



2.2.1 B. Grading and Drainage

RECOMMENDATION: GUTTERS



Observation: Full set of gutters are highly recommended.

Due to heavy and extended rain events that occur in this region of the country it is recommended that a full set of proper sized gutters and downspouts be installed to channel water away from the foundation during rain events.

Recommendation
Contact a qualified professional.

2.5.1 E. Walls (Interior and Exterior)

MISSING/DAMAGED SIDING/TRIM



Deficiency: Siding/Trim was missing/damaged in one or more areas around the house.

Recommend having a handyman provide needed repairs.

Recommendation
Contact a qualified professional.



Damaged fascia board on back side of home

2.5.2 E. Walls (Interior and Exterior)

HOUSE NUMBERS NOT VISIBLE FROM STREET



Deficient: House numbers must be in place and visible from street.

This is a requirement for 911 emergency's.

Have handyman perform needed repairs.

Recommendation
Contact a qualified handyman.



Lantern blocks house numbers

2.7.1 G. Doors (Interior and Exterior)

MISSING / DAMAGED DOOR STOPS:

Deficiency: Not all door stops are in place.

These are important to protect your wall finishes from damage from the door hardware.

Recommend a handyman provide needed repairs.

Recommendation

Contact a handyman or DIY project



Not all door stops are in place.

2.8.1 H. Windows

DAMAGED SCREENS

Deficiency: One or more of the window screens is torn or damaged.

Recommend a window repair and installation contractor perform needed repairs.

Recommendation

Contact a qualified window repair/installation contractor.



Upstairs window in family room has a torn screen

3.2.1 B. Service Entrance and Panels

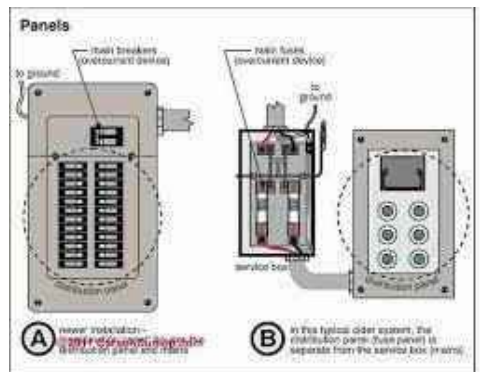
DISCONNECT NOT PRESENT IN MAIN PANEL AS REQUIRED

Deficient: A single disconnect is now required in all main panels per the new 2022 TREC Standards.

Have a licensed electrician provide needed repairs.

Recommendation

Contact a qualified professional.



3.2.2 B. Service Entrance and Panels

SURGE PROTECTOR REQUIRED

Deficient: Surge protectors are now required at main panel.

Check 2020 NEC for installation requirements.

Have a licensed electrician provide needed repairs.

Recommendation

Contact a qualified electrical contractor.



3.3.1 C. Branch Circuits, Connected Devices, and Fixtures

LIGHTING ISSUES:

Recommendation

Deficiency: The following lighting issues were discovered:

Upstairs hallway bathroom light flickers when operated.

Recommend an electrical contractor provide needed repairs.

Recommendation

Contact a qualified electrical contractor.

4.2.1 B. Heating Equipment

NO SECONDARY CONDENSATE ALARM

Recommendation

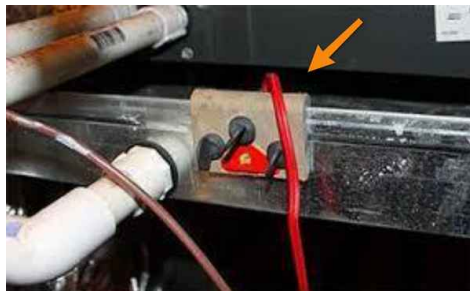
Deficient: No secondary drain or condensate alarm has been installed.

A secondary condensate alarm is required to shut the system down if a leak occurs in the condensate drain system.

Have a HVAC contractor provide needed repairs.

Recommendation

Contact a qualified heating and cooling contractor



Typical condensate overflow switch

No secondary drain or condensate alarm has been installed.

4.3.1 C. Cooling Equipment

THERMOSTAT NOT PERFORMING

Recommendation

Deficiency: Thermostat was not performing as intended.

Recommend a HVAC contractor perform needed repairs.

Recommendation

Contact a qualified heating and cooling contractor



Downstairs thermostat did not function properly

4.4.1 D. Duct Systems, Chases, and Vents

FILTER COVER DAMAGED

 Maintenance Item

Deficient: One or more of the filter covers is damaged or not fitting properly.

Have a HVAC contractor provide needed repair/replacement.

Recommendation

Contact a qualified heating and cooling contractor



Filter cover located in front of master bedroom is bent and will need repair/replacement

6.1.1 A. Dishwasher

DISHWASHER DOOR DOES NOT LATCH

 Recommendation

Deficient: Dishwasher door does not latch.

Dishwasher was not operated.

Have an appliance repairman provide needed repairs.

Recommendation

Contact a qualified appliance repair professional.



Could not get door to latch on dishwasher

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

BATHROOM EXHAUST NOT PRESENT

 Recommendation

Deficient: Bathroom exhaust fans are not present.

Laundry rooms are required to have either an openable window or a mechanical exhaust system in place,

Have a qualified contractor provide needed repairs.

Recommendation

Contact a qualified professional.



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