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Issues: Open tendon cable tensioning ports were noted at one or more locations around the exterior foundation grade beam. The minimum grout cover to the tendon tail from the finished concrete slab edge shall be approximately 1 inch, as shown in the figure below. It is also permissible to reduce the grout cover to the tendon tail to 1/8 inch provided that the tendon tail is covered with a protective cap, that results in a minimum cover of 1 inch. We recommend proper cleaning and sealing of any open tendon ports to protect the cable ends from corrosion, which may allow moisture to wick into the cable causing it to rust and possibly losing its connection from the support clamp.

Resolved: All open ports have been cleaned out and covered with concrete. Corner pop noted in inspection has been closed with concrete.

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Issues: Recommend leaves and debris be cleaned from gutters and downspouts as necessary for more effective drainage of roof run-off water.

Resolved: Gutters have been cleaned out of debris.



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Issues: The attic stair assembly does not close flush with the ceiling; recommend adjustment/repair to prevent conditioned air in the home escaping into the attic.

Resolved: This was resolved by previous owner. There is a latch that was installed to tightly hold the attic door closed. Inspector did not latch when picture was taken. Latch can be seen in inspector's picture.



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Issues: The door does not latch properly in the upstairs back left bedroom; recommend adjusting the strike plate for proper operation at minimum.

Resolved: Strike plate adjustments have been made so door latches properly.



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Issues: Windows in the home that have added window locks installed are considered A FIRE/EMERGENCY EXIT HAZARD; recommend removing screws or window locks for safety reasons.

Resolved: Window locks have been removed from windows.

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Issues: Recommend sealing around all exterior light fixtures and exterior electrical receptacles to prevent moisture from entering into the electrical junction boxes. Even small holes can contribute to moisture damage over time.

Resolved: Caulking has been put around all exterior light fixtures.



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Issue: The electrical cover plate in the Attic is damaged/missing. Recommend replacement.

Resolved: Cover plate put on attic electrical outlet



Issue: Receptacle obstructed in the garage. Recommend making fully accessible.

Resolved: Obstruction removed allowing for full access to outlet.



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Issue: The insulation at the condenser freon line is deteriorated. Replacement of the insulation is recommended.

Resolved: Insulation on condenser line has been replaced.

Issue: Seal the refrigerant line entry area(s) to help prevent moisture/pest intrusion.

Resolved: AC entry into house has been completely sealed.



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Issue: Rust stains observed in the emergency overflow pan under the Attic evaporator coil. Unable to determine if leak is present at A/C coil condensation pan/drain line, clogged condensate drain line or if due to previously corrected problem; suggest client consult with seller to determine if or when repairs were completed or a qualified contractor should be called for further review.

Issue: Water observed in the overflow pan for the Attic evaporator coil. It appears a leak is present at the A/C coil condensation pan. (front attic unit mainly)

Issue: The evaporator coil overflow pan drain appears to be installed incorrectly/plugged. The overflow may not work properly. Recommend a licensed HVAC professional review and repair. (rear unit)

Resolved: AC professional was brought in to access the AC units and perform maintenance. All drain lines were cleared out and rusted drain pan replaced. Documentation can be provided.

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Issue: Low water pressure at the front left exterior. Recommend review by a licensed plumber.

Resolved: This spigot has a shutoff valve located at the spigot outside the kitchen window. It was turned off. Opened valve back up and it works correctly.

Issue: The shower head trim is not caulked at the shower walls, which may result in water penetration to the interior structure and deterioration of the wall; recommend caulking around shower heads, faucets and tub spouts to prevent wall damage. Failure to keep these areas sealed can cause deterioration and moisture damage to the interior walls, which is not visible to the inspector at the time of inspection.

Resolved: Both shower heads have been caulked.



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Issues: The drain line does not have a high loop or an air gap was not installed for the dishwasher drain line. The dishwasher drain line should be looped upward and connected to the underside of counter (or have an air gap installed above the counter if there is a slot for one) to prevent the possible contamination of clean dishes, which can occur if water from the sink flows into the dishwasher.

Resolved: Drain line has been looped up high.

