

Assist arrived at 11:00 a.m. on 11-17-2021, and observed a residence located at 5419 mill run rd. McKinney, TX. 75070. Structure is a two story hip style roof with a 10/12 and 12/12 pitch. Shingles are a 3-tab 20 year shingle with one layer and felt under drip edge with standard 5 inch gutters and painted drip edge. Roof shingles are in a very poor condition with several areas of soft decking. Shingle condition are in a very fragile state with signs of hail storm related damages, with multiple missing shingles (with what appears to be wind storm related damage) and several areas of repairs, ridges are worn and have severe granule loss and have areas of cracking and splitting with exposed felt and roof decking, valleys and all slopes displayed signs of age and wear with foot fall, mechanical, and blisters. Pipe jack neoprene boots weathered and decaying with visible signs of separation from PVC pipe resulting in exposed water intrusion areas. Roof accessories include soft metal damage to chimney cap and chase, along with exhaust vent. Front, right, back, and left slopes shingle are in need of replacing.

Front, right, back, and left elevations all exhibited signs of storm related damages to gutters, downspouts, window beading and screen. Veneer siding displays several areas of cracking and separation which appears to be related to foundation problems. Wood siding exhibits bulging, and areas of rot and decay.

Interior front entrance shows signs of no insulation of exterior door threshold, along with main door insulation, and hornet nests.

Foyer: cracked baseboards, uneven tile, signs of water intrusion areas.

Study: signs of water intrusions areas, possible termite infestation, damaged sheetrock, damaged ceiling, double pane window seals have been compromised and are fogging.

Kitchen: panty door knobs damaged, black mold under kitchen sink, signs of water damage, eGFI plug faulty, ovens do not work, counter top stove filthy, micro wave oven infested with bugs, double pane window seals compromised, baseboards cracked and separating,

Living room: window seals compromised, flooring appears to have water damaged separating and UN level, ceiling displays water stain and damaged sheetrock, baseboards cracked and separating.

Downstairs bathroom: no eGFI plug and cover,

Laundry: window frame shows signs of separation.

Garage area: hot water heater no overflow pan, no sheetrock behind hot water heater, unsealed vent pipe to attic, no positive flow of floor to outside of garage, negative flow from entry of garage door,

Stair rail banister: corner post cracked not stable.

Upstairs hallway: displays signs of water intrusions areas in ceiling.

Bedrooms: 1, 2, 3 displayed no signs of damage with the exceptions of separating baseboards.

Bathroom: appear to have water damage to under sink cabinet, baseboards, and trim.

Master bedroom: thermostat appears not to work properly, several electrical gang boxes has not covers, window pane appears to have water intrusion damage,

Master bath: flooring and sub floor has soft spots by shower stall, and under cabinet, walls has areas of separation and signs of water intrusion damage, shower stall has area of 4x3 sq. foot of missing tile and debris, vanity cabinet has water damage to flooring and wall, multiple electrical gang boxes of covers, baseboards and trim cracking and separating from wall, no electrical light covering for his hers sinks.

Master closet: ceiling damage, window pane separation

Attic: signs of open portals to outside, non-sealed pipe jack boots, central heating and a/c no cover on electrical components, exposed pipes with no insulation.

Footnote: To the mentioned above address, in my professional opinion the residence is uninhabitable for habitation due to the black mold, unsafe living conditions of residence, infestation of possible termites, possible foundation issues, all displayed in photos