



PROPERTY INSPECTION REPORT

Prepared For: [REDACTED] _____
(Name of Client)

Concerning: [REDACTED] _____
(Address or Other Identification of Inspected Property)

By: [REDACTED] _____ **02/19/2014** _____
(Name and License Number of Inspector) (Date)

(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

Report Identification: [REDACTED] _____

professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. 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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather Conditions: cloudy, misty and mild, 64 degrees

House Faces: south

Report Identification: [REDACTED] Date: 19-Feb-2014
 I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s):

Comments:

The foundation may have had movement beyond normal and/or moisture penetration due to tile cracks in the kitchen, laundry room and downstairs bathroom. Also, there is some wood floor buckling in the family room. Recommend evaluation by licensed structural engineer.

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B. Grading and Drainage

Comments:

Fill dirt needed against the foundation beam on the west side, where the soil line is too low, to help support the foundation beam footing properly.

One of the west downspouts is not secured to wall. Recommend repair.

There is a west downspout that is missing the downspout leader at the bottom and is discharging at the foundation level. Recommend repair.

Splashblocks/diverters are needed at end of some downspouts to improve water flow.



Foundation beam exposed on west side.



Splashblocks missing.

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I NI NP D

I. STRUCTURAL SYSTEMS



Downspout leader missing on west downspout.



Downspout loose at wall on west side.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt

Viewed From: Ground w/binoculars

Comments:

Walked on roof for observation. Roof is hip type, composition shingles. Typical life expectancy of shingles is 10-15 years.

D. Roof Structure & Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 9-12 inches

Comments:

Batting insulation is missing on the south wall of the attic at the media room.

Entered attic for inspection. Roof structure is rafters. Ventilation is roof vents and soffit vents.

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I. STRUCTURAL SYSTEMS



Missing batting insulation on south attic wall of media room.

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E. Walls (Interior & Exterior)

Comments:

Reseal along the top of the brick corbeling where stucco meets as required to reduce potential moisture penetration.

Reseal around garage door trim to reduce potential pest intrusion.

Trim shrubs away from stucco and brick veneer walls to help reduce deterioration of wall surface.

Minor cracks noted in stone veneer and stucco. This does not appear structurally significant. Seal and monitor.

Interior wall finish is drywall. Exterior wall finish is brick veneer, stone and stucco, composite wood fascia and eaves.

The span across the garage door opening exhibits some downward deflection. This does not appear structurally significant.

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I. STRUCTURAL SYSTEMS



Reseal along top of brick corbeling as required.



Reseal along top of brick corbeling as required.



Reseal around garage door trim.

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F. Ceilings and Floors

Comments:

There was a diagonal crack across the kitchen tile floor, cracks in laundry room and downstairs bathroom. There was no indication of excessive movement/settling on the exterior. Also, there is some buckling of the wood floors in the family room. See "FOUNDATIONS" above for more information.

Ceiling finish is drywall. Floor surfaces are tile, wood and carpet. Floor structure is concrete slab.

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I. STRUCTURAL SYSTEMS



Wood buckling in family room.



Top tread at landing is loose.

G. Doors (Interior & Exterior)

Comments:

Recommend support under the front entry and patio thresholds to reduce potential damage.

There is no weatherstripping around the sides, top and bottom of the door to garage. This is a safety hazard. Recommend repair.

The door to laundry room was not latching. Recommend adjustment.

Several hinge screws are missing on the right door to master bedroom.

Striker plates are not installed above the two doors to media room.

H. Windows

Comments:

Recommend caulk and seal around windows as required to reduce possibility of leaking and moisture intrusion in home.

Screens missing and recommend replacing as required.

Windows are fixed and single hung, double pane, insulated glass. See additional comment section for more information.

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I. STRUCTURAL SYSTEMS



Reseal around windows as required.

I. Stairways (Interior & Exterior)

Comments:

The edge of the top tread at the middle landing is loose and recommend repair to reduce tripping hazard.

J. Fireplace/Chimney

Comments:

Fireplace is gas ceramic log insert with a wood framed, metal/flue lined chimney. Gas was off to the unit and it was not tested. TREC regulations do not allow the turning on of pilot lights and gas on fixtures. Gas shutoff is to left of fireplace. There is an in line shutoff under insert.

K. Porches, Balconies, Decks, and Carports

Comments:

The bottom feet on the north balcony railing is not secured to base. Recommend repair to reduce potential safety hazard.

The west railing on the north balcony is loose. Recommend repair to reduce potential safety hazard.

Sidewalk, porch, driveway and garage floor appear to be satisfactory. Unable to view a large portion of garage floor due to personal effects.

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I. STRUCTURAL SYSTEMS



Missing fasteners at the balcony railing feet.



West railing loose at north balcony.

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L. Other

Comments:

Countertops and a representative number of cabinets were inspected and found to be in good working order.



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II. ELECTRICAL SYSTEM

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A. Service Entrance and Panels

Comments:

Main distribution panel is located in the garage, service is overhead/underground, 200 amp, 120/240 volt, copper and uses breakers.

A/C disconnect boxes are located on the west side of garage and appear to be secured.

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B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper

Comments:

There is no GFCI protection for the garage and exterior receptacles. The right side of the 4-gang receptacle on west kitchen backsplash does not trip a GFCI reset. Recommend repair by licensed electrician to reduce potential safety hazard.

Multiple lights are not working and recommend replacing bulbs as required, if still not working, further investigation is required.

The receptacle to right of laundry room sink does not trip a GFCI reset. Recommend repair by licensed electrician to reduce potential safety hazard.

The receptacle across from the master shower does not trip a GFCI reset. Recommend repair by licensed electrician to reduce potential safety hazard.

GFCI resets for the kitchen are located in the kitchen. GFCI reset for the bathrooms is located in the master bathroom.

Smoke and CO detectors were not tested due to possible alarm interconnection. Contact alarm company for testing.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced Air
Energy Sources: Natural Gas
Comments:

Goodman mid-efficiency gas furnaces on a split system.

Unit #1 downstairs:

The general standard for air temperature differential (Delta T) should be 30-55 degrees. Supply air temperature was 128, return air is 80, (48/ degrees differential).

Unit #2 upstairs:

The general standard for air temperature differential (Delta T) should be 30-55 degrees. Supply air temperature was 137, return air is 84, (53 degrees differential).

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B. Cooling Equipment

Type of System: Forced Air
Comments:

Recommend removing small tree/shrub between the two a/c units.

Refrigerant line to south condenser unit has missing insulation which should be repaired. Also, the conduit at the ac unit is loose and wiring is exposed. Recommend full evaluation and/or repair by licensed HVAC technician.

P-trap not installed on main condensate drain line for south attic unit. P-trap should be installed between the evaporator coil and vent.

The vent on north attic unit is installed on the incorrect side of the p-trap on the main condensate drain line. Recommend capping existing vent and installing new vent on the opposite side of p-trap.

Goodman high efficiency condensers on a split system.

Unit #1 downstairs:

The general standard for air temperature differential (Delta T) should be 15-22 degrees. Supply air temperature is 50, return air temperature 67. (17 degrees differential).

Unit #2 upstairs:

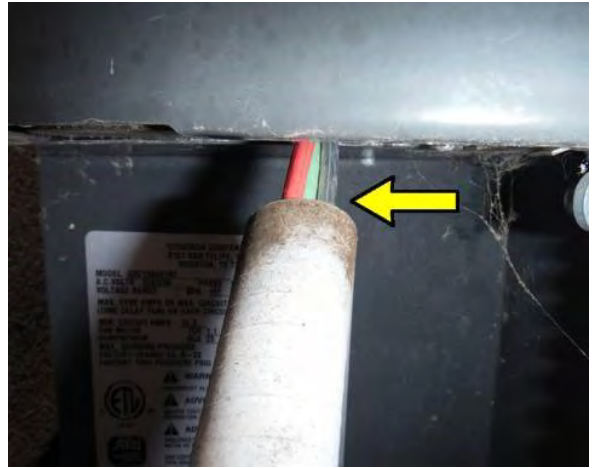
The general standard for air temperature differential (Delta T) should be 15-22 degrees. Supply air temperature is 54, return air temperature 72 (18 degrees differential).

Auxiliary drain termination for condensate pans is located on the north side of house.

**III. HEATING, VENTILATION AND AIR
CONDITIONING SYSTEMS**



Insulation missing on refrigerant line.



Conduit loose at south ac unit.



Vent is installed on incorrect side of p-trap on north unit. Cap existing vent and install new vent.



Example of correct installation of p-trap and vent on main condensate drain line.

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C. Duct Systems, Chases, and Vents

Comments:

Ceiling register is loose in south end of breakfast room.

All visible ductwork appears to be connected and functioning properly.

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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: next to street
Location of main water supply valve: south side of garage
Static water pressure reading: 75-80 psi and back hose bibb at 2:10 pm
 Comments:

The downstairs shower door is binding.

Reseal around the base and corners of the downstairs shower and master shower as required to reduce potential moisture penetration.

The sink drains slowly in the downstairs bathroom and north master sink. Recommend evaluation and/or repair by licensed plumber.

Reseal along top and corners of the tile surround above the upstairs tub as required to reduce potential moisture penetration.

City water supply system. Supply system appears to be copper. Most pipes are concealed and unable to inspect.

The structure behind the tile surrounds in showers and tubs is not visible on a TREC inspection. When joints need caulking this may only be sealing up a potential hidden issue, i.e., missing waterproofing, leaking shower pan, etc. If any concerns exist, a licensed contractor and/or plumber should be consulted.



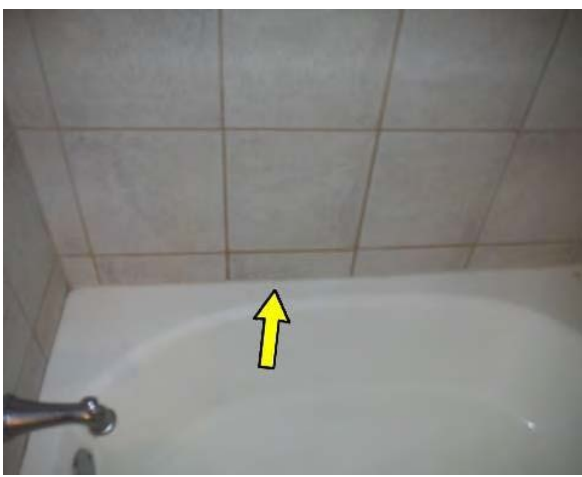
Reseal around base and corners of downstairs shower as required.



Reseal around base and corners as required in the master shower.

I	NI	NP	D
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IV. PLUMBING SYSTEM



Reseal along top and corners of upstairs tub.

B. Drains, Wastes, and Vents

Comments:
Recommend location of cleanouts by licensed plumbing.
 The main sewer system is city. The drain, waste and vent system appear to be PVC pipe. Main cleanout could not be located.

C. Water Heating Equipment

Energy Sources: Natural Gas
Capacity: 50 gallon
Comments:
 The T & P valve was not tested due to the likelihood that the valve may not reseal and result in water damage.

D. Hydro-Massage Therapy Equipment

Comments:
Whirlpool appears to be supplied by a regular electrical source. This should be replaced with a GFCI receptacle/ breaker.
The pump does not appear to be bonded. Recommend evaluation by licensed plumber/electrician.

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IV. PLUMBING SYSTEM



Missing bonding wire.

E. Other

Comments:

Gas meter is located on the north side of the house in alley.

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V. APPLIANCES

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A. Dishwashers

Comments:

The vacuum break assembly is loose on the kitchen counter. Recommend repair.

Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak. Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking. If it continues to leak repair is required.

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B. Food Waste Disposers

Comments:

Waste disposer is secure and appears to operate normally.

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C. Range Hood and Exhaust Systems

Comments:

Left light not working. Recommend changing bulb, if still not working, further investigation is required.

Kitchen range hood exhaust and one light operate satisfactorily.

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D. Ranges, Cooktops, and Ovens

Comments:

Gas cooktop, all five burners tested satisfactorily on low, medium and high. Oven tested satisfactorily at 350 degrees when set on 350 degrees. This is within the + or - 25 degree tolerance.

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E. Microwave Ovens

Comments:

Light not working inside the microwave. Recommend repair.

Microwave oven appears to function properly according to it's design except for noted exception. Not tested for radiation leak.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Bathroom exhaust fans/heaters appear to vent to the outside and operate satisfactorily.

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G. Garage Door Operators

Comments:

Both garage doors were tested and opened and closed normally. Infrared sensing devices operated properly. The reversing function tested satisfactorily.



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V. APPLIANCES

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H. Dryer Exhaust Systems

Comments:

Dryer vent terminates through the roof. Monitor closely for lint build-up.

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I. Other

Comments:



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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Minor adjustments are needed for some spray patterns to cover effectively.
Six station automatic sprinkler control box, six stations active. All stations tested satisfactorily. Backflow prevention valve installed, not tested. Ensure annual testing is done.

**General Comments about this
Inspection**

General Comments

Additional Comments

Pillar To Post Re-inspection Policy: We are often asked if it would be possible to re-inspect the problem areas disclosed in this inspection after repairs are made. WE HAVE A MINIMUM STARTING FEE OF \$150 FOR THIS SERVICE.

Criteria:

A licensed contractor must perform the repair work if licensing is required for that trade. The contractor must provide a receipt indicating the type and quantity of materials used and a description of the work performed. The contractor must state whether or not the work is warranted, the length of warranty, and if the warranty is transferable to the new owner. These documents must be available at the house when we arrive for the re-inspection. We do not re-inspect any repairs performed by unlicensed contractors or amateurs.

Additional Comments

Representative samples of the windows were inspected in an attempt to ascertain if the thermal seals have failed. Often, a failed seal cannot be determined during an inspection as a result of weather conditions or humidity; therefore, we can make no representations as to the condition of every window. They were inspected on a "best efforts" basis. We can assume no responsibility for items not observed on our visit. If we noted evidence of a broken seal, it was as a result of observations at the time of the inspection. Product recalls are beyond the scope of this inspection.

Limitations

Obstruction/snow cover – Areas in report noted as “not visible” have not been inspected because of snow cover or other obstruction impeding a visual inspection.



Report Summary

Date: 19-Feb-2014

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 I. STRUCTURAL SYSTEMS

A. Foundations

The foundation may have had movement beyond normal and/or moisture penetration due to tile cracks in the kitchen, laundry room and downstairs bathroom. Also, there is some wood floor buckling in the family room. Recommend evaluation by licensed structural engineer.

B. Grading and Drainage

Fill dirt needed against the foundation beam on the west side, where the soil line is too low, to help support the foundation beam footing properly.

One of the west downspouts is not secured to wall. Recommend repair.

There is a west downspout that is missing the downspout leader at the bottom and is discharging at the foundation level. Recommend repair.

Splashblocks/diverters are needed at end of some downspouts to improve water flow.

D. Roof Structure & Attics

Battling insulation is missing on the south wall of the attic at the media room.

E. Walls (Interior & Exterior)

Reseal along the top of the brick corbeling where stucco meets as required to reduce potential moisture penetration.

Reseal around garage door trim to reduce potential pest intrusion.

Trim shrubs away from stucco and brick veneer walls to help reduce deterioration of wall surface.

Minor cracks noted in stone veneer and stucco. This does not appear structurally significant. Seal and monitor.

F. Ceilings and Floors

There was a diagonal crack across the kitchen tile floor, cracks in laundry room and downstairs bathroom. There was no indication of excessive movement/settling on the exterior. Also, there is some buckling of the wood floors in the family room. See "FOUNDATIONS" above for more information.

G. Doors (Interior & Exterior)

Recommend support under the front entry and patio thresholds to reduce potential damage.

There is no weatherstripping around the sides, top and bottom of the door to garage. This is a safety hazard. Recommend repair.



Report Summary

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1.0 I. STRUCTURAL SYSTEMS

The door to laundry room was not latching. Recommend adjustment.

Several hinge screws are missing on the right door to master bedroom.

Striker plates are not installed above the two doors to media room.

H. Windows

Recommend caulk and seal around windows as required to reduce possibility of leaking and moisture intrusion in home.

Screens missing and recommend replacing as required.

I. Stairways (Interior & Exterior)

The edge of the top tread at the middle landing is loose and recommend repair to reduce tripping hazard.

K. Porches, Balconies, Decks, and Carports

The bottom feet on the north balcony railing is not secured to base. Recommend repair to reduce potential safety hazard.

The west railing on the north balcony is loose. Recommend repair to reduce potential safety hazard.

2.0 II. ELECTRICAL SYSTEM

B. Branch Circuits, Connected Devices and Fixtures

There is no GFCI protection for the garage and exterior receptacles. The right side of the 4-gang receptacle on west kitchen backsplash does not trip a GFCI reset. Recommend repair by licensed electrician to reduce potential safety hazard.

Multiple lights are not working and recommend replacing bulbs as required, if still not working, further investigation is required.

The receptacle to right of laundry room sink does not trip a GFCI reset. Recommend repair by licensed electrician to reduce potential safety hazard.

The receptacle across from the master shower does not trip a GFCI reset. Recommend repair by licensed electrician to reduce potential safety hazard.



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3.0 III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Recommend removing small tree/shrub between the two a/c units.

Refrigerant line to south condenser unit has missing insulation which should be repaired. Also, the conduit at the ac unit is loose and wiring is exposed. Recommend full evaluation and/or repair by licensed HVAC technician.

P-trap not installed on main condensate drain line for south attic unit. P-trap should be installed between the evaporator coil and vent.

The vent on north attic unit is installed on the incorrect side of the p-trap on the main condensate drain line. Recommend capping existing vent and installing new vent on the opposite side of p-trap.

C. Duct Systems, Chases, and Vents

Ceiling register is loose in south end of breakfast room.

4.0 IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

The downstairs shower door is binding.

Reseal around the base and corners of the downstairs shower and master shower as required to reduce potential moisture penetration.

The sink drains slowly in the downstairs bathroom and north master sink. Recommend evaluation and/or repair by licensed plumber.

Reseal along top and corners of the tile surround above the upstairs tub as required to reduce potential moisture penetration.

B. Drains, Wastes, and Vents

Recommend location of cleanouts by licensed plumbing.

D. Hydro-Massage Therapy Equipment

Whirlpool appears to be supplied by a regular electrical source. This should be replaced with a GFCI receptacle/ breaker.

The pump does not appear to be bonded. Recommend evaluation by licensed plumber/electrician.



Report Summary

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5.0 V. APPLIANCES

A. Dishwashers

The vacuum break assembly is loose on the kitchen counter. Recommend repair.

C. Range Hood and Exhaust Systems

Left light not working. Recommend changing bulb, if still not working, further investigation is required.

E. Microwave Ovens

Light not working inside the microwave. Recommend repair.

6.0 VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Minor adjustments are needed for some spray patterns to cover effectively.