

Summary

The following information is a brief summary of the Inspector's findings. For more detailed information, including photos, please reference the entire report.

ROOF COVERING MATERIALS

Observed raised shingles in one or more areas of roof. Recommend securing all shingles to prevent water penetration from wind driven rain.

DOORS (INTERIOR AND EXTERIOR)

Has been set to stay open
can be adjusted if needed

Observed the self closing hinge on garage door leading to residence was in need of adjustment. The door was not closing automatically as intended.

PORCHES, BALCONIES, DECKS, AND CARPORTS

Observed cracks in tile around the pool.

Wear + tear

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Four CO monitors will be installed April 3rd

Did not observe installed carbon monoxide detectors which are now required in homes with gas appliances, a fireplace or an attached garage. Note: The smoke detectors installed may also be carbon monoxide detectors, but they were not labeled. I could not determine.

COOLING EQUIPMENT

SYSTEM SERVICED 3/31 BY CHARLIE'S AC
OF CONROE

The air conditioner was cooling properly, but the condensing unit was short cycling (turning off and on intermittently). I recommend further evaluation by a licensed HVAC technician.

The float switch for the drain pan was not installed in the proper location. The float switch should be installed

under the evaporator.

FLOAT SWITCH INSTALLED, PANS ARE BOTH FITTED NOW

DRAINS, WASTES, AND VENTS

→ connection tightened 3/31 no leak

Observed leaks under the right sink in the second story bathroom and under the sink at the outdoor kitchen. In need of repair.

diverter clip repositioned and sealed. no leak 3/31

GARAGE DOOR OPERATORS

Adjusted 3/31

The chain is too loose on the garage door opener for the large garage door. In need of adjustment.

DRYER EXHAUST SYSTEMS

No action possible

Observed the dryer vent was terminating too close to the condensing unit. Although I have never observed a problem with this setup, current standards call for the dryer vent to terminate at least 10 feet away from the condensing unit to prevent dryer lint from collecting on the condenser.

scuffs (page 9) - repaired 3/31