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Property Inspection Report

2617 Easton Springs Ct, Pearland, TX, 77584

Prepared For: *Liliana Moreno*
Order ID: 22646
Inspector: *Eligio Varela*
TREC License: *License #22209*
Agent: *Sara Mata*
Property Size: 2533
Property Age: 2004
Inspection Date: 7/15/2022
Inspection Time: 1:30 PM

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PROPERTY INSPECTION REPORT FORM

<u>Liliana Moreno</u>	<u>7/15/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>2617 Easton Springs Ct, Pearland, TX 77584</u>	
<i>Address of Inspected Property</i>	
<u>Eligio Varela</u>	<u>License #22209</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Exterior Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected. These should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items. Ice maker connections are not tested.

Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath,

etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

Heating & Air Conditioning Notes: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Plumbing Notes: Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40 gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

Optional Devices Notes: Sprinkler controls tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only. Pools shell is a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- -Post Tension
- -There are no significant settlement cracks or movement noted at this time.

Comments:

A.1. -Corner pops were noted on one or more corners of the foundation, these are usually considered cosmetic nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration.



- Corner pops were noted on one or more corners of the foundation, these are usually considered cosmetic nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading & Drainage
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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- -Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:

- -Due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. The roof was observed with a drone, from lower portions of the roof, the edge of the roof, the underside of the attic decking and the ground, binoculars may be used if needed. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials and decking underneath in the attic space if available. Water can enter through very small areas and may not be found until heavy rain storms occur, wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

Comments:

C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.

C.2. - There is/was a satellite dish mounted to the roof structure. It is recommended that the Satellite dish be properly mounted at the siding of the home or on a stand alone base in the yard. Recommend sealing the mounting hardware to help prevent water penetration.

C.3. -Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.

C.4. -The rubber plumbing vent boots are showing signs of deterioration and should be replaced or sealed depending on condition. Recommend a roofer check all plumbing boots for repairs or replacement as needed and check entire roof for other issues that may be of concern. If roof jacks are 11-15 years of age and some are showing signs of deterioration it is recommended that all roof jacks be replaced as they are at the end of there useful life.

C.5. -There were exposed nails noted on the roof it is recommended that all exposed nails and fasteners on roof be sealed at all penetrations, ridges and roof to wall connections.

C.6. -There are signs of rusted flashing on the rooftop. We recommend painting or replacing all rusted or deteriorated flashing as needed.

C.7. -The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - left

C.8. -There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles.

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C.9. -Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.

C.10. -The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.

C.11. -Signs of previous repairs were noted on the roof. Indications are that they are working as intended at time of inspection.

C.12. -There is debris in the gutters, recommend cleaning gutters to restore to proper operation.

C.13. Gutter extensions damaged. Mainly at - front left



- Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.



Gutter extensions damaged. Mainly at - front left

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- The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.



- The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - left



Overview of roof



Overview of roof

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-There is debris in the gutters, recommend cleaning gutters to restore to proper operation.



Overview of roof



Overview of roof



Overview of roof

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Overview of roof



-There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles.



-There were exposed nails noted on the roof it is recommended that all exposed nails and fasteners on roof be sealed at all penetrations, ridges and roof to wall connections.



-The rubber plumbing vent boots are showing signs of deterioration and should be replaced or sealed depending on condition. Recommend a roofer check all plumbing boots for repairs or replacement as needed and check entire roof for other issues that may be of concern. If roof jacks are 11-15 years of age and some are showing signs of deterioration it is recommended that all roof jacks be replaced as they are at the end of there useful life.

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-There were exposed nails noted on the roof it is recommended that all exposed nails and fasteners on roof be sealed at all penetrations, ridges and roof to wall connections.



-There are signs of rusted flashing on the rooftop. We recommend painting or replacing all rusted or deteriorated flashing as needed.



Overview of roof



- There is/was a satellite dish mounted to the roof structure. It is recommended that the Satellite dish be properly mounted at the siding of the home or on a stand alone base in the yard. Recommend sealing the mounting hardware to help prevent water penetration.

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-There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles.

-Signs of previous repairs were noted on the roof. Indications are that they are working as intended at time of inspection.

X			
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D. Roof Structure and Attic

Viewed From:

- -The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused, therefore some areas of the attic inspection may be limited.
- -The type of roof system is conventional.
- -The type of attic ventilation is ridge vents, air hawks, eave vents.

Approximate Average Depth of Insulation:

- -The ceiling insulation is blown fiberglass.
- -Ceiling insulation is approximately 10-12 inches in depth.
- -Vertical insulation is fiberglass batts.
- -Insulation is approximately 5-8 inches in depth.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- -Prevalent exterior siding is made of brick , concrete fiber board.

Comments:

E.1. -Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at - rear

E.2. -Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

E.3. -Seal all vents at wall connection to help prevent water penetration into walls. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

E.4. -Seal all exterior receptacles at wall connection to help prevent water penetration into walls.

E.5. -Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front

E.6. -Recommend sealing trim to help prevent water penetration. Mainly at - rear

E.7. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - rear, rear door

E.8. -There is loose trim on the home, recommend securing to help prevent future damage and water penetration. Mainly at - rear

E.9. -The home is in need of general painting, sealing and repairs of the siding and trim to help prevent moisture penetration and damage.

E.10. -There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.

E.11. -There are signs of growth on exterior brickwork/siding, recommend cleaning to help prevent deterioration.

E.12. -Paint is chalking meaning it is losing its protection values, recommend repainting.

E.13. -Settlement cracks were noted at the tape joint in the drywall. Mainly at - upstairs rear right bedroom,upstairs family room

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E.14. -Paint is cracked and peeling, recommend repairs to help prevent deterioration. Mainly at - master bedroom window sill, upstairs rear right bedroom window sill

E.15. Damaged/cracked brickwork noted. Mainly at - front



- There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.



- Seal all exterior receptacles at wall connection to help prevent water penetration into walls.



- Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.



- Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front

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I	NI	NP	D
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Damaged/cracked brickwork noted. Mainly at - front



- Seal all vents at wall connection to help prevent water penetration into walls. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.



- There are signs of growth on exterior brickwork/siding, recommend cleaning to help prevent deterioration.



- Paint is chalking meaning it is losing its protection values, recommend repainting.

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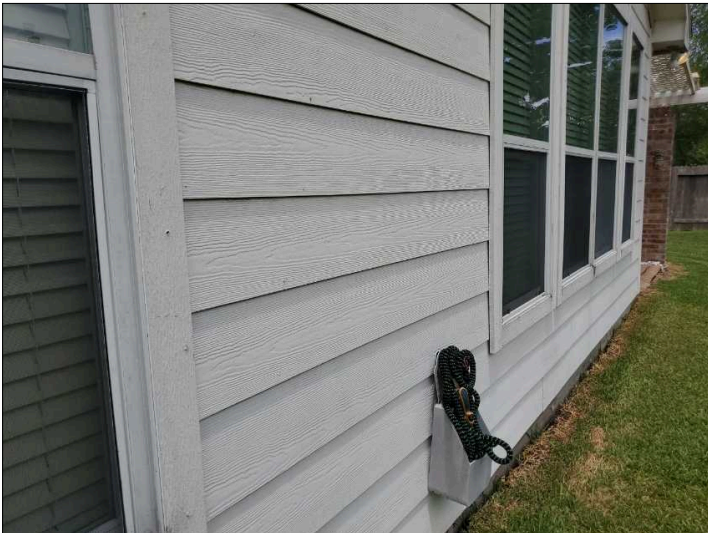
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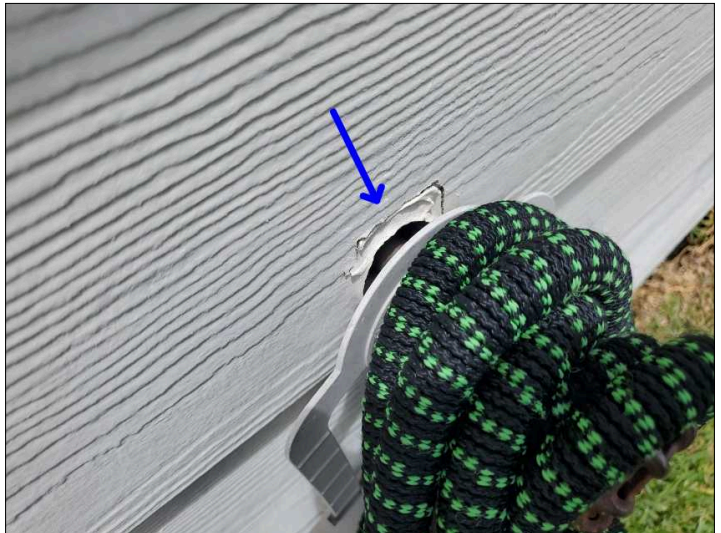
- Recommend sealing trim to help prevent water penetration. Mainly at - rear



- There is loose trim on the home, recommend securing to help prevent future damage and water penetration. Mainly at - rear



- Paint is chalking meaning it is losing its protection values, recommend repainting.



- Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at - rear

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I	NI	NP	D
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- Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at - rear



- Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - rear



- Paint is cracked and peeling, recommend repairs to help prevent deterioration. Mainly at - master bedroom window sill



- Settlement cracks were noted at the tape joint in the drywall. Mainly at - upstairs rear right bedroom

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I	NI	NP	D
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- Settlement cracks were noted at the tape joint in the drywall. Mainly at - upstairs rear right bedroom



- Paint is cracked and peeling, recommend repairs to help prevent deterioration. Mainly at - upstairs rear right bedroom window sill



- Settlement cracks were noted at the tape joint in the drywall. Mainly at - upstairs family room



- Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - rear door

X			X
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F. Ceilings and Floors

Comments:

F.1. -Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at - upstairs family room

F.2. -Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - driveway

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I	NI	NP	D
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- Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - driveway

- Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at - upstairs family room

G. Doors (Interior and Exterior)

Comments:

G.1. -The garage door self-closing hinges are not installed.

G.2. -Deterioration was noted mainly along the door, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear door



- Deterioration was noted mainly along the door, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear door

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H. Windows

Window Types:

- -Windows in the home are double pane.

Comments:

H.1. -Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.



- Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplace and Chimney

Locations:

- - Fireplace is located in the living room.

Types:

- -Fireplace is prefabricated metal box and flue.

Comments:

J.1. -The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.

J.2. -The fireplace firebox and flue are dirty, recommend cleaning.

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I	NI	NP	D
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Overview of fireplace

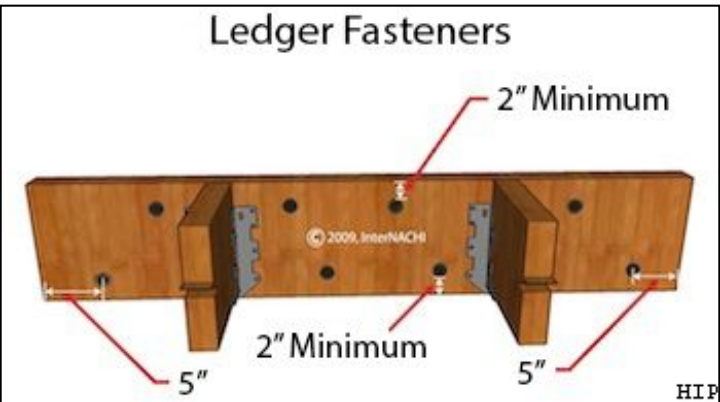
- The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.

X			X
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K. Porches, Balconies, Decks, and Carports

Comments:

K.1. -The patio cover is improperly supported, recommend patio covers be installed with lag screws or bolts. Screws are not recommended fasteners.



- The patio cover is improperly supported, recommend patio covers be installed with lag screws or bolts. Screws are not recommended fasteners.

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Comments:

L.1. -There are indications of water penetration to the ceiling evident mainly by deterioration. Unable to determine condition of the underlying materials. Mainly at - upstairs family room

L.2. -Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.



- Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.



- There are indications of water penetration to the ceiling evident mainly by deterioration. Unable to determine condition of the underlying materials. Mainly at - upstairs family room

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

- -Main electrical panel is on the right interior of garage.
- -Main disconnect panel is on the home exterior. Location - right
- -Unable to inspect underground services.
- -Bonding was noted on the gas line as recommended.
- -The water line is plastic, therefore does not require bonding.

Materials, Amp Rating & Brand:

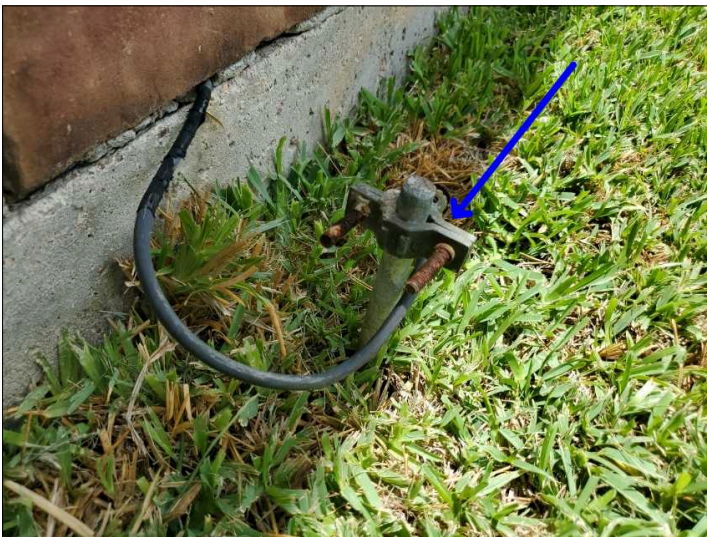
Comments:

A.1. -There is an improper ground rod clamp, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.

A.2. -There is improper clearance in front of or around electrical panel box, recommend proper clearance for access.

A.3. -The electrical panel is locked and could not be inspected.

A.4. -There was no access to the electrical panel.



- There is an improper ground rod clamp, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.



- There was no access to the electrical panel.

I=Inspected

NI=Not Inspected

NP=Not Present

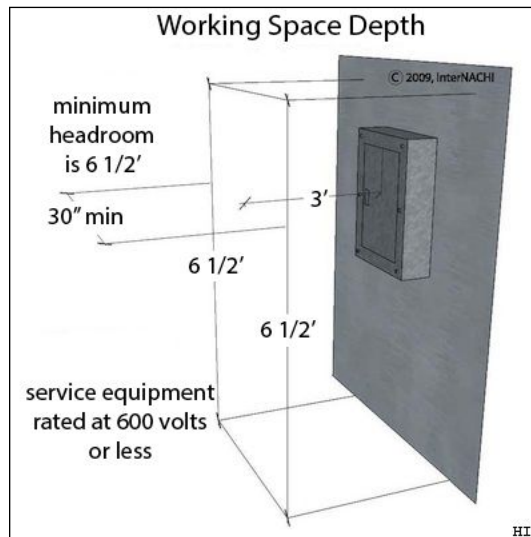
D=Deficient

I	NI	NP	D
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- There is improper clearance in front of or around electrical panel box, recommend proper clearance for access.

Overview of main electrical panel



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- -Branch circuits are copper wiring.
- -GFCI's locations - kitchen, master bath, upstairs hall bath, garage
- -Smoke detectors are tested with test button only.
- -The carbon monoxide detectors were noted in all the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor.

Comments:

B.1. -Arc-Fault Circuit Interrupters (AFCI's) were noted in all bedrooms required at time of construction, but not noted in all habitable rooms as is required at the present time. It is also now recommended that dishwashers, garbage disposals, washing machines and dryers be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.

B.2. The 250 volt overcurrent device is not properly Arc-fault/GFCI protected as recommended. It is now recommended that all 250 volt appliances be Arc-fault and/or GFCI protected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- -Central Forced Air
- -There is one A/C & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.

Energy Sources:

- -Heating unit(s) is natural gas.
- -Automatic Igniter(s) were noted.

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of furnace burner compartment.



B. Cooling Equipment

Type of Systems:

- -Central Forced Air
- -A/C unit #1 High/Low differential should fall between 15 and 22 degrees at the unit for proper cooling. The differential for this unit is :19 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
- -A/C compressor(s) is electric.

Comments:

B.1. -Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

B.2. -There is water noted in the A/C pan. This is an indication that the main condensation line is clogged. Recommend contacting an A/C specialist to remove clog and restore drain to normal operation. It is also recommended to have the unit checked for proper operation and for cleanliness.

B.3. -Extensive rust was noted in pan. Recommend changing pan to help prevent future leaks.

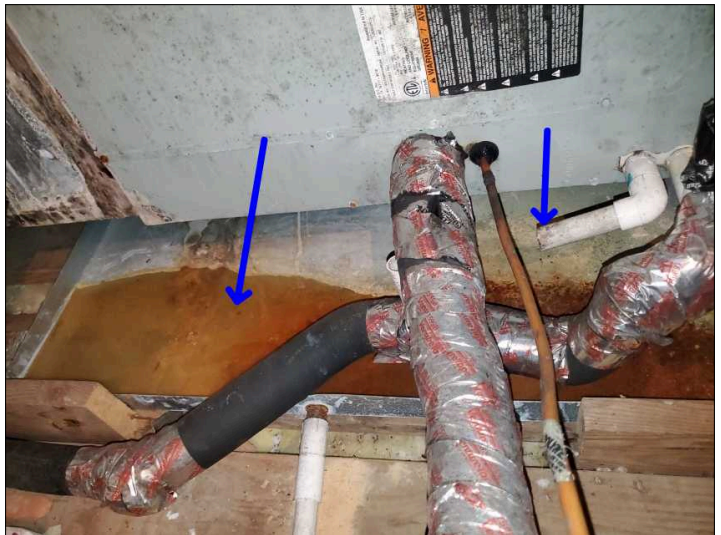
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- There is water noted in the A/C pan. This is an indication that the main condensation line is clogged. Recommend contacting an A/C specialist to remove clog and restore drain to normal operation. It is also recommended to have the unit checked for proper operation and for cleanliness.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Duct system, Chases, and Vents
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Comments:

C.1. -Filter type is disposable.

C.2. -Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter:

- -The water meter is located at the left curb.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.

Location of Main Water Supply Valve:

- -The main water shutoff is located on the left exterior wall of home.
- -Static Water Pressure Reading:60

Comments:

A.1. -Appliances are connected therefore the laundry supply valves and drain may not have been tested, unable to verify drain. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to access.

A.2. Faucet base damaged. Mainly at - kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Faucet base damaged. Mainly at - kitchen

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Drains, Wastes, and Vents

Comments:

B.1. -Drain and waste pipes are made of plastic.

B.2. -Overflows are not tested.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Water Heating Equipment

Energy Source:

• -Unit #1 water heater is gas.

Capacity:

• -The water heater #1 is Tankless w/unlimited capacity.

• -Water heater(s) is/are located in the attic for the entire home.

Comments:

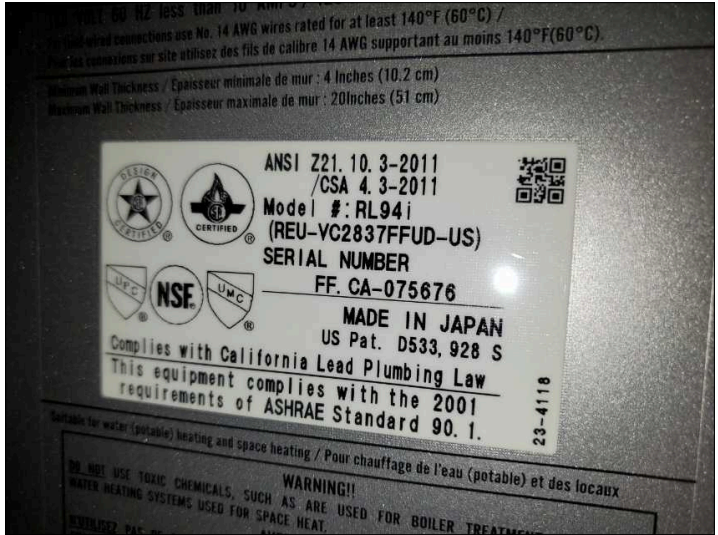
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of water heater(s)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

A.1. -Dishwasher is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:

B.1. -Garbage disposal is operating as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

C.1. -The range vent is vented to the exterior.

C.2. -Range/cooktop vents should be made of smooth pipe not corrugated pipe so that grease does not accumulate in crevasses. This is a potential fire hazard and should be corrected.

C.3. -Duct tape was used on the range vent, it is recommended that only approved aluminum or duct tape (Marked UL181) be used for all ducts.



- Range/cooktop vents should be made of smooth pipe not corrugated pipe so that grease does not accumulate in crevasses. This is a potential fire hazard and should be corrected.

D. Ranges, Cooktops, and Ovens

Comments:

D.1. -Range is gas

D.2. -Oven Thermostat to Temperature Reading: 350F / 345-350F

D.3. -The range is operating as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-Range is gas

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments: -The microwave is operating as intended.



- The microwave is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. -Bath and/or laundry exhaust fans operated as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Comments:

G.1. -Garage door is operating as intended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

H.1. -Indications are that the dryer vent is operating as intended.

I. Other

Comments:

I.1. -The refrigerator is operating as intended.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

A.1. -Location of back flow preventer. Location - left

A.2. -Zone 1 - Spray heads for front yard .

A.3. -Zone 2 - Spray heads for left side .

A.4. -Zone 3 - Spray heads for back yard .

A.5. -Zone 4 - Spray heads for back yard right side .

A.6. -Zone 5 - Spray heads for back yard by right fence .

A.7. -Zone 6 - Spray heads for right of driveway.

A.8. -All exterior **PVC** pipe should be painted to prevent premature deterioration from UV rays. Also recommend sealing all pipes at wall penetrations.

A.9. -There is a broken sprinkler head. Zone - 1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- All exterior PVC pipe should be painted to prevent premature deterioration from UV rays. Also recommend sealing all pipes at wall penetrations.

- There is a broken sprinkler head. Zone - 1

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
Location of Drain Field:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Sewer Scope Observations
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Materials:

- The sewer line is noted to have PVC piping.

Location:

- The main sewer line clean out was located at the Right Exterior of the home.

Observations:

F.1. - The sewer line is functioning as intended and shows no conditions requiring repairs at the time of the inspection.

F.2. Video of Sewer scope to street.

<https://youtu.be/K9xpw81isP8>

F.3. Video of sewer scope under home.

https://youtu.be/wfJFeUQES_A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
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Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	A.1. -Corner pops were noted on one or more corners of the foundation, these are usually considered cosmetic nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration.

Page 7 Item: C	Roof Covering Materials	<p>C.1. -Tree limbs should be kept trimmed at least 5' from roof to help prevent damage to the roof during windy conditions.</p> <p>C.2. - There is/was a satellite dish mounted to the roof structure. It is recommended that the Satellite dish be properly mounted at the siding of the home or on a stand alone base in the yard. Recommend sealing the mounting hardware to help prevent water penetration.</p> <p>C.3. -Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.</p> <p>C.4. -The rubber plumbing vent boots are showing signs of deterioration and should be replaced or sealed depending on condition. Recommend a roofer check all plumbing boots for repairs or replacement as needed and check entire roof for other issues that may be of concern. If roof jacks are 11-15 years of age and some are showing signs of deterioration it is recommended that all roof jacks be replaced as they are at the end of there useful life.</p> <p>C.5. -There were exposed nails noted on the roof it is recommended that all exposed nails and fasteners on roof be sealed at all penetrations, ridges and roof to wall connections.</p> <p>C.6. -There are signs of rusted flashing on the rooftop. We recommend painting or replacing all rusted or deteriorated flashing as needed.</p> <p>C.7. -The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - left</p> <p>C.8. -There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles.</p> <p>C.9. -Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.</p> <p>C.10. -The decking is buckling on the roof, this is often caused by an improper gap for expansion of the decking materials, recommend consulting a roofing contractor for evaluation and repairs as needed.</p> <p>C.11. -Signs of previous repairs were noted on the roof. Indications are that they are working as intended at time of inspection.</p> <p>C.12. -There is debris in the gutters, recommend cleaning gutters to restore to proper operation.</p>
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		C.13. Gutter extensions damaged. Mainly at - front left
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Page 14 Item: E	Walls (Interior and Exterior)	<p>E.1. -Seal all gaps and holes in brick or siding to help prevent moisture intrusion. Mainly at - rear</p> <p>E.2. -Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.</p> <p>E.3. -Seal all vents at wall connection to help prevent water penetration into walls. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.</p> <p>E.4. -Seal all exterior receptacles at wall connection to help prevent water penetration into walls.</p> <p>E.5. -Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front</p> <p>E.6. -Recommend sealing trim to help prevent water penetration. Mainly at - rear</p> <p>E.7. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - rear, rear door</p> <p>E.8. -There is loose trim on the home, recommend securing to help prevent future damage and water penetration. Mainly at - rear</p> <p>E.9. -The home is in need of general painting, sealing and repairs of the siding and trim to help prevent moisture penetration and damage.</p> <p>E.10. -There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.</p> <p>E.11. -There are signs of growth on exterior brickwork/siding, recommend cleaning to help prevent deterioration.</p> <p>E.12. -Paint is chalking meaning it is losing its protection values, recommend repainting.</p> <p>E.13. -Settlement cracks were noted at the tape joint in the drywall. Mainly at - upstairs rear right bedroom, upstairs family room</p> <p>E.14. -Paint is cracked and peeling, recommend repairs to help prevent deterioration. Mainly at - master bedroom window sill, upstairs rear right bedroom window sill</p> <p>E.15. Damaged/cracked brickwork noted. Mainly at - front</p>
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Page 19 Item: F	Ceilings and Floors	<p>F.1. -Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at - upstairs family room</p> <p>F.2. -Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - driveway</p>
Page 20 Item: G	Doors (Interior and Exterior)	<p>G.1. -The garage door self-closing hinges are not installed.</p> <p>G.2. -Deterioration was noted mainly along the door, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear door</p>
Page 21 Item: H	Windows	H.1. -Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.
Page 21 Item: J	Fireplace and Chimney	<p>J.1. -The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.</p> <p>J.2. -The fireplace firebox and flue are dirty, recommend cleaning.</p>
Page 22 Item: K	Porches, Balconies, Decks, and Carports	K.1. -The patio cover is improperly supported, recommend patio covers be installed with lag screws or bolts. Screws are not recommended fasteners.
Page 23 Item: L	Other	<p>L.1. -There are indications of water penetration to the ceiling evident mainly by deterioration. Unable to determine condition of the underlying materials. Mainly at - upstairs family room</p> <p>L.2. -Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.</p>

ELECTRICAL SYSTEMS

Page 24 Item: A	Service Entrance and Panels	<p>A.1. -There is an improper ground rod clamp, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.</p> <p>A.2. -There is improper clearance in front of or around electrical panel box, recommend proper clearance for access.</p> <p>A.3. -The electrical panel is locked and could not be inspected.</p> <p>A.4. -There was no access to the electrical panel.</p>
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Page 26 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. -Arc-Fault Circuit Interrupters (AFCI's) were noted in all bedrooms required at time of construction, but not noted in all habitable rooms as is required at the present time. It is also now recommended that dishwashers, garbage disposals, washing machines and dryers be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected, for more information please feel free to call our office and we will get you in touch with your inspector.</p> <p>B.2. The 250 volt overcurrent device is not properly Arc-fault/GFCI protected as recommended. It is now recommended that all 250 volt appliances be Arc-fault and/or GFCI protected.</p>
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 27 Item: B	Cooling Equipment	<p>B.1. -Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.</p> <p>B.2. -There is water noted in the A/C pan. This is an indication that the main condensation line is clogged. Recommend contacting an A/C specialist to remove clog and restore drain to normal operation. It is also recommended to have the unit checked for proper operation and for cleanliness.</p> <p>B.3. -Extensive rust was noted in pan. Recommend changing pan to help prevent future leaks.</p>
Page 28 Item: C	Duct system, Chases, and Vents	C.2. -Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.

PLUMBING SYSTEM

Page 29 Item: A	Water Supply System and Fixtures	A.2. Faucet base damaged. Mainly at - kitchen
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APPLIANCES

Page 32 Item: C	Range Hood and Exhaust Systems	<p>C.2. -Range/cooktop vents should be made of smooth pipe not corrugated pipe so that grease does not accumulate in crevasses. This is a potential fire hazard and should be corrected.</p> <p>C.3. -Duct tape was used on the range vent, it is recommended that only approved aluminum or duct tape (Marked UL181) be used for all ducts.</p>
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OPTIONAL SYSTEMS

Page 34 Item: A	Landscape Irrigation (Sprinkler) Systems	<p>A.8. -All exterior PVC pipe should be painted to prevent premature deterioration from UV rays. Also recommend sealing all pipes at wall penetrations.</p> <p>A.9. -There is a broken sprinkler head. Zone - 1</p>
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