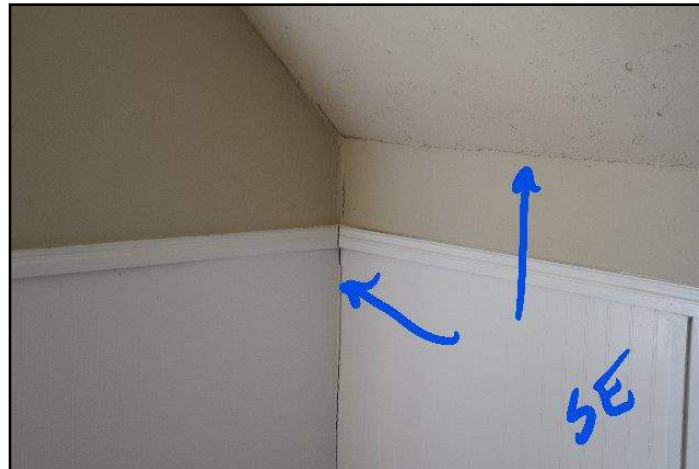
Repair cracks in 2nd floor SE room.



111. Minor Settlement Cracks



112. Minor Settlement Cracks



113. Minor Settlement Cracks

FLOORS \ Wood/laminate floors

58. Condition: • Buckled

Repair flooring in master bedroom

Implication(s): Trip or fall hazard

INTERIOR

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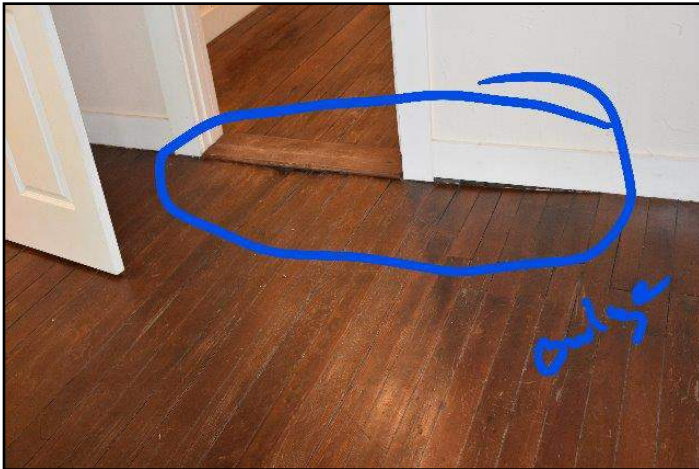
HEATING

COOLING

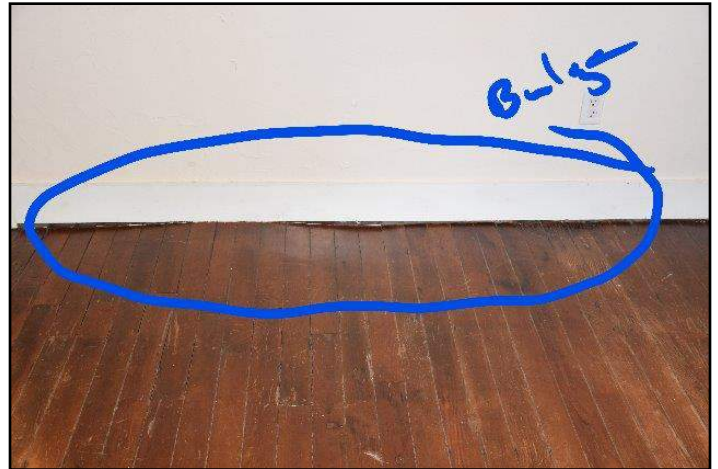
INSULATION

PLUMBING

INTERIOR



114. Buckled



115. Buckled

59. Condition: • Damaged

DOORS \ Doors and frames

60. Condition: • Door drags at bottom will not shut.

Location: First Floor Master Bathroom



116.

DOORS \ Hardware

61. Condition: • Latch not effective on exterior door

Entry door does not latch

Implication(s): Poor security

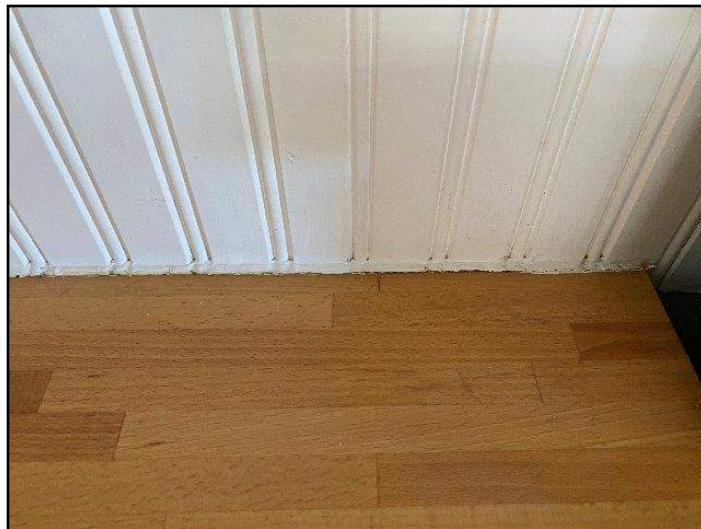


117. Latch not effective on exterior door

CARPENTRY \ Countertops

62. Condition: • Re Caulk Water Entry Point.

Location: Kitchen



118. Re Caulk Water Entry Point.

STAIRS \ Height

63. Condition: • Headroom less than ideal

Vertical clearance above any stair tread to any overhead obstruction is at least 6 feet, 8 inches (203 cm), as measured from the leading edge of the tread.

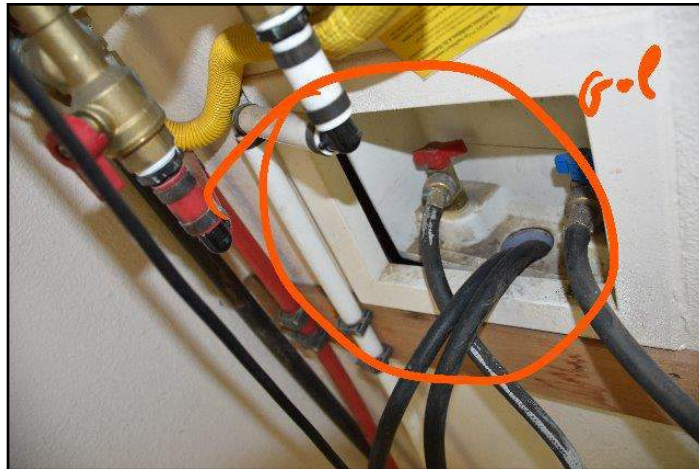
Implication(s): Physical injury



119. Headroom less than ideal

APPLIANCES \ Washing machine

64. Condition: • water enclosure loose



120.

END OF REPORT