Select Inspect
Property Consultants, LLC
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PROPERTY CONDITION REPORT- PCR					
Street Address:	7043 & 7075 Christmas Street				
City:	Frisco	State:	**TX**	Zip:	75034
Client:	Your name here	Phone:	789.654.3210		

Inspected by:	Bruce W. Carr	Inspector's Phone #:	214-770-6954
Inspection Date:	03/02/2010	Report Date:	03/05/2010

Property Contact:	client	Function:	Owner

Property Description: Retail- One level General use- commercial

No. of Bldgs:	3	No. of Units present:	3	No. of units inspected	3		Est. Yr Built:	1948, 1953, & other

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Site Description

Faces Primarily: North

Temperature: 40 - 50 Degrees *(approximate at beginning of inspection)*

Person(s) Present: ☒ Client(s) ☐ Selling Agent ☐ Occupant / Seller

☐ Listing Agent ☐ Tenant(s) ☒ Inspector ☒ subcontractors

Visibility: ☒ Dry ☐ Rain ☐ Stormy ☐ Ice / Snow ☐ Dark- morning / night

☐ Clear ☒ Partly to Mostly Cloudy ☐ Overcast ☒ Moderate Wind ☐ High Wind

EXTERIOR		STRUCTURE		ROOF TYPE		ROOF MATERIAL		FOUNDATION	
	Brick / Stone	x	Wood	x	Pitched	x	Shingle	x	Rein. Conc.
x	Wood		Conc. Block.		Flat		Gravel		Monolithic Slab
	Stucco		Steel		Mansard		Tile	x	Pier/Beam
	Concrete		CTU		Mixed		Membrane	x	wood piers
	Steel		Other				Other	x	broken block
	Glass								

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DISCOVERIES	
Exterior Comments	**Building or General Area discovered**
Foundation	- Refer to the structural engineer's reports
Structural	
Flatwork & Drives	- generally good condition; markings need repainting at both properties.
Soil Grading/Drainage	- - Refer to the structural engineer's reports
Roof Surfaces	- 7043: generally in fair condition; - tree damage noted at the east; - deficient flashing at front gable & at the addition lowered section east to west at the south third. - flues are corroded & require replacement. - open faced (uncaulked) nails should be sealed - deficient plumbing vents, plumbing vent collars - missing kick-out-flashing at the front & south third addition sides - electrical mast boot was installed above rather than below shingles at the upper portion of the flash - drip edge flashing corners were improperly cut & folded. - 7075:overall good condition; - open faced nails should be sealed - some damage noted near the top ridge at the east - deficient kick-out-flashing at gables, front porch roof sides, & eave overhang locations - plumbing vents require painting to prevent ultra-violet (sun) degradation - front porch has sagged; appears to be from old/inadequate structural deflection; this attic was not readily accessible.
Gutter	- in disrepair; complete overhaul/replacement would be best
Flashing	- multiple deficiencies; best to correct kick-out-flashing now, & then other minor details when roofing redone in the future.
Exterior Walls	- 7043: low siding at roofline at the front gable should be minimum 2 inches above roof to avoid moisture intrusion. moisture damage was noted during the inspection. - most wood siding was in moderate to good condition; some moisture damage & fungus was noted at the eaves where the front & rear addition join. - some siding boards should be secured - 7075: moisture damage noted at the east eave/gable , where kick-out-flashing was amiss & various locations of siding - some siding boards should be secured - window & door areas did not have appropriate flashing at the tops to prevent moisture intrusion behind the siding.
Parapets	- not present
Eaves	- Significant issues were not discovered; monitor & maintain
Windows	- 7043; broken glass at east small window. - windows at the southeast have been covered at the interior.
Balconies	- not present
Carports	- Not applicable
Swimming Pool	- not applicable
Rec. Area / Playground	- not applicable

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Attic	- 7043; unworkmanlike cutting without appropriate reinforcement of ceiling joist/truss framing at the attic hatch. - unworkmanlike installation of the attic ladder; deficient extension & improper fasteners - Unworkmanlike connection of diagonal supports (struts) to the support beams; poor connection & inadequate load path. - Rotation of framing noted at various locations. - Inadequate floored pathway & inadequate service area at HVAC & water heater equipment. - undersized framing; multiple electrical hazards, deficient insulation, rodent evidence - Burned framing adjacent the attic access implies prior fire; the area discovered was approximately 8 sq ft; this framing should be replacement/appropriately braced & or reinforced during renovation. - Eave vents not present; only gable vent at the ends & a power fan (operable, but unworkmanlike wiring); inadequate venting can result in humidity, condensation, fungus, & overheating of mechanical equipment. - 7075; unworkmanlike installation of the attic ladder; deficient extension & improper fasteners. - undersized framing at the front; - Inadequate floored pathway & inadequate service area at HVAC equipment. - Missing/inadequate lighting at mechanical equipment in the attic - Multiple deficiencies of insulation; rodent evidence. - Eave vents not present; only turbine vent at the roof of the main area & box vent at the front; inadequate venting can result in humidity, condensation, fungus, & overheating of mechanical equipment.

Interior Comments	**Units inspected**: all
Moisture intrusion	- suspected leakage discovered below the toilet at 7075;
Fungus discovered	- at the refrigerator area of 7075; thermal image implied the area was dry & active leakage not discovered.
Plumbing- Sink, Tub, Shower, etc.	- Refer to the plumber's reports
Cabinetry	- moisture damage & fungus discovered below kitchen & bathroom cabinets at both properties; refer to plumbing reports.
Windows	- Security components should not have been installed at the bottom frame of the windows, as this compromises the integrity of the manufactured windows' ability to keep water out of the wall void. It is likely that this installation has created an opening in the moisture barrier/window flashing; and that too is likely compromised. Small openings around the sensors may be prone to moisture intrusion into the wall void and adjacent materials. Check each window, Seal and repair deficiencies where discovered, and monitor- repair if necessary in the future. The condition voids manufacturer warranty in most cases. Presence & or extent of moisture damage & fungus in the wall void below & adjacent these areas is undetermined.
Flooring	- damaged tile noted at 7075 front entry & 7043 rear entry
Ceilings	- Significant issues were not discovered; monitor & maintain
Walls	- Significant issues were not discovered; monitor & maintain
doors	- 7043; east room knob screw was amiss, this is a potential cut hazard; appropriate fastening is recommended.
Other	- Refer to your thermal image report & ADA/handicapped report for additional information.

Other On-Site Facilities	
Laundry Facilities	- na
Maintenance/Storage	- GARAGE; newer construction; truss system; much of the interior was obstructed & not readily accessible. Significant issues were not discovered; monitor & maintain.
Lobby / Office	- Not applicable
Clubhouse	- Not applicable

		Mechanical Systems- General							
Heating		**Cooling**		**Ducting**		**Water Heat**		**Gallons / Qtty**	
x	Electric	**x**	Electric	**partial**	Inaccessible	**x**	Indiv. tanks	Undetermined	
	Gas	**x**	Indiv. condensers	**x**	Flexible	**x**	Electric		
	Boiler		Chiller(s)		Metal		Gas		
	4 pipe		4 pipe				Boilers		

	Mechanical Systems / HVAC	
- **Refer to the HVAC specialist's reports**		

	Mechanical Systems / Water Heating system(s) & other Plumbing	
Refer to the plumbing reports Scanned & attached separately; I can retype if you need.		

	Mechanical Systems / Electrical Service		
Refer to the electrician reports			

EXTERIOR PROPERTY CONDITION- OVERVIEW						
	Above Average	**Average**	**Below Average**	**Poor**	**Variable pending immediate repair vs replacement**	**Est. Total Repair Cost**
Roof		x			**$ 500+**	**$ 1200+**
Walls		x			**$ 200+**	**$ 500**
Windows	x				**$ 50+**	**$ 200**
Decking		x			**$ 500+**	**$ 1500**
Stairways		x			**$ 500+**	**$ 1000**
Walkways		x			**$ -**	**$ -**
Rails			x		**$ 500+**	**$ 500**
Fire Escape		x			**$ -**	**$ -**
Balcony/walk	**Not applicable**				**$ -**	**$ -**
Garages		x			**$ -**	**$ -**
Open Parking		x			**$ 500+**	**$ 1200**
Driveways		x			**$ paint**	**$ 1000**
Landscaping			x		**$ see eng report**	**$ -**
Pool	**Not applicable**				**$ -**	**$ -**
Graffiti Observed		Yes	x	No	**$ -**	**$ -**
Est. Repair Cost- Exterior						**$**

INTERIOR PROPERTY CONDITION- OVERVIEW							
	Above Average	**Average**	**Below Average**	**Poor**	**Variable pending immediate repair vs replacement**		**Est. Total Repair Cost**
Walls & ceiling		x			**$ -**	**cosmetic**	**$**
Flooring		x			**$ -**	**cosmetic**	**$**
Attic related				x	**$ 3000+**		**$ 6000+**
Cabinets			x		**$ -**	**Variable**	**$**
					$		**$**
Recreation Rm.	**Not applicable**				**$**		**$**
Est. Repair Cost- Interior							**$ 6000+**

MECHANICAL RELATED EQUIPMENT- OVERVIEW							
	Above Average	**Average**	**Below Average**	**Poor**	**Est. per unit cost**	**Est. # units- (ea, ft, etc)**	**Est. Total Repair Cost**
Misc / Other							**$**

Est. Repair Cost- Mechanical & Other	**Refer to specialists' reports * this figure does not include structural estimate; only electrical, least expensive HVAC options, & plumbing for 7075**	**$ 54,000+**
Est. Total Repair Cost- Summary		**$ 61,000+**

Digital Photographs- Supplementary to the Inspection

Photographs within this document are of some components and or conditions that may have been noted as "deficient". These are included to be used as a partial visual aid in assistance for a better understanding regarding some of the components / conditions that were noted in the inspection report. All "repair / correction recommended" comments in the main report are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report. This document is not to be used without the other pages of the home inspection report. This is only a complimentary addition to the inspection report, and should be viewed as such.

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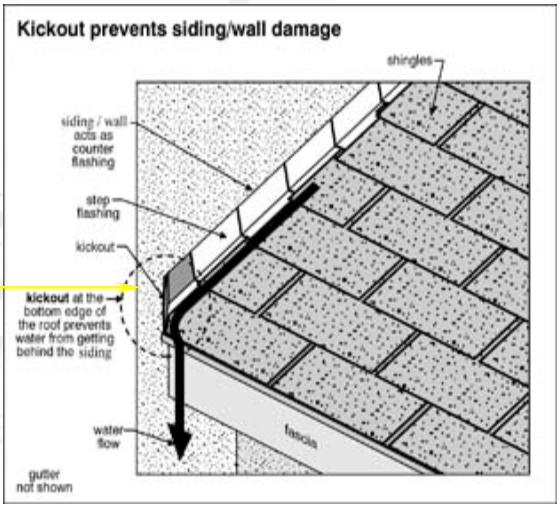
7043 images

↑ uncaulked, exposed fasteners & unpainted vent stack; example

↑ tree damaged shingles

↑ corroded flue component(s); flues had been abandoned & could be removed

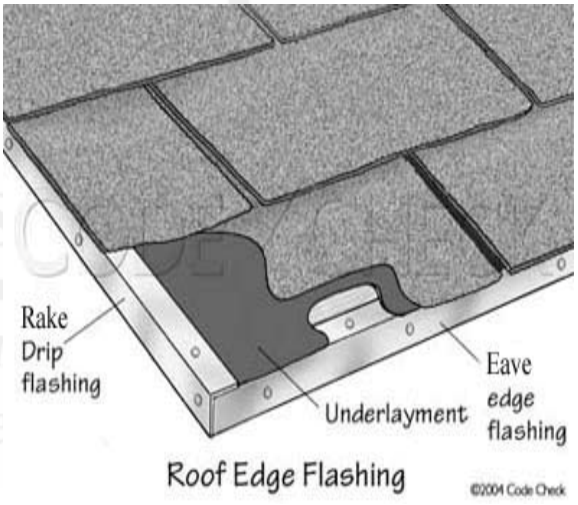
↑ low siding; prone to moisture damage; moisture damage was noted at some locations; example



↑ missing kick-out-flashing; example

↑ minor damage at rake shingles & missing drip edge flashing; 7043

↑ unworkmanlike electrical mast penetration & flashing boot



↑ deficient drip edge flashing corner; example

↑ cracked attic framing; example

↑ deficient insulation; example

↑ exhaust fan(s) improperly terminate in the attic, rather than exterior ; example

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↑ multiple deficiencies at HVAC; example

↑ crimped air ducting; example & abandoned furnace flue

↑ unworkmanlike strut connection to attic beam; example

↑ example moisture intrusion in attic

↑ example moisture intrusion in attic at gable wall siding

↑ fire damage at 7043 attic

↑ exhaust fan(s) improperly terminate in the attic, rather than exterior & unworkmanlike routing of air conditioning condensate drains

↑ handicapped door was not wide enough

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↑ steps & not wide enough doorway for handicapped access

↑ sink not handicapped accessible

↑ toilet not handicapped accessible

↑ low clearance in crawl space; wood-to-ground debris; inaccessible

↑ low clearance in crawl space; wood-to-ground debris; inaccessible

↑ unworkmanlike broken block support under beams

↑ low clearance; inaccessible

7075 images

↑ daylight seen from attic; small hole at gable wall; 7075 south

↑ daylight seen from attic; small holes at gable wall; 7075 south

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↑ example cracked framing in attic

↑ amiss air duct connection to plenum; example

↑ deflection noted at roof

↑ amiss flashing & moisture damage; east wall

↑ worn shingles

↑ deficient grading; example

↑ high soil; low siding; prone to wood destroying insects & decay

↑ missing flashing above windows & doors; example at window

↑ moisture damage at siding adjacent window; example

↑ wavy siding & missing flashing above door

↑ missing flashing; kick-out-flashing; at ramp entry roof

↑ service entry should not be routed through trees

↑ deflection at front porch roofline

↑ deflection at front porch roofline

↑ lip at ramp is too high/steep

↑ close view of image at left

↑ ramp platform was not level