

AAA Home & Termite Inspections

Property Inspection Report



1207 E Rio Grande Ave, El Paso, TX 79902

Inspection prepared for: Max Choi

Date of Inspection: 5/4/2026 Time: 2:00 PM

Age of Home: 1901 Size: 3186

Order ID: 29729

Inspector: Isaac Quezada

TREC 20422 NM024

5671 Beacon Ave, El Paso, TX 79905

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Email: Office@aaainspection.net

AAainspection.net



THE HOME INSPECTOR WILL NOT DETERMINE AND THE REPORT PROVIDED UPON COMPLETION OF THE INSPECTION WILL NOT CONTAIN A DETERMINATION OF WHETHER THE BUILDING OR COMPONENTS AND OR SYSTEMS OF THE BUILDING THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS

PROPERTY INSPECTION REPORT FORM

<u>Max Choi</u>	<u>5/4/2026</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>1207 E Rio Grande Ave, El Paso, , TX 79902</u>	
<i>Address of Inspected Property</i>	
<u>Isaac Quezada</u>	<u>TREC 20422 NM024</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspectors 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 manufacturers 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Understanding the Report

USE OF PHOTOS AND VIDEO:

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible, readily available, portions of the structure; inspection may be limited by vegetation and possessions. We highly recommend that you engage us to perform any additional inspections after home has become unoccupied and cleared from obstructions and before closing on property. It is recommended that you read the following link to fully understand the scope of the home inspection. TREC Standards of Practice Link ([CLICK TO READ](#))

We recommend that licensed contractors further evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

BLACK text is general information and descriptions of the systems and components installed at the property.

GREEN text are observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less significant, but should be addressed; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

BLUE text are comments of significant deficient components or conditions which need attention, repair, or replacement.

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

COMMENT HEADINGS DEFINED:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence. These item may have complied with standards at the time of construction, but do not comply with the most currently accepted safety standards.

"MAINTENANCE": Denotes recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

Table Of Contents

STRUCTURAL SYSTEMS	5-30
ELECTRICAL SYSTEMS	31-36
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	37-38
PLUMBING SYSTEMS	39-45
APPLIANCES	46-48
OPTIONAL SYSTEMS	49
Glossary	50
Report Summary	51-55

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Crawlspace Foundation, viewed from inside crawlspace
- Basement Foundation

Comments: There is no single formal universally accepted standard for residential building foundation performance. Even if there were, an opinion of the performance of any foundation would necessarily require several pieces of information that are typically not available to the inspector, e.g. a new construction elevation baseline survey on the date that the foundation construction was originally substantially completed, et al. Simply put: an opinion on the performance of a foundation cannot feasibly be based upon a one-time visual inspection of the structure. One cannot extrapolate long-term trends from a short-term sample of facts. This is a report of first impression of what was visible and recognized by the inspector on the date and time of this inspection.

A.1. Foundation was functioning as need be in my opinion: original structure only

A.2. Addition foundation structure showed to be lacking support. Sloped floors, cracks in floors, walls and ceilings in unit 4 were evident. Recommend a structural engineer for further details and correction

A.3. IMPROVE: A 4x4 wood column in basement showed to be overly notched. Recommend further evaluation and correction.



View of crawlspace



View of crawlspace

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IMPROVE: A 4x4 wood column in basement showed to be overly notched. Recommend further evaluation and correction.



Addition foundation structure showed to be lacking support. Sloped floors, cracks in floors, walls and ceilings in unit 4 were evident. Recommend a structural engineer for further details and correction



View of crawl space wall

X			
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B. Grading & Drainage

Comments: Comments: A recommended grade should fall 6" for every 10ft from structure. However, homes in the greater southwest region are built on a near flat grade. Which may present problems with moisture buildup near the structure. Landscaping changes or additions should always be constructed in such a manner as to prevent water from ponding adjacent to the homes foundation.

B.1. Grade sloped away from structure

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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Asphalt shingles: Dimensional
- Rolled Roofing (mod bit)

Viewed From:

- Roof
- Ladder
- Ground

Comments: (If mentioned) Roof top repairs were not tested in anyway, as such scope is not part of the standards of practice of a visual inspection. If repairs were mentioned, recommend that roof top repairs be further evaluated by roofer before the purchase of home

C.1. MAINTENANCE: Recommend re-sealing of ALL protrusions through the roof.

C.2. MAINTENANCE: Recommend resealing ALL cracks and crevice on roof top material.

C.3. MAINTENANCE: Exposed nails were present on roof top material. Recommend sealing of ALL exposed nails on roof top

C.4. Damaged roof material, various shingles showed wear, loss of granules and or damaged shingles on backside of roof. Recommend correction

C.5. MAINTENANCE: Wind damage was evident on roof top material. Various shingles showed to have been lifted. Recommend correction

C.6. Ponding on rolled roofing areas were evident. Recommend further evaluation and correction.

C.7. Hail damage was evident on roof top material. May allow further rapid deterioration of material, water intrusion and or moisture related issues. Recommend further evaluation by roofer

C.8. MAINTENANCE: Roof material showed to have been improperly placed from drip edge. Recommend correction.

C.9. Tree branches were touching parts of the detached structure roof, which has caused damage to roof top material. Recommend trimming back of ALL tree branches and correction to roof top material

C.10. IMPROVE: five layers of shingle were evident on rooftop material. Keep in mind that, All layers must be removed when new roof is placed.

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I	NI	NP	D
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Hail damage was evident on roof top material. May allow further rapid deterioration of material, water intrusion and or moisture related issues. Recommend further evaluation by roofer



MAINTENANCE: Recommend resealing ALL cracks and crevice on roof top material.



Another representative example of hail damage on roof top material



MAINTENANCE: Recommend resealing ALL cracks and crevice on roof top material.

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I	NI	NP	D
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View of roof top material



View of roof top material



MAINTENANCE: Wind damage was evident on roof top material. Various shingles showed to have been lifted. Recommend correction



View of roof top material

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I	NI	NP	D
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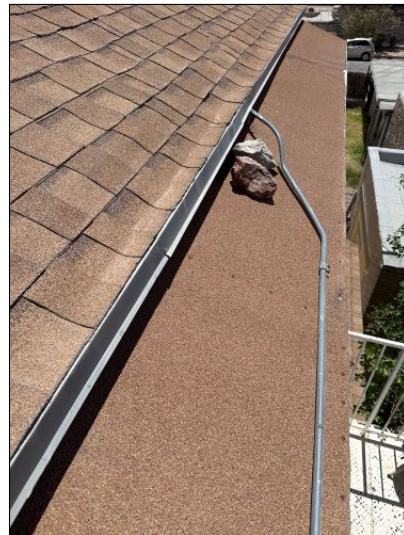
MAINTENANCE: Recommend re-sealing of ALL protrusions through the roof.



Another representative example of unsealed roof top protrusions



MAINTENANCE: Exposed nails were present on roof top material. Recommend sealing of ALL exposed nails on roof top



Another representative example of exposed nails on roof top material

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I	NI	NP	D
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MAINTENANCE:Roof material showed to have been improperly placed from drip edge. Recommend correction.



Damaged roof material, various shingles showed wear, loss of granules and or damaged shingles on backside of roof. Recommend correction



View of roof top material



Another representative example of cracks and crevice on roof top material

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I	NI	NP	D
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Tree branches were touching parts of the detached structure roof, which has caused damage to roof top material. Recommend trimming back of ALL tree branches and correction to roof top material



Ponding on rolled roofing areas were evident. Recommend further evaluation and correction.



Another representative example of cracks and crevice on roof top material

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D. Roof Structures & Attics

Approximate Average Depth of Insulation:

- Attic space was inaccessible

Approximate Average Thickness of Vertical Insulation:

- Attic space was inaccessible

Comments:

D.1. Viewed From: Roof

D.2. Viewed From: Ground

D.3. Viewed From: Ladder

D.4. Roof structure was functional as need be

D.5. MAINTENANCE: Various areas of soffits, eaves and Facias showed evidence of water damage, recommend correction.



MAINTENANCE: Various areas of soffits, eaves and Facias showed evidence of water damage, recommend correction.



Another representative example of weathered, soffit, fascia, and eaves on front of structure

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I	NI	NP	D
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View of weathered, fascia, and soffits on detached structure

X			X
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E. Walls (Interior and Exterior)

Wall Materials: If we are not engaged to perform additional inspection services such as termite or mold, be informed that this inspection report will not include or identify such items. Termite and mold inspections are Not regulated by Home Inspection Standards TREC and must be on separate State forms

- Exterior walls are made of Brick
- Exterior walls are made of wood paneling
- Interior walls are made of Drywall

E.1. MAINTENANCE: Recommend re pointing cracks and openings in brick wall throughout structure as to prevent water intrusion and contraction expansion.

E.2. MAINTENANCE: Weathered wood was evident on various areas of structure. Recommend correction.

E.3. MAINTENANCE: Bathroom tile walls showed to have deteriorated grout/ caulking. Recommend correction.; unit 5, unit 1

E.4. MAINTENANCE: Recommend sealing around interior window frame walls. As to allow proper efficiency

E.5. MAINTENANCE: Cracks were evident in **various** areas of interior walls, this may be due to a number of items such as settlement, wind sheer and or improper bracing.

E.6. IMPROVE: detached structure showed a crack in foundation stem wall going up alongside brick. Recommend further evaluation and correct correction.

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I	NI	NP	D
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View of cracks and crevice on chimney structure walls



View of cracks and crevice on chimney structure walls



MAINTENANCE: Weathered wood was evident on various areas of structure. Recommend correction.



View of cracks and crevice on chimney structure walls

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I	NI	NP	D
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View of weathered wood on backside of structure walls



Another representative example of weathered wood on back of structure walls



Another representative example of weathered wood on left side of structure walls



Another representative example of weathered wood on detached structure walls

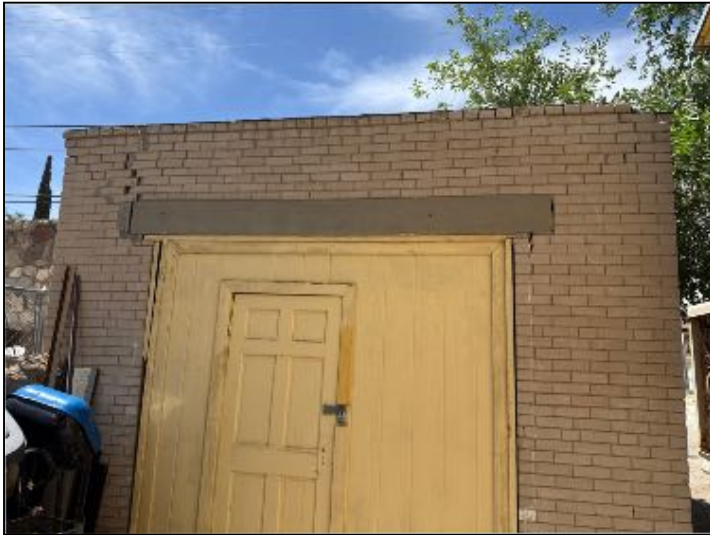
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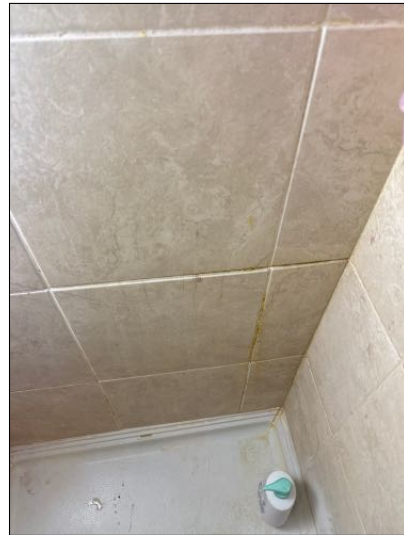
View of cracks and crevice on detached structure walls



View of detached structure with crack in foundation stem wall going up alongside brick. Recommend further evaluation and correct correction.



View of cracks in walls over unit 3 kitchen window



MAINTENANCE:Bathroom tile walls showed to have deteriorated grout/ caulking. Recommend correction.; unit 5

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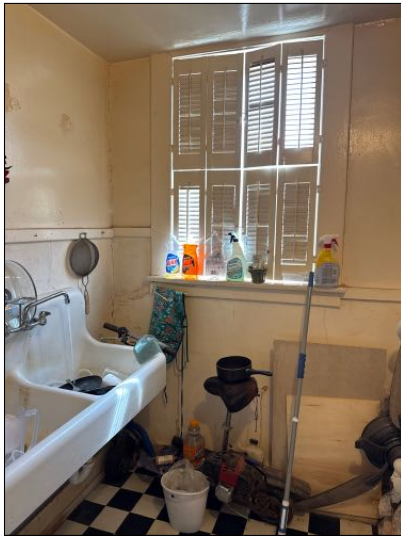
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MAINTENANCE: Recommend sealing around interior window frame walls. As to allow proper efficiency



View of crack in unit 5 wall bedroom



View of cracks in unit four kitchen walls



View of cracks in unit 4 hallway, ceiling and walls

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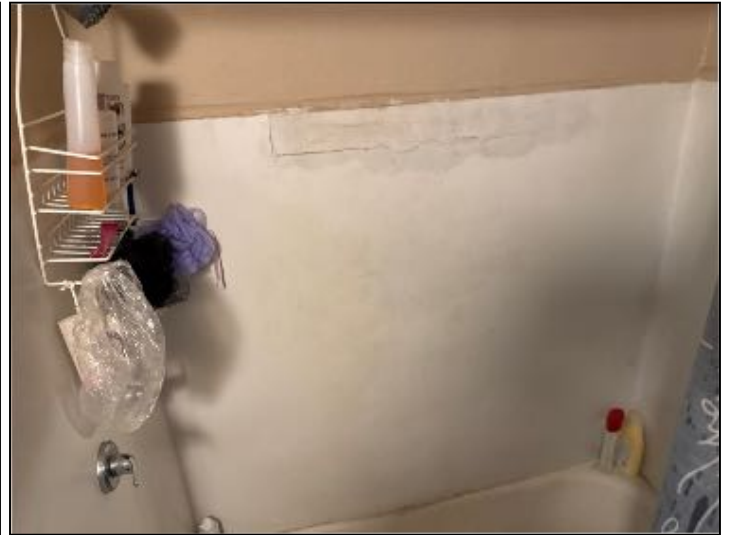
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View of cracks in walls of unit 1



And other representative example of cracks in shower walls



View of previous water damage to walls in unit 2

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I NI NP D

 F. Ceilings and Floors

Ceiling & Floor Materials: If we are not engaged to perform additional inspection services such as termite or mold, be informed that this inspection report will not include or identify such items. Termite and mold inspections are Not regulated by Home Inspection Standards and must be on separate State forms

- Ceiling is made of drywall
- Floor is made of tile
- Floor is made of wood

F.1. FYI: Previous repair to ceiling in various areas of structure. The cause was not observed or known as to why the repairs were made. It is advised to seek further information from sellers as to why repairs were made, accurate disclosures, invoices and other details before closing dates, or option periods. The recommended request above serves as further evaluation and due diligence as a potential purchaser of the residence.

F.2. MAINTENANCE: Previous water intrusion and damage to ceilings in **various** areas of structure. The cause was not observed or known as to why the water intrusions were made. An effort to reenact water intrusions and damage was not performed whatsoever during visual inspection.

F.3. MAINTENANCE: Cracks were evident in various areas of structure drywall ceilings, this may be due to a number of items such as settlement, wind sheer and or improper bracing

F.4. MAINTENANCE: Unit 4 showed to have cracks in bathroom floor. Recommend further evaluation and correction

F.5. MAINTENANCE: Floors showed to have been unlevel/uneven in **unit 4**. Recommend further evaluation and correction

F.6. SAFETY CONCERN: Ceiling tiles in **unit 5** may be Asbestos-Containing Material (ACM,) and if "handled" or otherwise "disturbed," a qualified environmental specialist should be consulted."

F.7. IMPROVE: unit 4 subfloor (viewed from crawl space) showed to be water damaged and rotted. Recommend correction.

I=Inspected

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D=Deficient

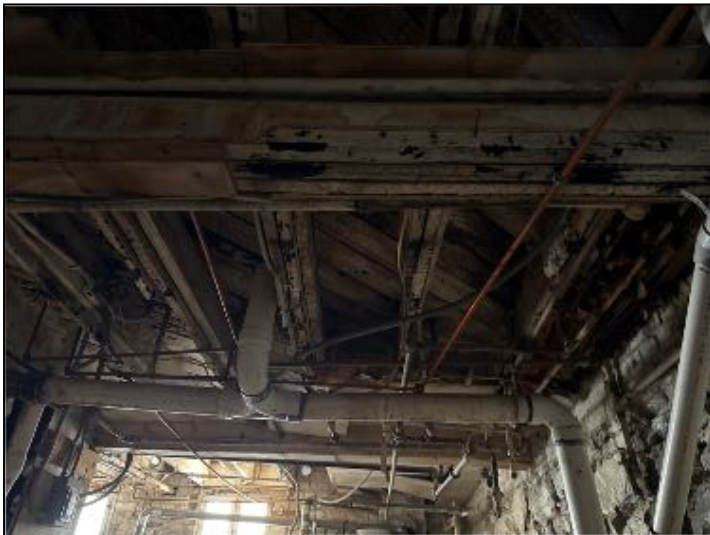
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View of previous water intrusion and damage to ceilings in Unit 3 Closet area of structure



View of previous repairs to ceilings in Unit 3 area of structure



FYI: charred wood was evident in basement joists. However, seemed to be structurally sound.



View of previous water intrusion and damage to ceilings in Unit 5 area of structure

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I	NI	NP	D
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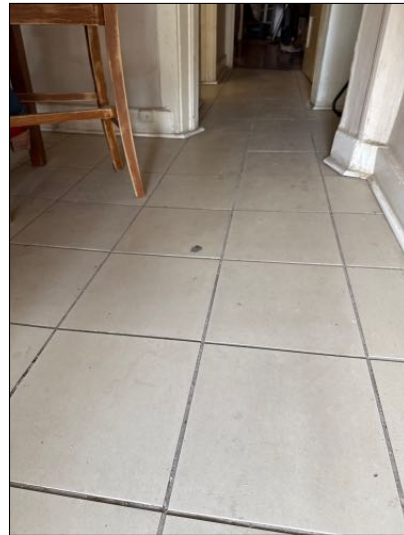
SAFETY CONCERN: Ceiling tiles in unit 5 may be Asbestos-Containing Material (ACM,) and if "handled" or otherwise "disturbed," a qualified environmental specialist should be consulted."



View of cracks in unit 4 kitchen ceiling



View of previous repairs to ceilings in Unit 4 area of structure



Unit 4 floors showed have been sloped in hallway, living, bathroom

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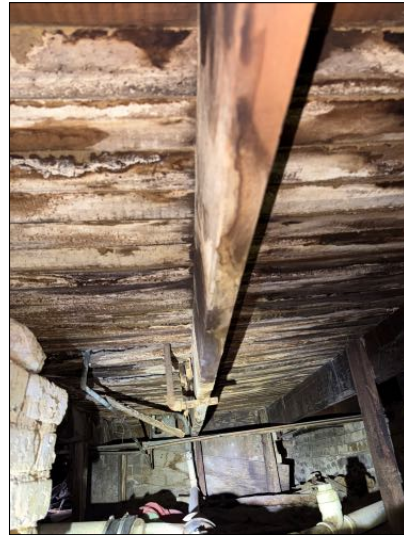
NP=Not Present

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I	NI	NP	D
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View of cracks in unit 4 bathroom floor



IMPROVE: unit 4 subfloor (viewed from crawl space) showed to be water damaged and rotted. Recommend correction.



View of cracks in unit one kitchen ceiling



View of previous water intrusion and damage to ceilings in foyer hallway area of structure

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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View of previous water intrusion and damage to ceilings in Unit 2 area of structure



View of cracks in unit two bedroom ceiling



View of cracks in foyer ceiling drywall

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

Comments:

G.1. MAINTENANCE: Gaps evident on various doors, may allow dust, insects, and water to enter residence, and conditioned air to escape to exterior, recommend correction

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I	NI	NP	D
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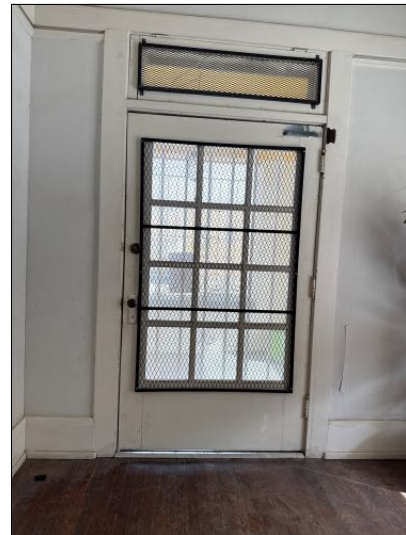
Sunlight showed to be entering through cracks of **unit 5 door**



Sunlight showed to be entering through cracks of **unit 4 door**



Sunlight showed to be entering through cracks of **unit 1 door**



Sunlight showed to be entering through cracks of **foyer door**

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

I	NI	NP	D
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H. Windows

Window Types:
 • Windows are made of wood framing
 Comments:

H.1. Inspected windows were functional

H.2. SAFETY CONCERN: **Various** window showed to be broken. Recommend replacement of ALL defective windows

H.3. MAINTENANCE: **Various** windows showed to have defective hardware. Recommend correction to ALL defective windows

H.4. SAFETY CONCERN: **Various** windows were painted shut. Recommend correction as to allow proper function and safety for proper egress

H.5. MAINTENANCE: Weathered wood was evident around **various** window frames. Recommend correction as to prevent further damage.



MAINTENANCE: Weathered wood was evident around **various** window frames. Recommend correction as to prevent further damage.



SAFETY CONCERN: **rightside upstairs** window showed to be broken. Recommend replacement of ALL defective windows

I=Inspected

NI=Not Inspected

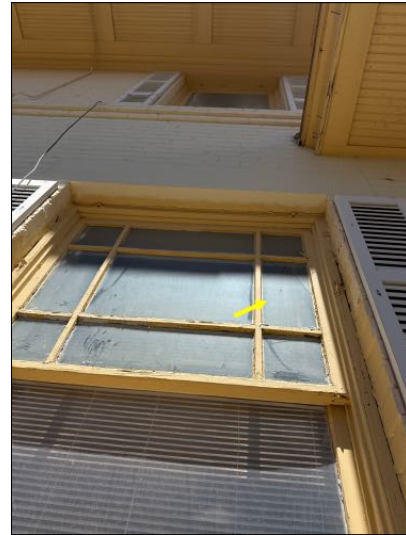
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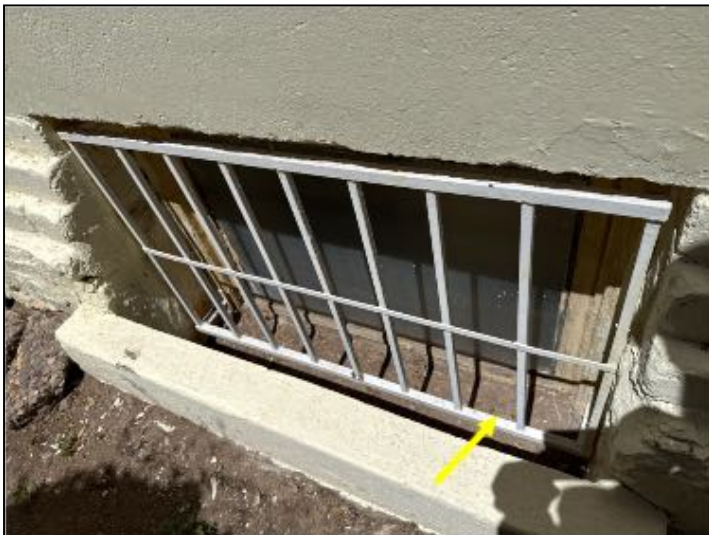
I	NI	NP	D
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SAFETY CONCERN: rightside bottom window showed to be broken. Recommend replacement of ALL defective windows



SAFETY CONCERN: leftside middle level window showed to be broken. Recommend replacement of ALL defective windows



SAFETY CONCERN: leftside bottom window showed to be broken. Recommend replacement of ALL defective windows



SAFETY CONCERN: Various windows were painted shut. Recommend correction as to allow proper function and safety for proper egress

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I	NI	NP	D
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SAFETY CONCERN: unit 3 window showed to be broken. Recommend replacement of ALL defective windows



MAINTENANCE: Various windows showed to have defective hardware. Recommend correction to ALL defective windows



SAFETY CONCERN: front window showed to be broken. Recommend replacement of ALL defective windows

X			X
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I. Stairways (Interior and Exterior)

Comments:

I.1. Stairs were functional and hardware was correct

I.2. SAFETY CONCERN:Hand railing on stairs, were to wide to properly grip,may allow accidents and injuries to occur. Recommend correction

I.3. SAFETY CONCERN:Missing hand railing was evident for basement. Recommend correction as to allow proper safety and function

I=Inspected

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I	NI	NP	D
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SAFETY CONCERN: Hand railing on stairs, were to wide to properly grip, may allow accidents and injuries to occur. Recommend correction

X			
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

- Fireplace is mason built

Comments:

J.1. Fireplace gas flow was functional as need be: unit 3



Fireplace gas flow was functional as need be: unit 3

I=Inspected

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

K.1. MAINTENANCE:Rotted wood was evident on back porch decking . Recommend correction as to prevent further damage



MAINTENANCE:Rotted wood was evident on back porch decking . Recommend correction as to prevent further damage

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

X			X	A. Service Entrance and Panels
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Panel Locations:

- Electrical panel is located on the northside of the residence

Materials & Amp Rating:

- Copper wiring
- 125 amp

Comments: Amp draws are never performed as part of inspection

A.1. IMPROVE: surge protection device didn't appear to be present for dwelling within panel.

Recommend further evaluation and correction

A.2. IMPROVE: It appeared that the laundry 220v breaker did not have a **GFCI** protection. Recommend correction as to allow proper safety and function.

A.3. IMPROVE: **AFCI** type breakers/receptacles were not present throughout the structure (in the following locations: bedrooms; kitchens; family rooms; dining rooms; living rooms; closets; hallways; and laundry area). Recommend correction

A.4. IMPROVE: **Main** Panel showed to be missing label. Recommend correction as to allow proper safety and function

A.5. IMPROVE: Different types/brand of breakers were evident in panel. Recommend proper brand types per panel (**Siemens**) label as to allow proper safety and function



Main electrical panel with shut off



IMPROVE: surge protection device didn't appear to be present for dwelling within panel.
Recommend further evaluation and correction

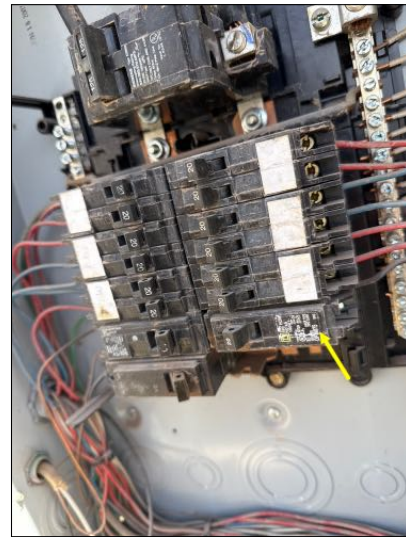
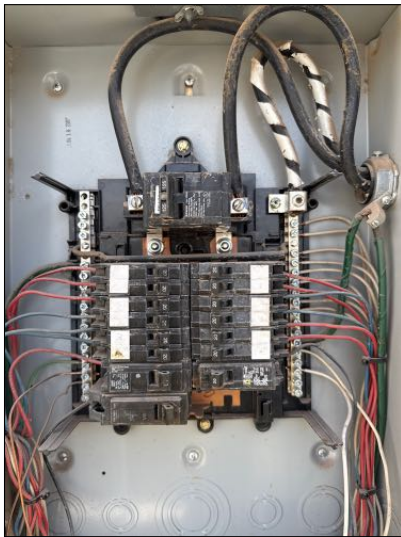
I=Inspected

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I	NI	NP	D
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IMPROVE: AFCI type breakers/receptacles were not present throughout the structure (in the following locations: bedrooms; kitchens; family rooms; dining rooms; living rooms; closets; hallways; and laundry area). Recommend correction

IMPROVE: Different types/brand of breakers were evident in panel. Recommend proper brand types per panel (**Siemens**) label as to allow proper safety and function



IMPROVE: Main Panel showed to be missing label. Recommend correction as to allow proper safety and function

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

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
 • Copper wiring
 • 125 Amp service panel
 Comments: Amp draws are never performed as part of inspection

B.1. SAFETY CONCERN: There are no GFCI's present on some **kitchen, bathroom, exterior, outlets**. Recommend correction as to allow safety from shock.

B.2. IMPROVE: Tamper resistant type receptacles less than five & one half feet above floor were not present throughout structure. Recommend placement.

B.3. MAINTENANCE: Exterior switch was missing weather poof cover. Recommend correction

B.4. IMPROVE: "TWO-prong outlets" receptacles (no equipment ground) throughout structure. This is a common problem in a home of this age when 2-wire Romex is present without an equipment ground. Recommend further evaluation for different types of corrections and allow proper safety and function

B.5. IMPROVE: Junction box was missing cover in **basement** . Recommend correction as to allow proper safety and function

B.6. SAFETY CONCERN: Extension cord showed to be going through wall from **unit 4 kitchen**. Recommend correction with proper type wiring and conduit as to allow proper safety and function



MAINTENANCE: Exterior switch was missing weather poof cover. Recommend correction



Bathroom outlets, not GFCI

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Outlets within 6 feet of kitchen sink, not GFCI



IMPROVE: Junction box was missing cover in basement . Recommend correction as to allow proper safety and function



Another representative example of missing junction box cover in basement



Another representative example of missing junction box cover in basement

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D=Deficient

I	NI	NP	D
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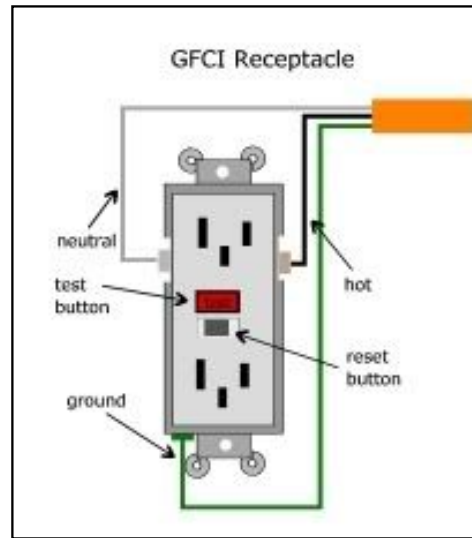
IMPROVE:"TWO-prong outlets" receptacles (no equipment ground) throughout structure. This is a common problem in a home of this age when 2-wire Romex is present without an equipment ground. Recommend further evaluation for different types of corrections and allow proper safety and function



IMPROVE:Tamper resistant type receptacles less than five & one half feet above floor were not present throughout structure. Recommend placement.



SAFETY CONCERN:Extension cord showed to be going through wall from unit 4 kitchen. Recommend correction with proper type wiring and conduit as to allow proper safety and function



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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Other
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Comments: Keep in mind that carbon monoxide alarms expire after six years and smoke alarms expire after ten years. It is advised that home owners test alarms regularly and swap out for new units over recommended expiration dates.

C.1. SAFETY CONCERN:Smoke detectors were missing in **Bedrooms**. Recommend correction as to allow proper function: **all units**

C.2. SAFETY CONCERN:Carbon detectors were missing in **hallways**. Recommend correction as to allow proper function: **all units**



SAFETY CONCERN:Carbon detectors were missing in **hallways**. Recommend correction as to allow proper function: **all units**



SAFETY CONCERN:Smoke detectors were missing in **Bedrooms**. Recommend correction as to allow proper function: **all units**

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D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Materials: Heating source was gas powered
 Comments: HVAC systems are only ran with normal thermostat controls (for visual inspection) and are in no way tested with any specialized tools or equipment

A.1. FYI: heating units were not present, with the exception of unit 3 (fireplace) & unit 2 bedroom space heater.



Unit 2 bedroom showed to have a space heater

B. Cooling Equipment

Type of Systems:
 • Window **A/C** units were present
 Comments: tonnage match of indoor coils and outside coils or condensing units are never conducted as part of inspection

B.1. FYI: cooling showed to be owned by tenants. As such, not inspected.

B.2. IMPROVE: unit 4 mini split showed to be leaking condensation into bedroom. Recommend correction.

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I	NI	NP	D
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View of AC unit



Back leftside unit: inoperable



Unit 4 mini split unit reading



IMPROVE: unit 4 mini split showed to be leaking condensation into bedroom. Recommend correction.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Duct System, Chases, and Vents

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

- Type of Supply Piping Material: Copper, galvanized metal
- South E. side

Location of Main Water Supply Valve:

- South side

Comments: Plumbing is run for at least 50min straight (all fixtures) throughout the house. It is possible that after running water within that period of time, a leak may or may not become present. An air pressure test is recommended before the purchase of the house (as to ensure with certainty that no leaks exists in plumbing)

A.1. Static Water Pressure Reading: 60psi

A.2. MAINTENANCE: Recommend back flow prevention nozzle on all exterior hose bibs

A.3. MAINTENANCE: Commode seemed to be loose from base. Recommend correction as to prevent water seeping onto floor: **unit 3**A.4. MAINTENANCE: Plumbing for **unit 3 kitchen sink, basement galvanized water line** showed to be actively leaking, recommend correction as to prevent excess moisture.A.5. MAINTENANCE: Corrosion of water pipes in **unit 3,2 bathroom** seemed to be evident, recommend repair and or correctionA.6. IMPROVE: unit 2 hot water supply showed to be using **PVC**. Recommend proper hot water type material.

A.7. IMPROVE: Galvanized water lines were evident throughout structure units. Recommend replacement as to ensure proper function.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Static Water Pressure Reading: 60psi



MAINTENANCE:Recommend back flow prevention nozzle on all exterior hose bibs



MAINTENANCE:Corrosion of water pipes in unit 3 bathroomseemed to be evident, recommend repair and or correction



MAINTENANCE:Commode seemed to be loose from base. Recommend correction as to prevent water seeping onto floor: unit 3

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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MAINTENANCE: Plumbing for **unit 3 kitchen sink** showed to be actively leaking, recommend correction as to prevent excess moisture.



MAINTENANCE: Plumbing for **basement galvanized water line** showed to be actively leaking, recommend correction as to prevent excess moisture.



IMPROVE: unit 2 hot water supply showed to be using PVC. Recommend proper hot water type material.



MAINTENANCE: Corrosion of water pipes in **unit 2 kitchen** seemed to be evident, recommend repair and or correction

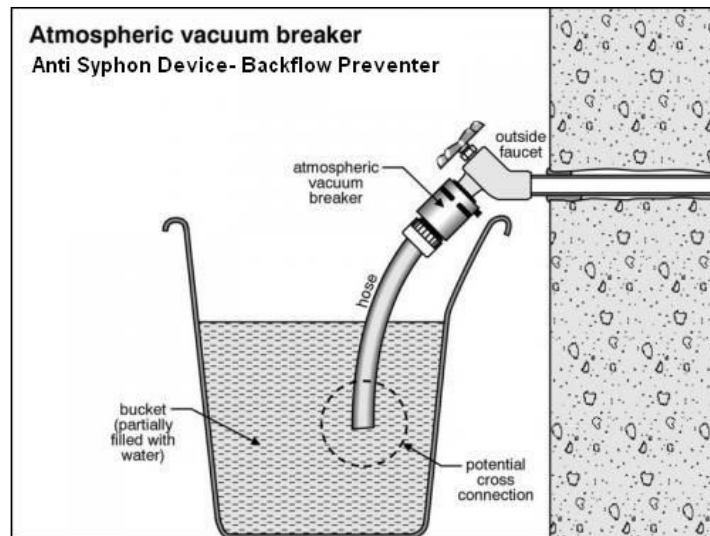
I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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B. Drains, Wastes, and Vents

Comments: Plumbing is run for at least 50min straight (all fixtures) throughout the house. It is possible that after running water within that period of time, a clog in plumbing lines may or may not become present. A sewer scope is highly recommended regardless of the functionality of the flow of water during the limited visual inspection. We advise that you reach out to us for a sewer scope inspection service before the closing of the home.

B.1. Type of Drain Piping Material: PVC, cast iron & clay

B.2. MAINTENANCE:unit 3 bathroom sink, unit 1 bathroom sink plumbing drained slow, recommend repair and or correction

B.3. MAINTENANCE:Plumbing for unit 5,2 kitchen sink & back crawlspace was leaking, recommend correction as to prevent damage, excessive moisture.

B.4. A sewer scope inspection was performed on the main laterals drain lines at the time of the inspection. One or more deficiencies were noted in the accompanying report, including channeling of pipes, standing water. Further evaluation and or repairs by a plumber are advised.

I=Inspected

NI=Not Inspected

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I	NI	NP	D
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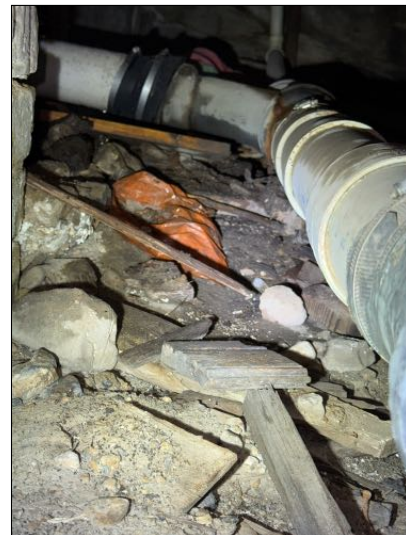
A sewer scope inspection was performed on the main laterals drain lines at the time of the inspection. One or more deficiencies were noted in the accompanying report, including **channeling of pipes, standing water**. Further evaluation and or repairs by a plumber are advised.



MAINTENANCE:unit 3 bathroom sink plumbing drained slow, recommend repair and or correction



MAINTENANCE:Plumbing for unit 5 kitchen sink was leaking, recommend correction as to prevent damage, excessive moisture.



MAINTENANCE:Plumbing for back crawlspace was leaking, recommend correction as to prevent damage, excessive moisture.

I=Inspected

NI=Not Inspected

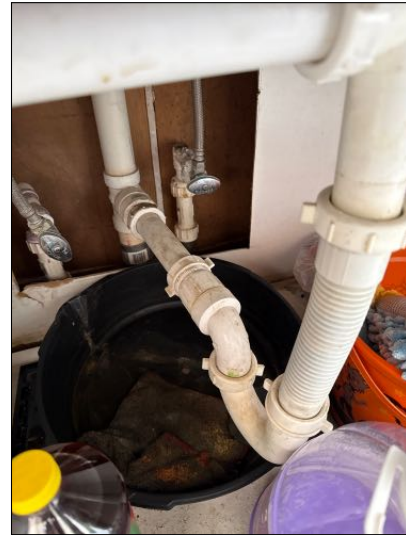
NP=Not Present

D=Deficient

I	NI	NP	D
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MAINTENANCE:unit 1 bathroom sink plumbing drained slow, recommend repair and or correction



MAINTENANCE:Plumbing for unit 2 kitchen sink was leaking, recommend correction as to prevent damage, excessive moisture.

C. Water Heating Equipment

Energy Source:

- Water heater was gas powered
- Water heater located in utility closet

Capacity:

- Unit was 40 gallons

C.1. Water heater was functional as need be

C.2. MAINTENANCE:Temperature relief valve didnt seem to be exiting toward exterior. As such, may cause damage to base and floors. Recommend correction and or the switching over to a watts 210 system with proper regulation.



Water heater was functional as need be



Water heater was functional as need be

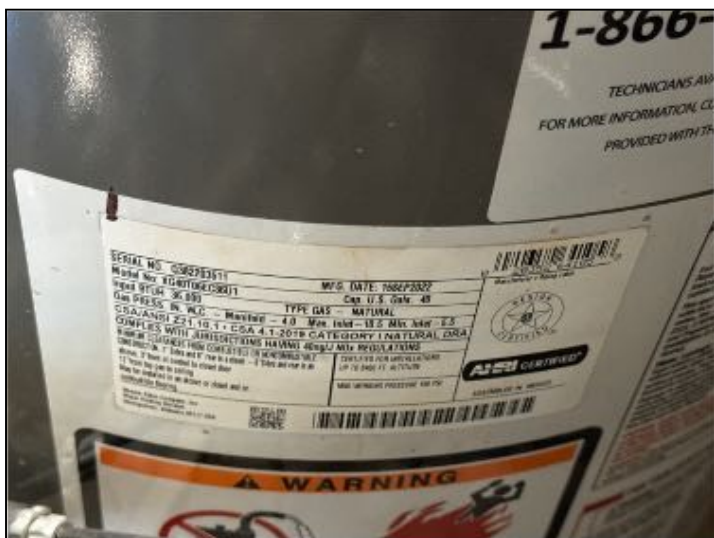
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water heater information plate: 40gal 2022



MAINTENANCE: Temperature relief valve didnt seem to be exiting toward exterior. As such, may cause damage to base and floors. Recommend correction and or the switching over to a watts 210 system with proper regulation.

D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems & Gas Appliances

Location of Gas Meter: South W.
Type of Gas Distribution Piping Material: Rigid Steel Pipe



View of gas meter

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

I	NI	NP	D
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V. APPLIANCES

- A. Dishwashers
- B. Food Waste Disposers
- C. Range Hood and Exhaust Systems
- D. Ranges, Cooktops, and Ovens

Comments:

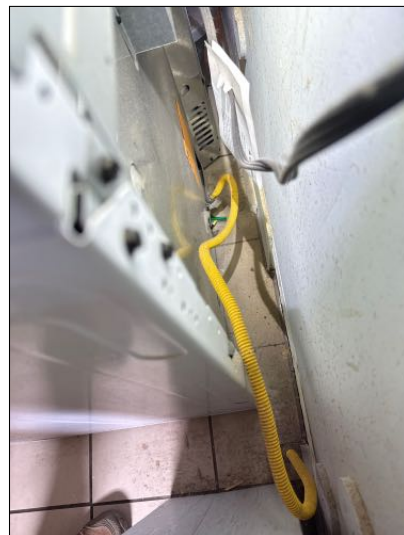
D.1. Unit operated normally (cook top)

D.2. SAFETY CONCERN:Missing anti-tip devise, may result in injury from range tipping over, recommend installation: All units

D.3. MAINTENANCE:Stove top: burners did not ignite with switch. Due to missing nearby outlet , recommend correction.: unit 2



Unit operated normally (cook top): unit 3



SAFETY CONCERN:Missing anti-tip devise, may result in injury from range tipping over, recommend installation: All units

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unit operated normally (cook top): unit 5



Unit operated normally (cook top): unit 4



Unit operated normally (cook top): unit 1



MAINTENANCE: Stove top: burners did not ignite with switch. Due to missing nearby outlet, recommend correction.: unit 2

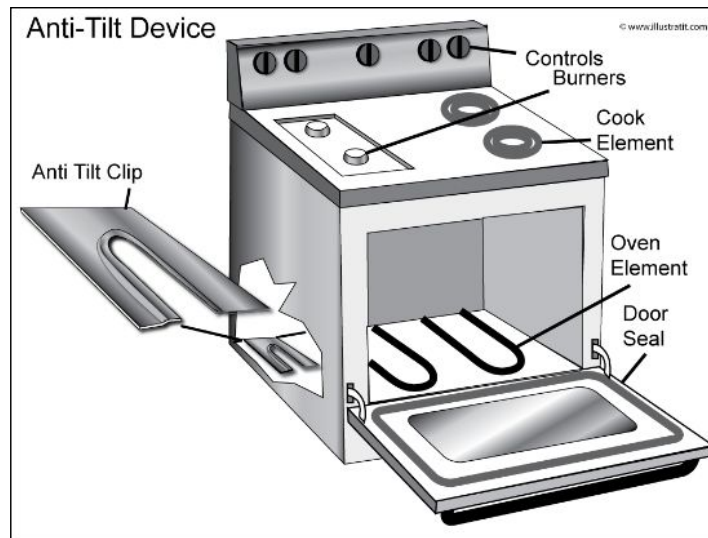
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I	NI	NP	D
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E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. Bathroom fans operated normally

G. Garage Door Operators

H. Dryer Exhaust Systems

Comments:

H.1. Dryer vent was functional

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

Comments: Regardless of pool pressure, it is recommended to have the filters professionally removed and cleaned before the purchase of the home

A.1. A pool was not present and further information, evaluation, inspection, permits and or city regulations are not part of the Home Inspection Standards. It is advised that client seek any further information before the closing of property.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	<p>A.2. Addition foundation structure showed to be lacking support. Sloped floors, cracks in floors, walls and ceilings in unit 4 were evident. Recommend a structural engineer for further details and correction</p> <p>A.3. IMPROVE: A 4x4 wood column in basement showed to be overly notched. Recommend further evaluation and correction.</p>
Page 7 Item: C	Roof Covering Materials	<p>C.1. MAINTENANCE: Recommend re-sealing of ALL protrusions through the roof.</p> <p>C.2. MAINTENANCE: Recommend resealing ALL cracks and crevice on roof top material.</p> <p>C.3. MAINTENANCE: Exposed nails were present on roof top material. Recommend sealing of ALL exposed nails on roof top</p> <p>C.4. Damaged roof material, various shingles showed wear, loss of granules and or damaged shingles on backside of roof. Recommend correction</p> <p>C.5. MAINTENANCE: Wind damage was evident on roof top material. Various shingles showed to have been lifted. Recommend correction</p> <p>C.6. Ponding on rolled roofing areas were evident. Recommend further evaluation and correction.</p> <p>C.7. Hail damage was evident on roof top material. May allow further rapid deterioration of material, water intrusion and or moisture related issues. Recommend further evaluation by roofer</p> <p>C.8. MAINTENANCE: Roof material showed to have been improperly placed from drip edge. Recommend correction.</p> <p>C.9. Tree branches were touching parts of the detached structure roof, which has caused damage to roof top material. Recommend trimming back of ALL tree branches and correction to roof top material</p> <p>C.10. IMPROVE: five layers of shingle were evident on rooftop material. Keep in mind that, All layers must be removed when new roof is placed.</p>
Page 13 Item: D	Roof Structures & Attics	<p>D.5. MAINTENANCE: Various areas of soffits, eaves and Facias showed evidence of water damage, recommend correction.</p>

Page 14 Item: E	Walls (Interior and Exterior)	<p>E.1. MAINTENANCE: Recommend re pointing cracks and openings in brick wall throughout structure as to prevent water intrusion and contraction expansion.</p> <p>E.2. MAINTENANCE: Weathered wood was evident on various areas of structure. Recommend correction.</p> <p>E.3. MAINTENANCE: Bathroom tile walls showed to have deteriorated grout/ caulking. Recommend correction.; unit 5, unit 1</p> <p>E.4. MAINTENANCE: Recommend sealing around interior window frame walls. As to allow proper efficiency</p> <p>E.5. MAINTENANCE: Cracks were evident in various areas of interior walls, this may be due to a number of items such as settlement, wind sheer and or improper bracing.</p> <p>E.6. IMPROVE: detached structure showed a crack in foundation stem wall going up alongside brick. Recommend further evaluation and correct correction.</p>
Page 20 Item: F	Ceilings and Floors	<p>F.2. MAINTENANCE: Previous water intrusion and damage to ceilings in various areas of structure. The cause was not observed or known as to why the water intrusions were made. An effort to reenact water intrusions and damage was not performed whatsoever during visual inspection.</p> <p>F.3. MAINTENANCE: Cracks were evident in various areas of structure drywall ceilings, this may be due to a number of items such as settlement, wind sheer and or improper bracing</p> <p>F.4. MAINTENANCE: Unit 4 showed to have cracks in bathroom floor. Recommend further evaluation and correction</p> <p>F.5. MAINTENANCE: Floors showed to have been unlevel/uneven in unit 4. Recommend further evaluation and correction</p> <p>F.6. SAFETY CONCERN: Ceiling tiles in unit 5 may be Asbestos-Containing Material (ACM,) and if "handled" or otherwise "disturbed," a qualified environmental specialist should be consulted."</p> <p>F.7. IMPROVE: unit 4 subfloor (viewed from crawl space) showed to be water damaged and rotted. Recommend correction.</p>
Page 24 Item: G	Doors (Interior and Exterior)	<p>G.1. MAINTENANCE: Gaps evident on various doors, may allow dust, insects, and water to enter residence, and conditioned air to escape to exterior, recommend correction</p>

Page 26 Item: H	Windows	<p>H.2. SAFETY CONCERN: Various window showed to be broken. Recommend replacement of ALL defective windows</p> <p>H.3. MAINTENANCE: Various windows showed to have defective hardware. Recommend correction to ALL defective windows</p> <p>H.4. SAFETY CONCERN: Various windows were painted shut. Recommend correction as to allow proper function and safety for proper egress</p> <p>H.5. MAINTENANCE: Weathered wood was evident around various window frames. Recommend correction as to prevent further damage.</p>
Page 28 Item: I	Stairways (Interior and Exterior)	<p>I.2. SAFETY CONCERN: Hand railing on stairs, were to wide to properly grip, may allow accidents and injuries to occur. Recommend correction</p> <p>I.3. SAFETY CONCERN: Missing hand railing was evident for basement. Recommend correction as to allow proper safety and function</p>
Page 30 Item: K	Porches, Balconies, Decks, and Carports	<p>K.1. MAINTENANCE: Rotted wood was evident on back porch decking . Recommend correction as to prevent further damage</p>
ELECTRICAL SYSTEMS		
Page 31 Item: A	Service Entrance and Panels	<p>A.1. IMPROVE: surge protection device didn't appear to be present for dwelling within panel. Recommend further evaluation and correction</p> <p>A.2. IMPROVE: It appeared that the laundry 220v breaker did not have a GFCI protection. Recommend correction as to allow proper safety and function.</p> <p>A.3. IMPROVE: AFCI type breakers/receptacles were not present throughout the structure (in the following locations: bedrooms; kitchens; family rooms; dining rooms; living rooms; closets; hallways; and laundry area). Recommend correction</p> <p>A.4. IMPROVE: Main Panel showed to be missing label. Recommend correction as to allow proper safety and function</p> <p>A.5. IMPROVE: Different types/brand of breakers were evident in panel. Recommend proper brand types per panel (Siemens) label as to allow proper safety and function</p>

Page 33 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. SAFETY CONCERN: There are no GFCI's present on some kitchen, bathroom, exterior, outlets. Recommend correction as to allow safety from shock.</p> <p>B.2. IMPROVE: Tamper resistant type receptacles less than five & one half feet above floor were not present throughout structure. Recommend placement.</p> <p>B.3. MAINTENANCE: Exterior switch was missing weather poof cover. Recommend correction</p> <p>B.4. IMPROVE: "TWO-prong outlets" receptacles (no equipment ground) throughout structure. This is a common problem in a home of this age when 2-wire Romex is present without an equipment ground. Recommend further evaluation for different types of corrections and allow proper safety and function</p> <p>B.5. IMPROVE: Junction box was missing cover in basement . Recommend correction as to allow proper safety and function</p> <p>B.6. SAFETY CONCERN: Extension cord showed to be going through wall from unit 4 kitchen. Recommend correction with proper type wiring and conduit as to allow proper safety and function</p>
Page 36 Item: C	Other	<p>C.1. SAFETY CONCERN: Smoke detectors were missing in Bedrooms. Recommend correction as to allow proper function: all units</p> <p>C.2. SAFETY CONCERN: Carbon detectors were missing in hallways. Recommend correction as to allow proper function: all units</p>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 37 Item: B	Cooling Equipment	<p>B.2. IMPROVE: unit 4 mini split showed to be leaking condensation into bedroom. Recommend correction.</p>

PLUMBING SYSTEMS		
Page 39 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>A.2. MAINTENANCE:Recommend back flow prevention nozzle on all exterior hose bibs</p> <p>A.3. MAINTENANCE:Commode seemed to be loose from base. Recommend correction as to prevent water seeping onto floor: unit 3</p> <p>A.4. MAINTENANCE:Plumbing for unit 3 kitchen sink, basement galvanized water line showed to be actively leaking, recommend correction as to prevent excess moisture.</p> <p>A.5. MAINTENANCE:Corrosion of water pipes in unit 3,2 bathroomseemed to be evident, recommend repair and or correction</p> <p>A.6. IMPROVE: unit 2 hot water supply showed to be using PVC. Recommend proper hot water type material.</p> <p>A.7. IMPROVE: Galvanized water lines were evident throughout structure units. Recommend replacement as to ensure proper function.</p>
Page 42 Item: B	Drains, Wastes, and Vents	<p>B.2. MAINTENANCE:unit 3 bathroom sink, unit 1 bathroom sink plumbing drained slow, recommend repair and or correction</p> <p>B.3. MAINTENANCE:Plumbing for unit 5,2 kitchen sink & back crawlspace was leaking, recommend correction as to prevent damage, excessive moisture.</p> <p>B.4. A sewer scope inspection was performed on the main laterals drain lines at the time of the inspection. One or more deficiencies were noted in the accompanying report, including channeling of pipes, standing water. Further evaluation and or repairs by a plumber are advised.</p>
Page 44 Item: C	Water Heating Equipment	<p>C.2. MAINTENANCE:Temperature relief valve didnt seem to be exiting toward exterior. As such, may cause damage to base and floors. Recommend correction and or the switching over to a watts 210 system with proper regulation.</p>
APPLIANCES		
Page 46 Item: D	Ranges, Cooktops, and Ovens	<p>D.2. SAFETY CONCERN:Missing anti-tip devise, may result in injury from range tipping over, recommend installation: All units</p> <p>D.3. MAINTENANCE:Stove top: burners did not ignite with switch. Due to missing nearby outlet , recommend correction.: unit 2</p>