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Property Inspection Report

845 Bellflower Dr., Plano, TX, 75075

Inspector: Captain Louise Klein

TREC License: 119283

Agent: Lori-Dawn Stevenson

Property Size: 2510 sq. ft.

Property Age: 2007

Inspection Date: 1/26/2026

Inspection Time: 1:30 PM

Prepared For: Bruce Omen

Order ID: 24404

**Residential
Inspections**

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PROPERTY INSPECTION REPORT FORM

<u>Bruce Omen</u>	<u>1/26/2026</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>845 Bellflower Dr., Plano, TX 75075</u>	
<i>Address of Inspected Property</i>	
<u>Captain Louise Klein</u>	<u>119283</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 inspectors 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 manufacturers 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

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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. All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.

A.2. 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.

A.3. One or more of the post tension cables were noted to be exposed, recommend using a rust inhibitor to all rusting cables and sealing all exposed post tension cables noted around the foundation of the house to help prevent premature deterioration of the post tension cables.

A.4. Portions of the foundation rebar or metal is exposed at the sides of the slab. Rusting metal can cause the metal to expand and cause the concrete to break off due to expansion of the rusting metal. Recommend coating with a rust inhibitor and sealing to help prevent further deterioration. Mainly at - Front (Main House)

A.5. There are form boards noted at the slab, it is recommended that all form boards be removed from around the slab to help prevent conducive conditions for wood destroying insects as deteriorating wood is a conducive condition for wood destroying insects. Mainly at - between both homes and the driveway

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One or more of the post tension cables were noted to be exposed, recommend using a rust inhibitor to all rusting cables and sealing all exposed post tension cables noted around the foundation of the house to help prevent premature deterioration of the post tension cables.



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.



There are form boards noted at the slab, it is recommended that all form boards be removed from around the slab to help prevent conducive conditions for wood destroying insects as deteriorating wood is a conducive condition for wood destroying insects. Mainly at - main house



There are form boards noted at the slab, it is recommended that all form boards be removed from around the slab to help prevent conducive conditions for wood destroying insects as deteriorating wood is a conducive condition for wood destroying insects. Mainly at - guest house



There are form boards noted at the slab, it is recommended that all form boards be removed from around the slab to help prevent conducive conditions for wood destroying insects as deteriorating wood is a conducive condition for wood destroying insects. Mainly at - guest house



All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.

X			X
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B. Grading & Drainage

Comments:

B.1. Surface drains have been noted on the property. We can not determine the condition of drains that are below grade level. Mainly at - rear, left side

B.2. The soil or concrete is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front of guest house

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<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.

- -Metal

Viewed From:

- The roof was observed with pictures or video from a drone due to conditions existing which could be dangerous to the inspector, such as too high, or too steep of a roofing pitch. Rain water or condensation could make the surfaces of the roof too slippery to walk on safely. 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. The accessible and visible portions of the underside of the attic decking is also inspected. Multiple layers of shingles or soft decking may not be visible with a drone. 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. Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.

C.2. Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.

C.3. The shingles on the roof are showing indications of possible hail damage, recommend a roofing specialist for evaluation and repairs as needed.

C.4. There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles.

C.5. The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - left side of main house

C.6. The roof is missing the kick out flashing at the end of the roof to sidewall connection. This is to help prevent water from running down or in the wall causing possible water penetration and deterioration. This is extremely important at stucco sidewall connections to help prevent water from penetrating behind the wall. Mainly at - right side main house, left side of main house

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C.7. The improper kick-out / roof terminations need to have a proper flashing installed or the current flashing modified or replaced and sealed to prevent water intrusion through the system at these areas. During the installation of any flashing the immediate area can be inspected for wood rot or damage. Any other roof flashing in the area should also be checked as they sometimes can be a contributing cause. We suggest that the sidewall flashings of the roof be set in roof cement in the areas of kickouts as a preventative measure. Mainly at - left rear of guest house

C.8. The gutter strap is damaged. Mainly at - left side

C.9. The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - main house rear left



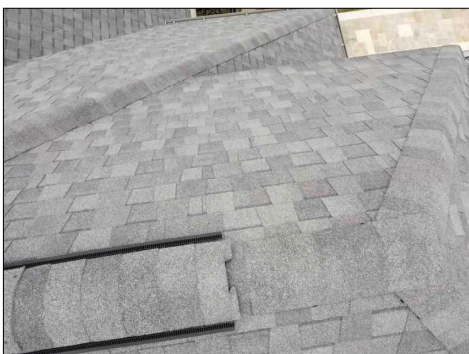
Overview of Roof.



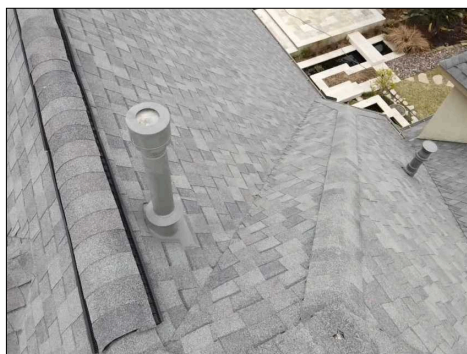
Overview of Roof.



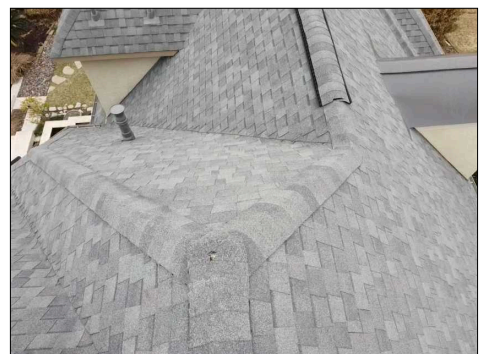
Overview of Roof.



Overview of Roof.



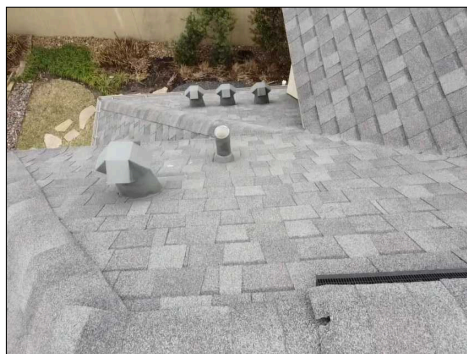
Overview of Roof.



Overview of Roof.



Overview of Roof.



Overview of Roof.



Overview of Roof.

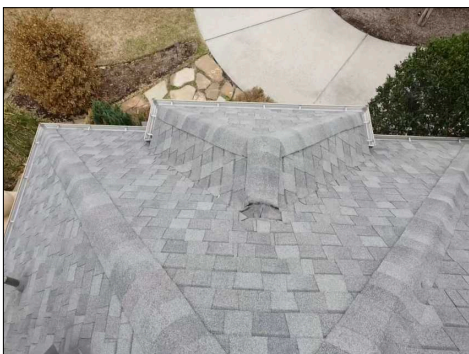
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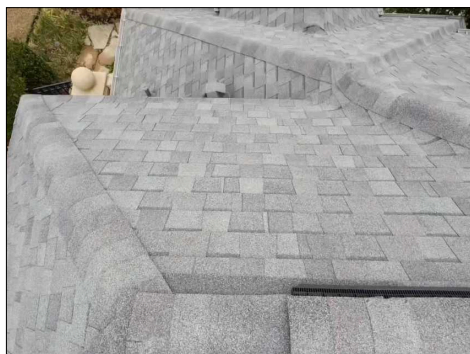
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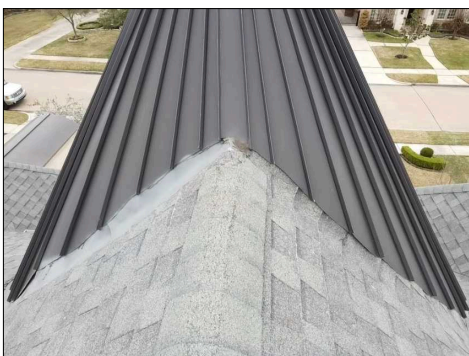
Overview of Roof.



Overview of Roof.



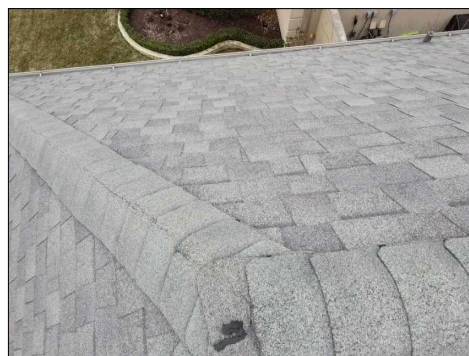
Overview of Roof.



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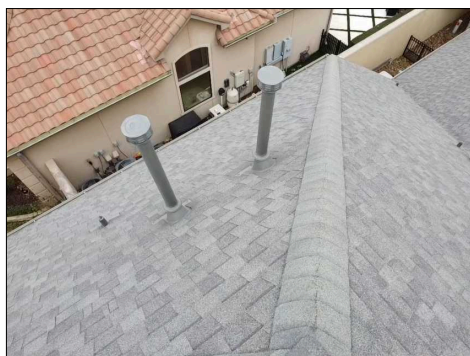
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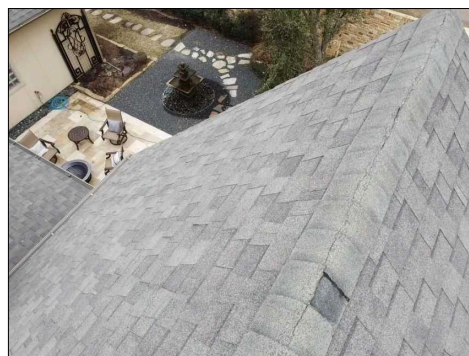
Overview of Roof.



Overview of Roof.



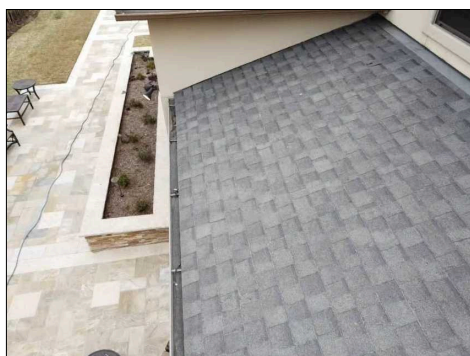
Overview of Roof.



Overview of Roof.



Overview of Roof.



Overview of Roof.



The gutter strap is damaged. Mainly at - left side

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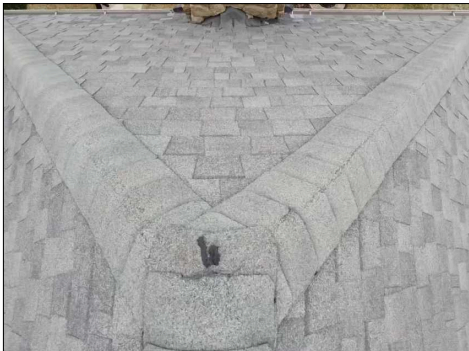
The roof is missing the kick out flashing at the end of the roof to sidewall connection. This is to help prevent water from running down or in the wall causing possible water penetration and deterioration. This is extremely important at stucco sidewall connections to help prevent water from penetrating behind the wall. Mainly at - right side main house



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



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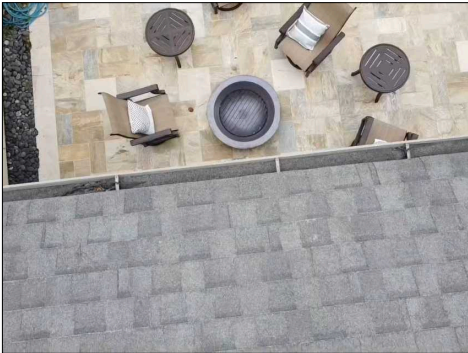
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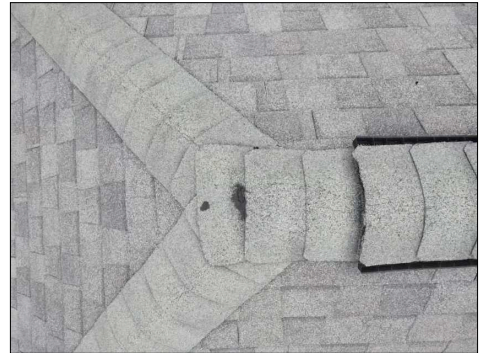
I	NI	NP	D
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Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.



The improper kick-out / roof terminations need to have a proper flashing installed or the current flashing modified or replaced and sealed to prevent water intrusion through the system at these areas. During the installation of any flashing the immediate area can be inspected for wood rot or damage. Any other roof flashing in the area should also be checked as they sometimes can be a contributing cause. We suggest that the sidewall flashings of the roof be set in roof cement in the areas of kickouts as a preventative measure. Mainly at - left rear of guest house



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



The roof is missing the kick out flashing at the end of the roof to sidewall connection. This is to help prevent water from running down or in the wall causing possible water penetration and deterioration. This is extremely important at stucco sidewall connections to help prevent water from penetrating behind the wall. Mainly at - patio of main house



The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - main house rear left



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

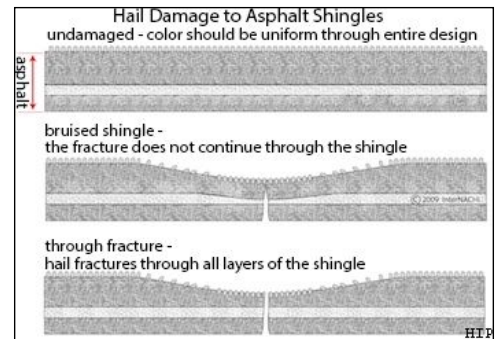
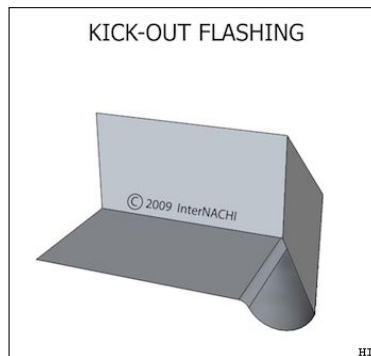
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The roof is missing the kick out flashing at the end of the roof to sidewall connection. This is to help prevent water from running down or in the wall causing possible water penetration and deterioration. This is extremely important at stucco sidewall connections to help prevent water from penetrating behind the wall. Mainly at - left side main house



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attic
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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.

Approximate Average Depth of Insulation:

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

Comments:

D.1. Rodent/Pest activity was observed in the attic space. Trails and holes through the insulation is a good indication that rodents have been in the attic at some point. There may have also been indications of fecal matter or an assortment of traps noted in the attic which would allude to the presence of pest activity. The inspector is unable to determine if this is an active or past condition and is beyond the scope of a home inspection. We recommend that a pest control specialist be consulted for a determination of present conditions and possibly performing an exclusion which is closing off all holes or places of entry to help prevent rodent infestation.

D.2. Weather stripping is damaged. Recommend repair or replacement. weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire. Mainly at- guest house and Main house access on 2nd floor

D.3. The insulation depth is less than recommended in some or all areas of the attic, recommend upgrading to today's standards of at least R30. Mainly at - Upstairs Right Rear (Main House)

D.4. The insulation is missing in some areas of the attic, recommend replacing missing insulation for proper energy efficiency. Mainly at - Upstairs Right Rear (Main House)

D.5. Insulation has been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency. Mainly at - Main House (All Attics)

D.6. Weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire.

D.7. The pull down attic ladder is missing the pull string. Recommend installing a new pull string or an eye hook for access to the attic. Mainly at - Main Attic (Main House)

I=Inspected

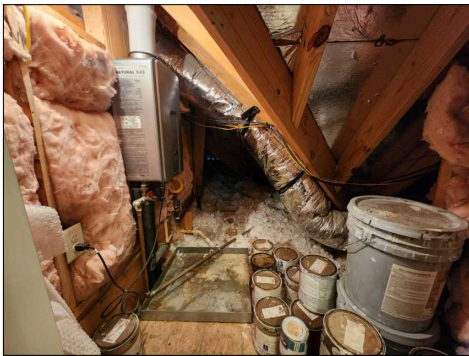
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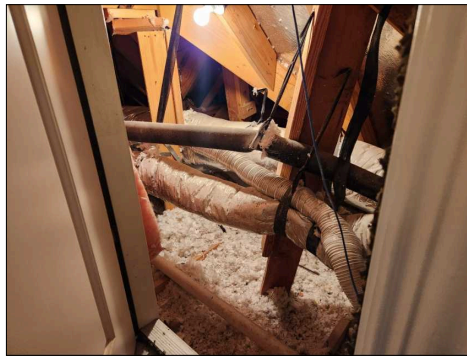
D=Deficient

I	NI	NP	D
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D.8. The insulation for the exterior wall is missing. Recommend replacing missing insulation for proper energy efficiency. Mainly at- Upstairs Left Rear (Main House)



Overview of Attic. (Guest house)



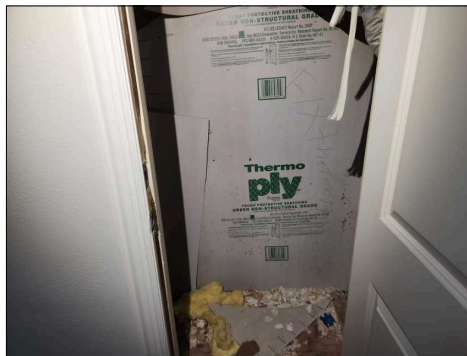
Overview of Attic. (Guest house)



Weather stripping is damaged. Recommend repair or replacement. weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire. Mainly at- guest house



Weather stripping is damaged. Recommend repair or replacement. weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire. Mainly at- Main house access on 2nd floor



Overview of Attic. Upstairs Right Rear (Main House)



Overview of Attic. Upstairs Right Rear (Main House)

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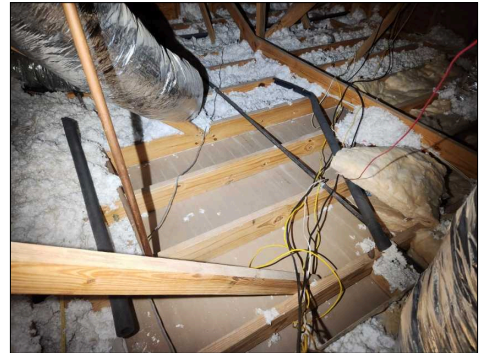
I	NI	NP	D
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Overview of Attic. Upstairs Right Rear (Main House)



Overview of Attic. Upstairs Right Rear (Main House)



The insulation is missing in some areas of the attic, recommend replacing missing insulation for proper energy efficiency. Mainly at - Upstairs Right Rear (Main House)



Overview of Attic. Upstairs Left Rear (Main House)



The insulation for the exterior wall is missing. Recommend replacing missing insulation for proper energy efficiency. Mainly at- Upstairs Left Rear (Main House)



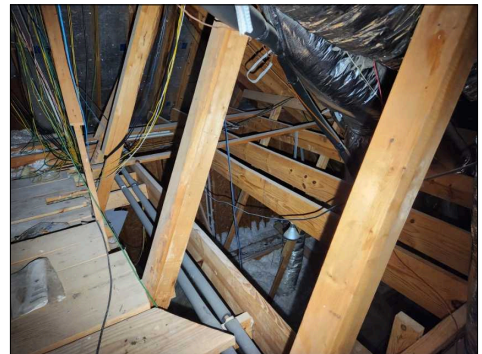
Overview of Main Attic. (Main House)



Overview of Main Attic. (Main House)



Overview of Main Attic. (Main House)



Overview of Main Attic. (Main House)

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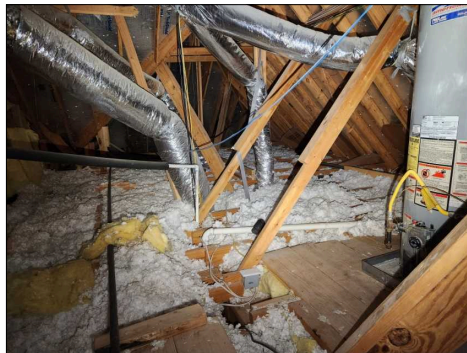
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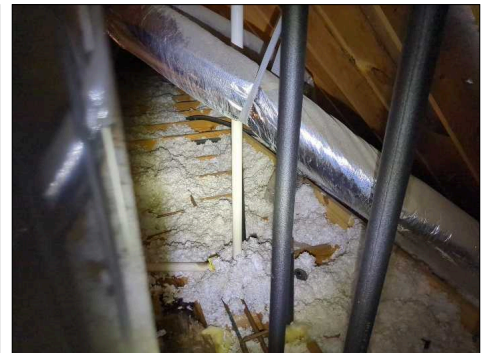
I	NI	NP	D
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Overview of Main Attic. (Main House)



Overview of Main Attic. (Main House)



Insulation has been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency. Mainly at - Main House (All Attics)



The pull down attic ladder is missing the pull string. Recommend installing a new pull string or an eye hook for access to the attic. Mainly at - Main Attic (Main House)

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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"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- -Prevalent exterior siding is made of stucco.

Comments:

E.1. Stucco wall cladding should be properly maintained to help preserve the look and durability of the wall system over time. Cleaning, caulking wall penetrations and painting the homes exterior is a part of stucco home ownership and should be done every 5-7 years to help preserve the quality of the stucco system.

E.2. Indications are that the Stucco / **EIFS** wall cladding has been improperly installed. Recommend contacting a stucco specialist for further evaluation and repairs as needed. Mainly at - Throughout Exterior

E.3. 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.4. Recommend painting and sealing the **AVC** line entry cover at wall connection to help prevent deterioration and water penetration.

E.5. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.

E.6. Recommend sealing between the trim and stucco to help prevent water penetration. Mainly at - main house right side door

E.7. The siding is closer than recommended or in contact with the roof. It is recommended that there be a separation to help prevent water from wicking up into the siding material causing deterioration.

E.8. The stucco siding on the home is stained. Mainly at - front

E.9. Settlement cracks were noted in the drywall. Mainly at - guest kitchen, Den (Main House)

E.10. Settlement cracks were noted at the corner bead/tape joint in the drywall. Mainly at - guest house living room, guest house under stair storage

E.11. The window sill is peeling due to condensation moisture damage, recommend repairs to help prevent further deterioration. Mainly at - guest house living room, guest house 2nd floor bedroom

E.12. Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - throughout

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I	NI	NP	D
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E.13. Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - throughout property

E.14. Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - rear left of main house

E.15. Recommend sealing chips in stucco to help prevent water penetration. Mainly at - right side of driveway pool entrance

E.16. The stucco wall is missing the weepscreed at the bottom of the wall. It is recommended that water have a way to exit from behind the wall to help prevent deterioration of the substrate behind the stucco.

E.17. The stucco terminates onto the shingles or near the roof covering which is improper. There are differences of opinions as to whether this poses a problem requiring repairs. We recommend a stucco manufacturer be consulted for their requirements, if any, for this condition. Mainly at - main house right

E.18. There were some areas noted where the finish coat has some 'rusting' aggregates as shown in close-up photo. This problem is often caused by iron aggregates being left in the sand when the finish coat is manufactured. To correct, the offending aggregate must be 'picked out' and the area cleaned with an applicable rust remover. With extreme cases the system should be coated to help prevent additional rusting to continue. Mainly at - right side of main house

E.19. The hard coat system terminates below the grade level (ground). There are differences of opinions as to whether this is a problem or not with hard coat stucco systems. Recommend a termite company be consulted for their requirements (if any) for this condition. It is recommended that at least the stucco terminations into the slab be sealed to help prevent moisture penetration.

E.20. The flashing details are showing signs of rust / deterioration. This is often caused by excess moisture. Recommend repairs and or replacement as needed.

E.21. Recommend having a 4 to 6 inch gap between a stucco and grade to help prevent the system from wicking moisture up and causing possible feature damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommend having a 4 to 6 inch gap between the stucco and grade to help prevent the system from wicking moisture up and causing possible feature damage.



Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - front right of main house



Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - front right of main house



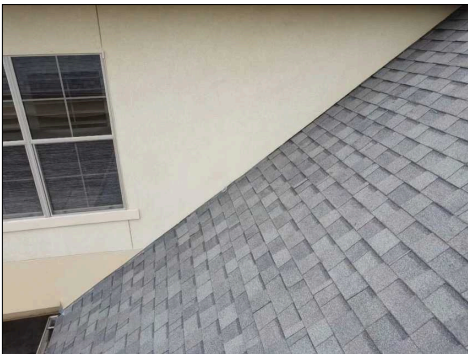
The stucco wall is missing the weepscreen at the bottom of the wall. It is recommended that water have a way to exit from behind the wall to help prevent deterioration of the substrate behind the stucco.



Recommend sealing between the trim and stucco to help prevent water penetration. Mainly at - main house right side door



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - breezeway between homes



The stucco terminates onto the shingles or near the roof covering which is improper. There are differences of opinions as to whether this poses a problem requiring repairs. We recommend a stucco manufacturer be consulted for their requirements, if any, for this condition. Mainly at - main house right



The stucco siding on the home is stained. Mainly at - front



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - right side of driveway

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Recommend sealing chips in stucco to help prevent water penetration. Mainly at - right side of driveway pool entrance



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.



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - front left of guest house



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - front entryway of guesthouse



Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - front left of guest house



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - front of the guest house



Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - guest house right side entry gate



Recommend painting and sealing the A/C line entry cover at wall connection to help prevent deterioration and water penetration.



Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - rear of guest house

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Settlement cracks were noted in the drywall. Mainly at - guest kitchen



Recommend sealing chips in stucco to help prevent water penetration. Mainly at - right side of driveway pool entrance



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - rear left of guest house



The window sill is peeling due to condensation moisture damage, recommend repairs to help prevent further deterioration. Mainly at - guest house living room



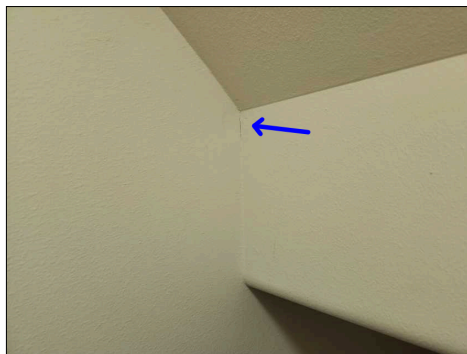
Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - right side of main house



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - rear right of main house



The flashing details are showing signs of rust / deterioration. This is often caused by excess moisture. Recommend repairs and or replacement as needed.



Settlement cracks were noted at the corner bead/tape joint in the drywall. Mainly at - guest house under stair storage



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - main house patio

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - rear left of main house



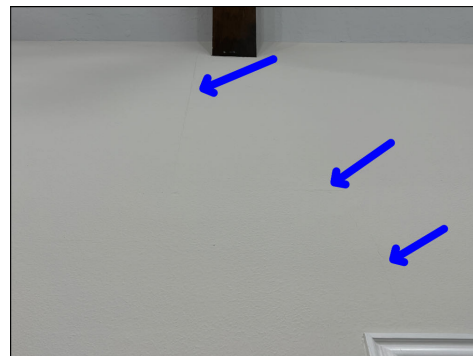
Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.



Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - left side rear of main house



The window sill is peeling due to condensation moisture damage, recommend repairs to help prevent further deterioration. Mainly at - guest house 2nd floor bedroom



Settlement cracks were noted in the drywall. Mainly at - Den (Main House)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Signs of water intrusion into the structure.

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 checked="" type="checkbox"/>	F. Ceilings and Floors
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Comments:

F.1. Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - guest house gameroom, guest house 2nd floor living room, Master bedroom (Main House), Upstairs Hall (Main House), Upstairs Right Rear Bedroom (Main House), Main House upstairs right rear bath, Upstairs Left Front Bedroom (Main House)

F.2. Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - throughout driveway

F.3. The floor is squeaking. May want to re-secure wood underlayment to help prevent squeaking. Mainly at - guest house 2nd floor living room, main house throughout upstairs

F.4. Cracks were noted in the tile, unable to determine the condition of the underlying surface. Mainly at - rear patio (main house)

F.5. There is grout missing/deteriorated at the tile. Mainly at - main house upstairs right front bath

F.6. There are scratches noted in the wood flooring. Mainly at - guest house gameroom, guest house 2nd floor landing, guest house 2nd floor bedroom

F.7. The finish is damaged on the flooring, recommend evaluation and repairs as needed. Mainly at - guest house 2nd floor living room

F.8. Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - Upstairs Right Rear Bedroom (Main House)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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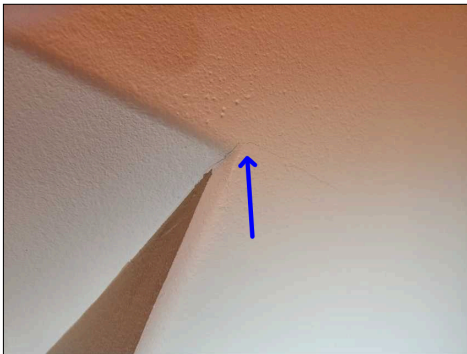
Cracks were noted in the tile, unable to determine the condition of the underlying surface. Mainly at - rear patio (main house)



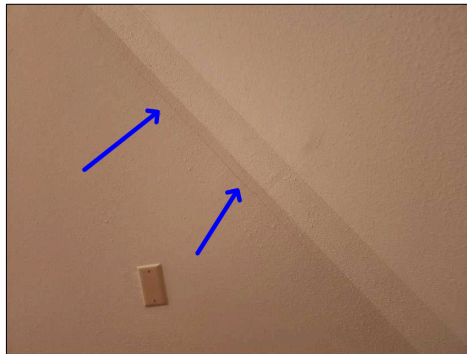
Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - guest house gameroom



There are scratches noted in the wood flooring. Mainly at - guest house gameroom



Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - guest house gameroom



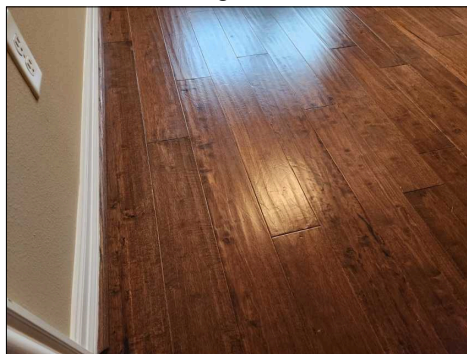
Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - guest house gameroom



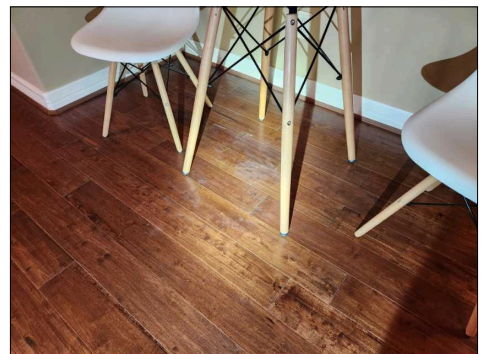
There are scratches noted in the wood flooring. Mainly at - guest house gameroom



There are scratches noted in the wood flooring. Mainly at - guest house 2nd floor landing



There are scratches noted in the wood flooring. Mainly at - guest house 2nd floor bedroom



The finish is damaged on the flooring, recommend evaluation and repairs as needed. Mainly at - guest house 2nd floor living room

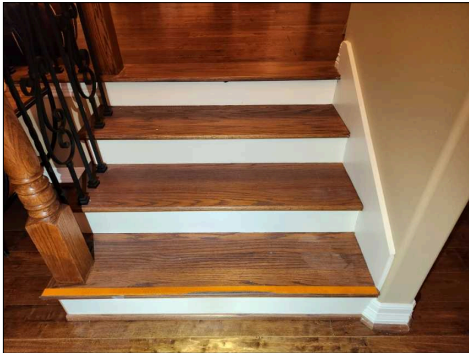
I=Inspected

NI=Not Inspected

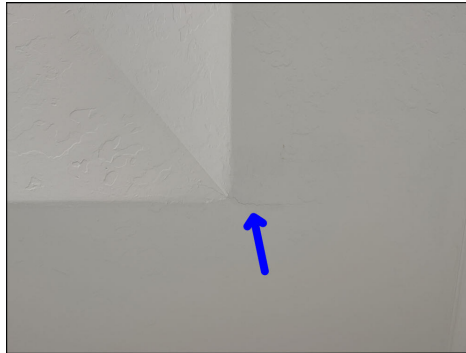
NP=Not Present

D=Deficient

I	NI	NP	D
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The finish is damaged on the flooring, recommend evaluation and repairs as needed. Mainly at - guest house 2nd floor living room



Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Master bedroom (Main House)



Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - Upstairs Right Rear Bedroom (Main House)

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 checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

G.1. Doggie door is a security hazard If it can't be locked. Also, Doggie doors can lead to a rise in energy costs as this is a non insulated mechanism with no protection from the exterior environment. Things to consider with doggie doors would be elevated humidity, higher than normal energy costs, pest and pet intrusion. Recommend removal or replacement with an efficient self-closing and sealed doggie door.

G.2. The garage door self-closing hinges are not activated. (Guest house)

G.3. Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.

G.4. There is visible light noted around the door. Mainly at - guest house living room

G.5. The door is not latching properly. Mainly at - Main House Upstairs Game Room

G.6. The door hits the frame when closing. Mainly at -mudroom storage

G.7. The stationary door is not latching. Mainly at - Master bedroom (Main House)

G.8. The ball catch needs adjustment on the door. Mainly at - guest house master bath, Laundry room linen closet (Main House)

G.9. The side door strikes garage door track when opened. Mainly at - Guest House Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

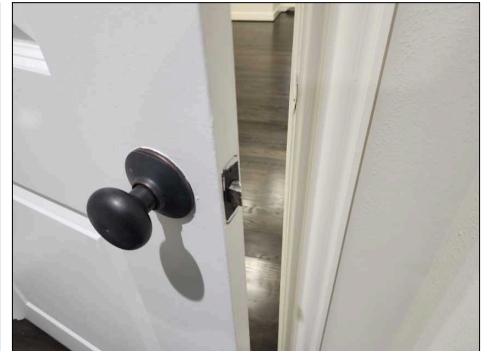
I	NI	NP	D
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Doggie door is a security hazard If it can't be locked. Also, Doggie doors can lead to a rise in energy costs as this is a non insulated mechanism with no protection from the exterior environment. Things to consider with doggie doors would be elevated humidity, higher than normal energy costs, pest and pet intrusion. Recommend removal or replacement with an efficient self-closing and sealed doggie door. Guest house rear door



There is visible light noted around the door. Mainly at - guest house living room



The door is not latching properly. Mainly at - Main House Upstairs Game Room



The stationary door is not latching. Mainly at - Master bedroom (Main House)



The ball catch needs adjustment on the door. Mainly at - Laundry room linen closet (Main House)



The side door strikes garage door track when opened. Mainly at - Guest House Garage

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 checked="" type="checkbox"/>	H. Windows
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Window Types:

- Windows in the home are double pane.

Comments:

H.1. Window pane(s) have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Recommend having a window contractor check all windows for lost thermal seals as all windows may not be noted. Mainly at - rear of main house 7, left side of main house 3

H.2. A hole was noted in a window pane. Mainly at - guest house rear

H.3. Springs were not attached or broken on window(s). Mainly at - Upstairs Game Room (Main House) (Qty 3) Master Bedroom (Main House), Upstairs Right Rear Bedroom (Main House)

H.4. The window lock/latch is damaged. Mainly at - Upstairs Game Room (Main House) (Qty 3), Upstairs Right Rear Bedroom (Main House), Upstairs Right Middle Bedroom (Main House) (Qty 2), Upstairs Left Front Bedroom (Main House) (Qty 4)

H.5. The window did not stay open when tested. Mainly at - Upstairs Game Room (Main House) (Qty 3), Upstairs Right Rear Bedroom (Main House), Den (Main House), Upstairs Left Front Bedroom (Main House)

H.6. The window would not open with normal force. Mainly at - Den (Main House)

H.7. The window lock/latch is missing/broken. Mainly at - Den

H.8. The window is hard to lock/latch. Mainly at - guest house master bedroom

H.9. Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - guest house rear 1

H.10. Recommend lubricating the springs on the windows to help restore to normal operating condition.

H.11. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - guest house front entryway, guest house master bedroom, guest house living room, guest house mudroom, main house upstairs game room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Guest house front entryway



A hole was noted in a window pane. Mainly at - guest house rear



Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Guest house master bedroom



The window is hard to lock/latch. Mainly at - guest house master bedroom



Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Guest house living room



Window pane(s) have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Recommend having a window contractor check all windows for lost thermal seals as all windows may not be noted. Mainly at - rear right side main house

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Window pane(s) have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Recommend having a window contractor check all windows for lost thermal seals as all windows may not be noted. Mainly at - rear left of Maine house



Window pane(s) have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Recommend having a window contractor check all windows for lost thermal seals as all windows may not be noted. Mainly at - left side of main house



Window pane(s) have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Recommend having a window contractor check all windows for lost thermal seals as all windows may not be noted. Mainly at - left side of main house



Window pane(s) have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Recommend having a window contractor check all windows for lost thermal seals as all windows may not be noted. Mainly at - left side of main house



The window lock/latch is damaged. Mainly at - Upstairs Game Room (Main House)



Springs were not attached or broken on window(s). Mainly at - Upstairs Game Room (Main House)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - main house upstairs game room



The window lock/latch is damaged. Mainly at - Upstairs Right Rear Bedroom (Main House)



The window did not stay open when tested. Mainly at - Den (Main House)



The window lock/latch is missing/broken. Mainly at - Den

X			X
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I. Stairways (Interior and Exterior)

Comments:

I.1. The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through the balusters. This may have been to code during construction, but may want to upgrade for additional safety.

I.2. The rails on the stairway or balcony are climb able, this is a safety concern and it is recommended that all rails be installed in such a way that they cannot be climbed by children or pets.

I.3. Wood staircase appears to be in need of refinishing. Mainly at- guest house

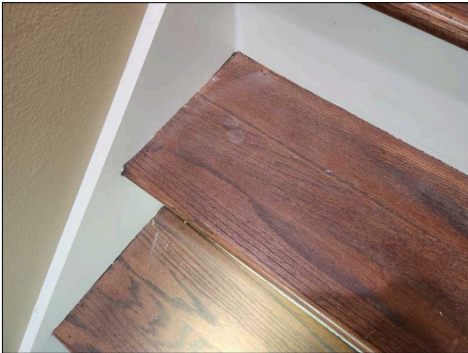
I=Inspected

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D=Deficient

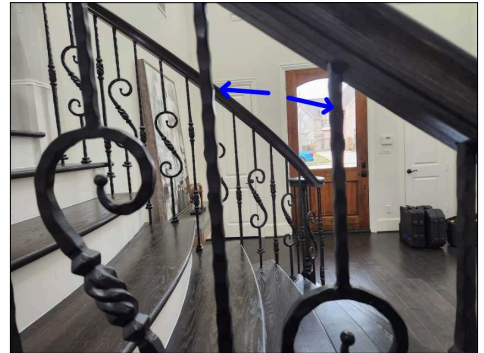
I	NI	NP	D
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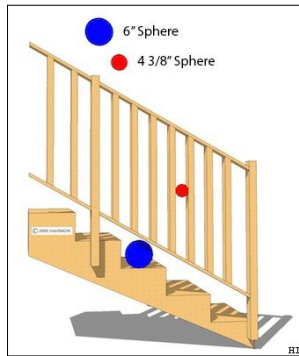
Wood staircase appears to be in need of refinishing. Mainly at- guest house



The rails on the stairway or balcony are climb able, this is a safety concern and it is recommended that all rails be installed in such a way that they cannot be climbed by children or pets.



The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through the balusters. This may have been to code during construction, but may want to upgrade for additional safety.



X			
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J. Fireplace and Chimney

Locations:
Types:
Comments:

J.1. For information on fireplaces and chimneys, please seek out chimney scan inspection section.

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

Comments:

K.1. The patio post are showing signs of deterioration or damage recommend repairs or replacement to help prevent further deterioration.

K.2. Damage was noted in the stonework. Recommend sealing to help prevent further deterioration. Mainly at - front entryway, main house left side patio

K.3. Minor settlement cracks are noted on the porch.

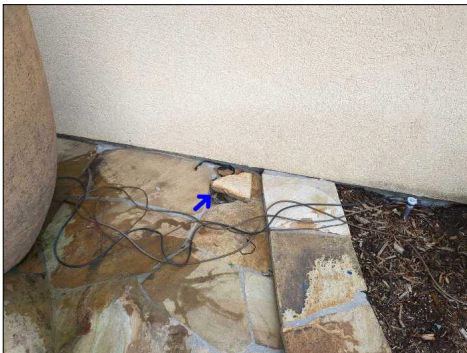
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Damage was noted in the stonework. Recommend sealing to help prevent further deterioration. Mainly at - main house front entryway



Minor settlement cracks are noted on the porch of main house



The patio post are showing signs of deterioration or damage recommend repairs or replacement to help prevent further deterioration.



Damage was noted in the stonework. Recommend sealing to help prevent further deterioration. Mainly at - main house left side patio

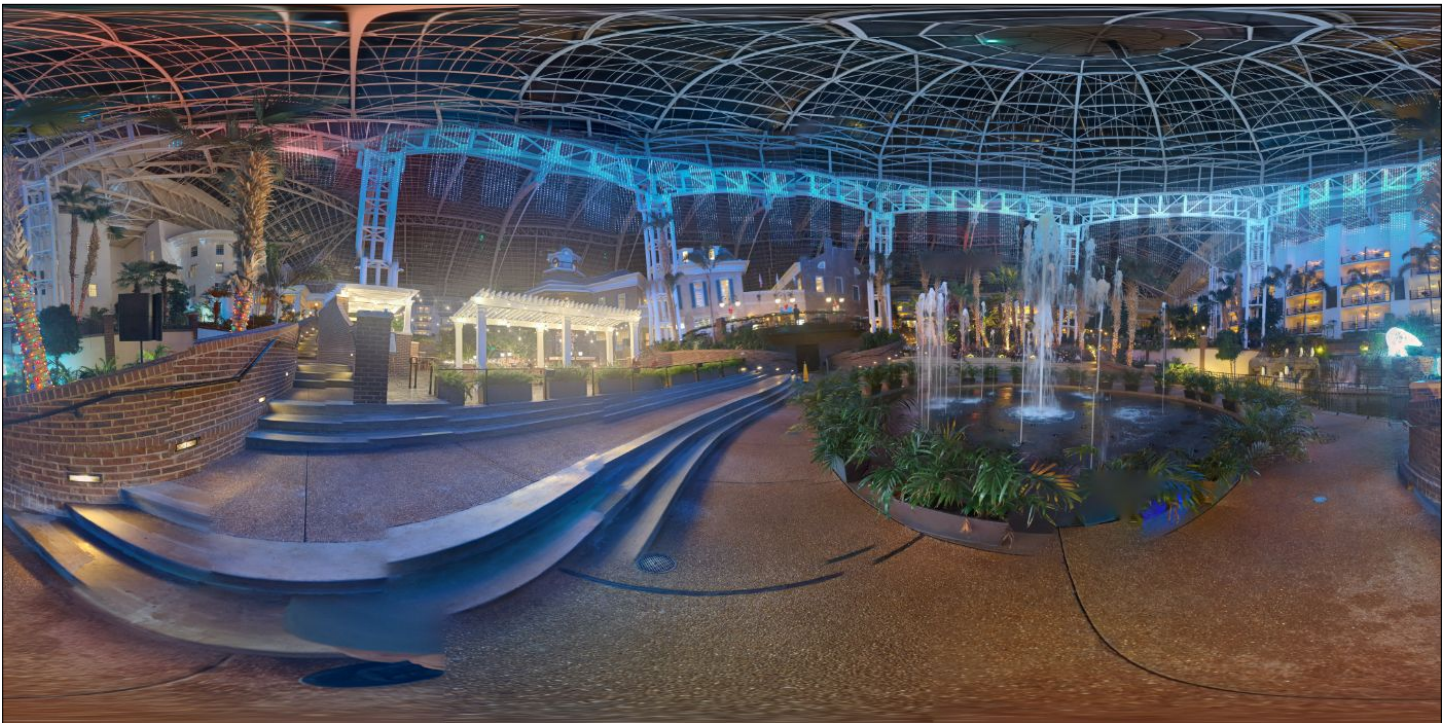
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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An expansive porch view.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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L. Other

Comments:

L.1. There are indications of water penetration to the ceiling evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - guest house 1st floor living room

L.2. There are signs of water damage in the cabinet under sink. Mainly at - guest house 2nd floor bath

L.3. Although fences are not inspected it was noted that the stucco fence is showing some signs of damage or deterioration.

L.4. Although cabinets are not inspected it was noted that the cabinet door is not attached. Mainly at- main house 1st floor hall bath

L.5. Seal countertop at wall connection. Mainly at - Upstairs Left Front Bath (Main House)

L.6. Recommend having a 4 to 6 inch gap between a stucco and grade to help prevent the system from wicking moisture up and causing possible feature damage.



Recommend having a 4 to 6 inch gap between a stucco and grade to help prevent the system from wicking moisture up and causing possible feature damage.



Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - rear courtyard



Recommend having a 4 to 6 inch gap between a stucco and grade to help prevent the system from wicking moisture up and causing possible feature damage. right side

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

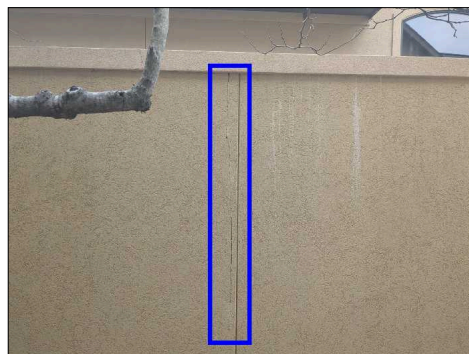
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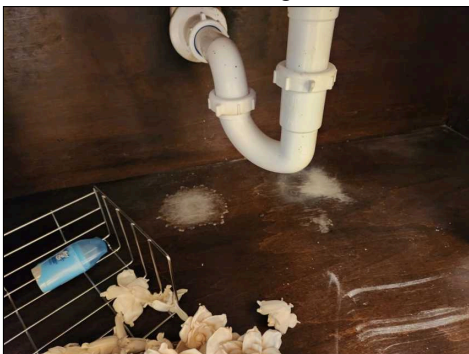
Although fences are not inspected it was noted that the stucco fence is showing some signs of damage or deterioration. right side



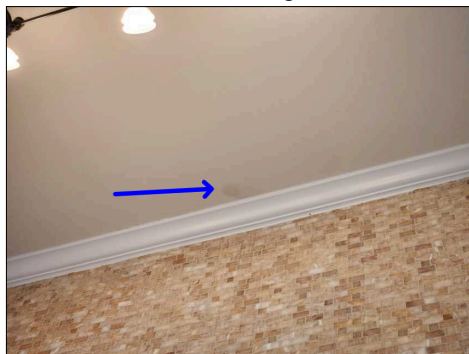
Although fences are not inspected it was noted that the stucco fence is showing some signs of damage or deterioration. right side



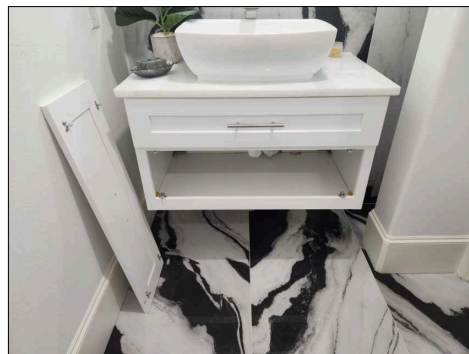
Although fences are not inspected it was noted that the stucco fence is showing some signs of damage or deterioration. left side



There are signs of water damage in the cabinet under sink. Mainly at - guest house 2nd floor bath



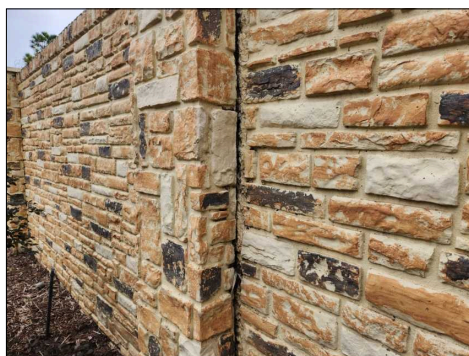
There are indications of water penetration to the ceiling evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - guest house 1st floor living room



Although cabinets are not inspected it was noted that the cabinet door is not attached. Mainly at- main house 1st floor hall bath



Seal countertop at wall connection. Mainly at - Upstairs Left Front Bath (Main House)



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



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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

X			X	A. Service Entrance and Panels
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Panel Locations:

- Main electrical panel is on the left exterior. (Main House)
- Main disconnect panel is on the home exterior. Location - Left (Main House)
- Sub panel is on the home exterior. Location - Right side (Guest House)
- -Unable to inspect underground services.
- Bonding was noted on the gas line as recommended.

Materials, Amp Rating & Brand:

- Main Panel copper wiring 200 Amp Square D
- Main Panel copper wiring 200 Amp Square D
- Main Disconnect copper wiring 200 Amp Square D

Comments:

A.1. There are (3) backup generators installed on the property. Generators are not part of a normal home inspection therefore they were not inspected. Recommend contacting a licensed electrician for full evaluation of generator systems.

A.2. Panel cover is missing one or more screws.

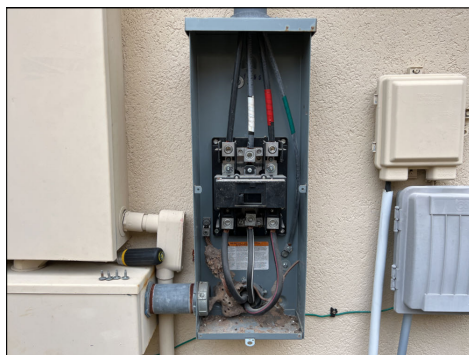
A.3. The breakers in the sub panel are not labeled. (Guest House)

A.4. The breakers in the main electrical panel are partially labeled.

A.5. Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.



There are (3) backup generators installed on the property. Generators are not part of a normal home inspection therefore they were not inspected. Recommend contacting a licensed electrician for full evaluation of generator systems.



Overview of main disconnect



Overview of main electrical panel

I=Inspected

NI=Not Inspected

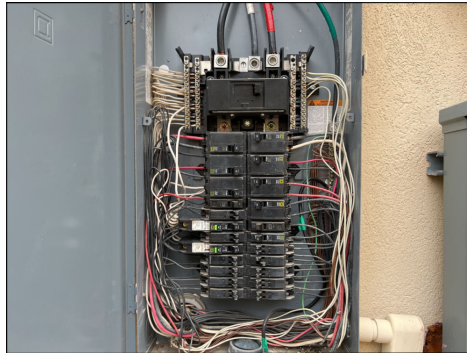
NP=Not Present

D=Deficient

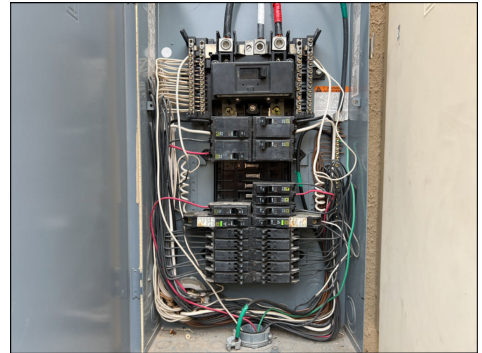
I	NI	NP	D
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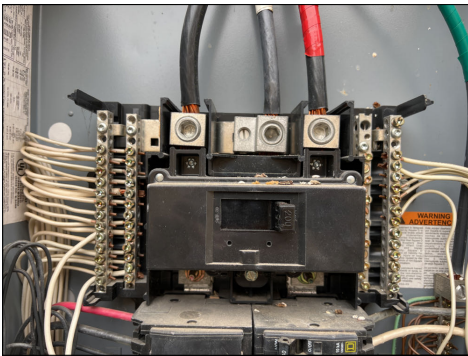
Overview of main electrical panel



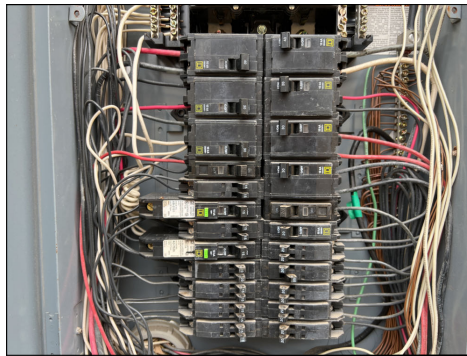
Overview of main electrical panel



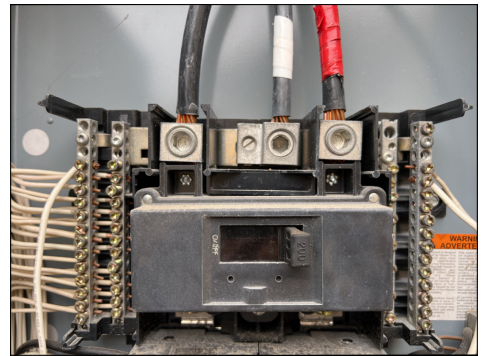
Overview of main electrical panel



Overview of main electrical panel



Overview of main electrical panel



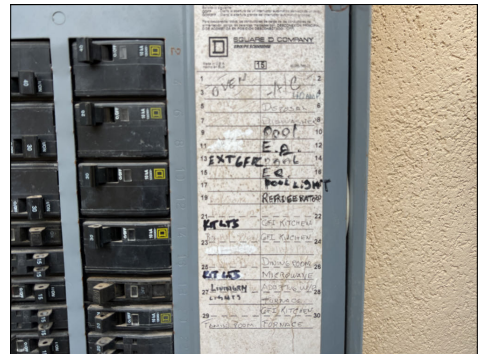
Overview of main electrical panel



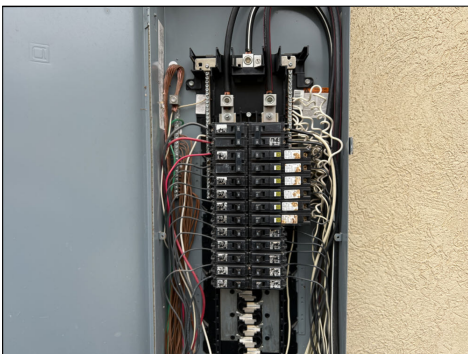
Panel cover is missing one or more screws.



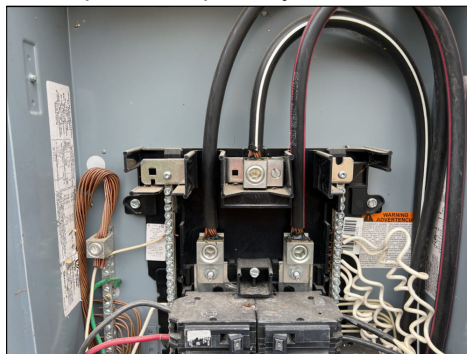
The breakers in the main electrical panel are partially labeled.



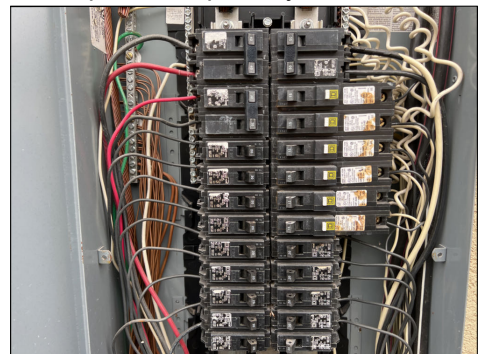
The breakers in the main electrical panel are partially labeled.



Overview of sub panel



Overview of sub panel



Overview of sub panel

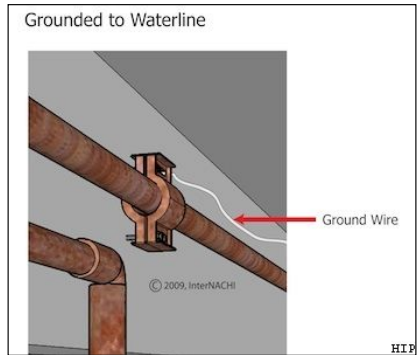
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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 checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- Branch circuits are copper wiring.
- Arc-Fault breakers were not tested due to the potential for damage to personal property could occur in the inspector's reasonable judgement.
- **GFCI**'s locations - guest house kitchen, guest house master bath, guest house garage, guest house 2nd floor bath, throughout main house exterior, main house upstairs game room, main house upstairs left front bath
- Some or all of the smoke detectors are part of a central security system. Therefore were not tested.

Comments:

B.1. Electrical receptacle(s) are registering an open ground. Mainly at - Master bath (Main House)

B.2. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - guest house master bedroom, guest house master closet, guest house 2nd floor bedroom, upstairs left front bedroom (Main House)

B.3. The electrical receptacle or box is loose, recommend securing and adding faceplate cover. Mainly at - Above vent hood in kitchen (Main House)

B.4. The fluorescent light panel cover is missing or damaged. Mainly at - main house garage

B.5. The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not reset when tested and is showing no power. Mainly at - left side of main house

B.6. Line and loads wires are reversed on (3) A/C disconnects. (Behind Home)

B.7. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - third floor attic

B.8. There is some extension cord type electrical wiring. Recommend wiring be replace with permanent wiring. Mainly at - Pool Equipment

B.9. The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed.

B.10. Silicone should be added to the conduit to help prevent water intrusion.

B.11. Switch plate is loose. Recommend securing to help prevent electrical shock. Mainly at- guest house 2nd floor bath

I=Inspected

NI=Not Inspected

NP=Not Present

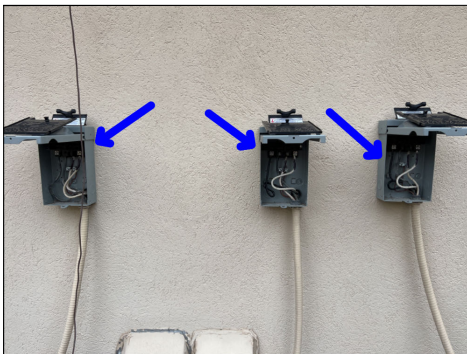
D=Deficient

I	NI	NP	D
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B.12. Indications are the doorbell chime box is malfunctioning. Recommend repair or replacement.

B.13. Arc-Fault Circuit Interrupters (**AFCI**'s) were noted in all bedrooms as was required at the 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.

B.14. 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.



Line and loads wires are reversed on (3) A/C disconnects. (Behind Home)



There is some extension cord type electrical wiring. Recommend wiring be replaced with permanent wiring. Mainly at - Pool Equipment



Silicone should be added to the conduit to help prevent water intrusion.



The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not reset when tested and is showing no power. Mainly at - left side of main house



The electrical receptacle or box is loose, recommend securing and adding faceplate cover. Mainly at - Above vent hood in kitchen (Main House)



Switch plate is loose. Recommend securing to help prevent electrical shock. Mainly at - guest house 2nd floor bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Electrical receptacle(s) are registering an open ground. Mainly at - Master bath (Main House)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- -Central Forced Air
- -There are four A/C & heating unit(s) for this property.
- -AC/Heating unit #1 is located in the 2nd floor attic and covers the 1st floor main area.
- -AC/Heating unit #2 is located in the 2nd floor attic and covers the 2nd floor.
- -AC/Heating unit #3 is located in the 2nd floor attic and covers the master bedroom area.
- -AC/Heating unit #4 is located in the main attic (guest house) and covers the entire home.

Energy Sources:

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

Comments:

A.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. For unit #2

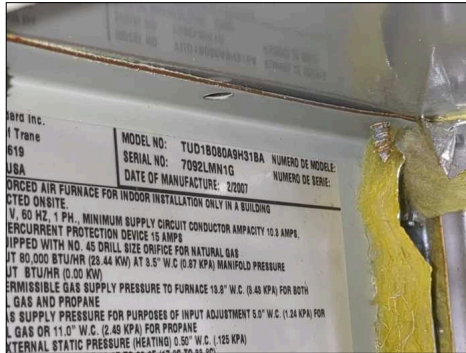
A.2. The furnace unit is cycling on and off before reaching proper temperature. Unit #2

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

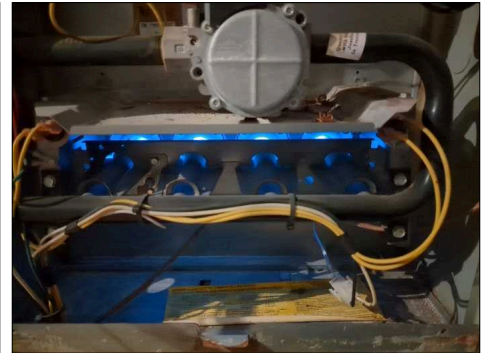
I	NI	NP	D
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Overview of Furnace equipment unit #1. Trane



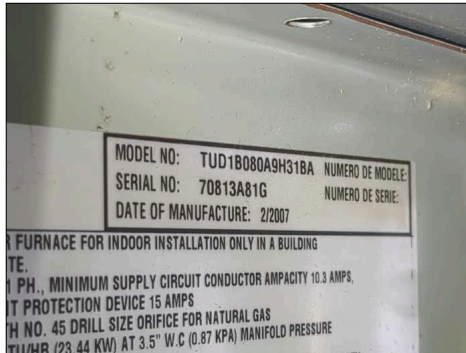
Overview of Furnace Manufacturers Tag (Unit #1) Trane, Feb.2007



Overview of Furnace burner compartment unit #1



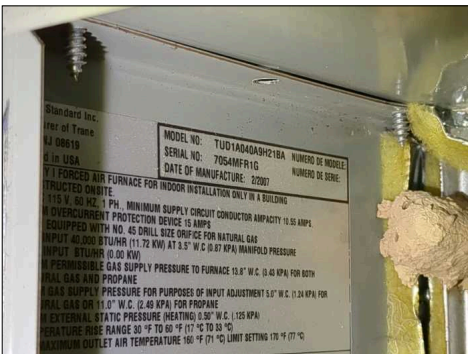
Overview of Furnace equipment unit #2. Trane



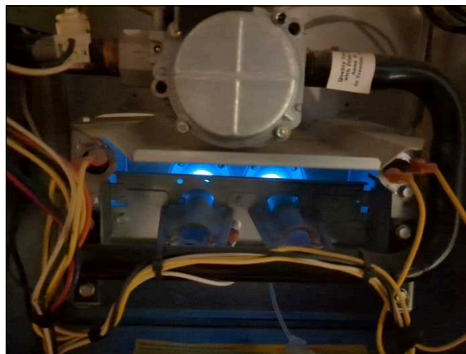
Overview of Furnace Manufacturers Tag (Unit #2) Trane, Feb. 2007



Overview of Furnace equipment (Unit #3)



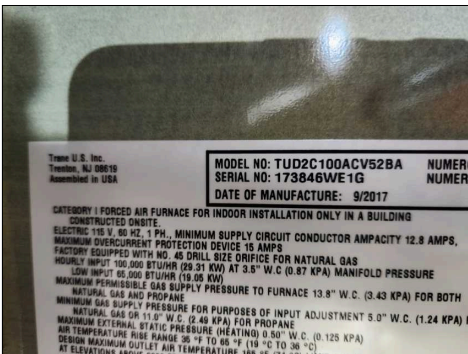
Overview of Furnace Manufacturers Tag (Unit #3) Trane, Feb. 2007



Overview of Furnace burner compartment unit #3



Overview of Furnace equipment (Unit #4)



Overview of Furnace Manufacturers Tag (Unit #4) Trane, Sept. 2017



Overview of Furnace burner compartment. (Unit #4)



Vent hood in action.

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

I	NI	NP	D
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B. Cooling Equipment

- Type of Systems:
- Central Forced Air - Zoned system
 - A/C compressor(s) is electric.

Comments:

B.1. The operation of the cooling system was not checked because the outside ambient temperature is below 60 Degrees. If the client has concerns about the condition of the cooling equipment, the inspector recommends contacting a qualified HVAC technician for further evaluation. A limited visual survey will be performed and if any deficiencies are observed, they will be listed in this section.

B.2. The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

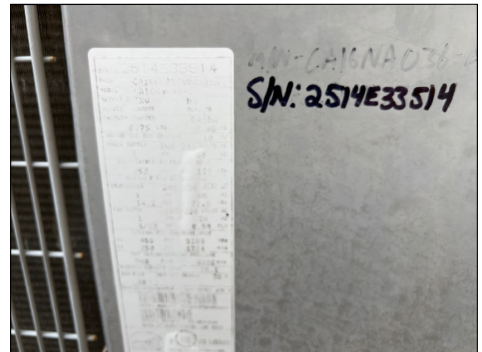
B.3. There is a growth at the plenum or evaporator. This is usually caused by conditioned air leaks around the area causing condensation and microbial growth, recommend sealing leaks and cleaning all affected surfaces.



Overview of outside A/C units for the main house



Overview of Condenser Manufacturers Tag (Left Unit) Carrier, 11th Week of 2013



Overview of Condenser Manufacturers Tag. (Middle Unit) Carrier, 25th Week of 2014



Overview of Condenser Manufacturers Tag (Right Unit) Trane, Dec. 2007



The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.



Overview of A/C Condenser (Guest House)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

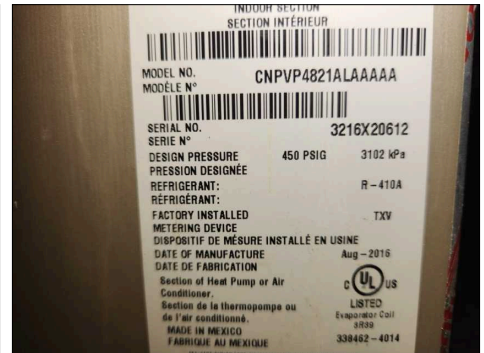
I	NI	NP	D
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Overview of A/C Condenser Manufacturers Tag. (Unit #4) Carrier, Feb. 2011



Overview of A/C Evaporator (Unit #1)



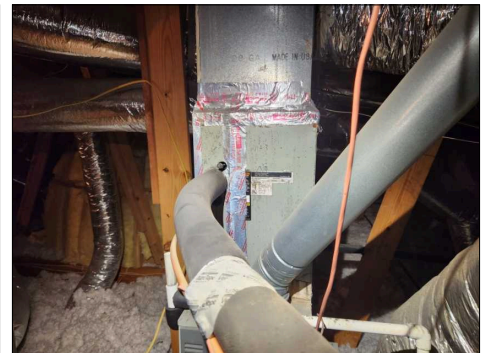
Overview of A/C Evaporator Manufacturers Tag (Unit #1) Trane, Aug. 2016



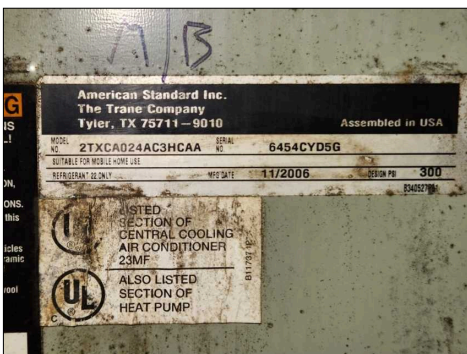
Overview of A/C Evaporator (Unit #2)



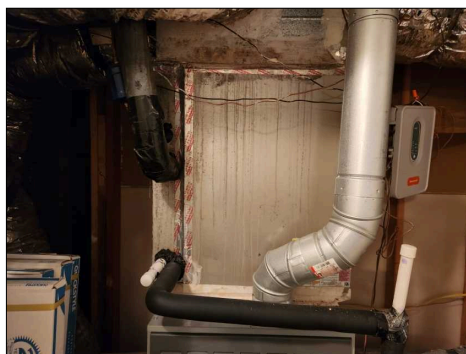
Overview of A/C Evaporator Manufacturers Tag (Unit #2) Trane, 37th Week of 2016



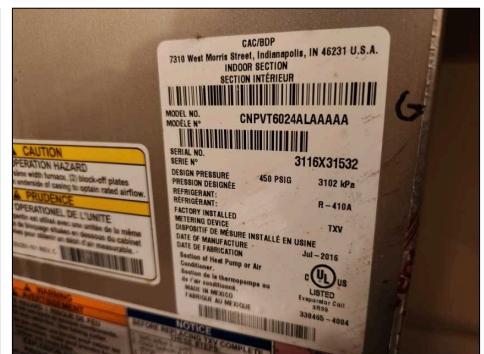
Overview of A/C Evaporator (Unit #3)



Overview of A/C Evaporator Manufacturers Tag (Unit #3) Trane, Nov. 2006



Overview of A/C Evaporator (Unit #4)



Overview of A/C Evaporator Manufacturers Tag (Unit #4) Trane, July 2016

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

I	NI	NP	D
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There is a growth at the plenum or evaporator. This is usually caused by conditioned air leaks around the area causing condensation and microbial growth, recommend sealing leaks and cleaning all affected surfaces.

<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. There is a media filter installed for the air conditioning unit. It is installed at the unit usually in the attic and should be changed approx. every six months to a year depending on use. On new construction it is recommended to change more often until construction dust in area subsides.

C.2. There is a microbial growth noted at the plenum, ductwork and/or evaporator. This is often caused by a conditioned air leak causing condensation and microbial growth, recommend sealing all air leaks and cleaning all surfaces.

C.3. The ducts do not have the proper separation. It is recommended that an **air gap** or insulation be used to separate ducts that are in contact with each other to help prevent condensation and possible microbial growth.

C.4. 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

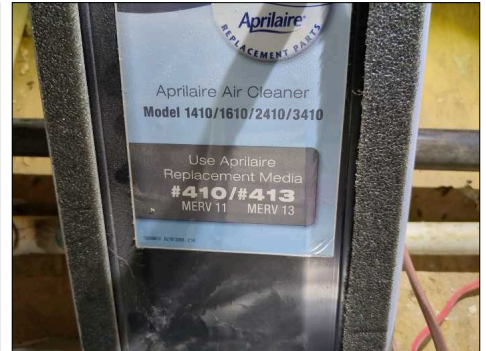
I	NI	NP	D
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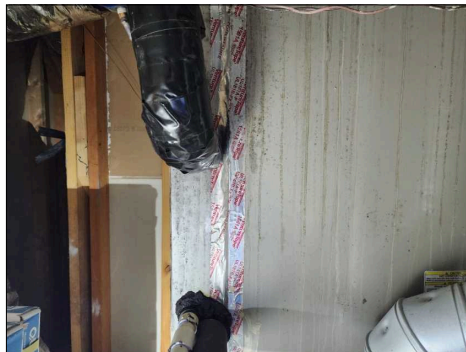
Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.



There is a media filter installed for the air conditioning unit. It is installed at the unit usually in the attic and should be changed approx. every six months to a year depending on use. On new construction it is recommended to change more often until construction dust in area subsides. (Guest house)



There is a media filter installed for the air conditioning unit. It is installed at the unit, usually in the attic, and should be changed approx. every 6 months to 1 year depending on use, on new construction it is recommended to change more often until construction dust in area subsides. Same size for all main house units



There is a microbial growth noted at the plenum, ductwork and/or evaporator. This is often caused by a conditioned air leak causing condensation and microbial growth, recommend sealing all air leaks and cleaning all surfaces.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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 right curb.
- The water meter was checked for any movement to check for possible leaks and no movement was noted at the time of inspection.
- The gas meter is located on the left. (Main House)
- The gas distribution pipe is Black Iron.

Location of Main Water Supply Valve:

- Water supply lines are made of copper.
- The main water shutoff is located on the exterior wall of home. Location - Front Flower Bed (Guest House)
- The main water shutoff is located on the left interior wall of the main house garage. (Main house)
- -Static Water Pressure Reading:50

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. The commode is loose from the tank to bowl and needs to be secured to help prevent leaking. Mainly at - guest house master bath, main house upstairs right front bath

A.3. The toilet seat is loose or damaged, recommend repair or replacement. Mainly at - main house upstairs right front bath, main house upstairs right rear bath,

A.4. At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.5. The hot and cold water faucet controls are reversed. The cartridge or supply lines may be reversed, this often causes hot and cold water to be reversed at the faucet, recommend repairs to help prevent scalding. Location - Kitchen, Master bath tub, Wet bar in Master quarter(Main House)

A.6. The shower diverter in the bath does not transfer water completely from the tub to the shower. Mainly at - guest house 2nd floor bath, main house upstairs right front bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A.7. Undermounted sinks require sealant between the sink and counter top to help prevent water penetration to the surfaces below. Recommend sealing or repairing seal to help prevent water penetration and potential moisture damage to the underlying materials. Mainly at - guest house kitchen, guest house 2nd floor bath

A.8. All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.

A.9. Shower enclosure doors improperly installed, shower enclosure doors should open to the outside of the shower per IRC P2708.1 2000 ed. Mainly at - Upstairs Left Front Bath (Main House)

A.10. Grout was used in the corners of the tub/shower. It is recommended that a flexible sealant be used in the corners to allow for movement to help prevent future cracking in the corners of shower stalls and tub surrounds due to settlement. Mainly at - main house upstairs right rear bath

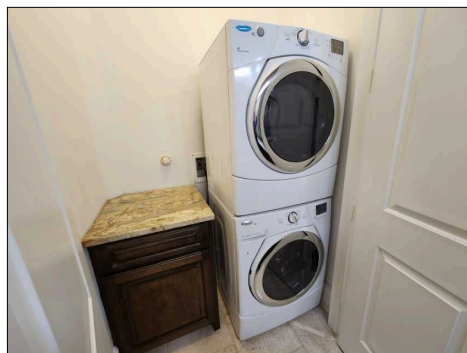
A.11. There was settlement cracks in the corners due to the use of grout in the corners. Recommend using a pliable sealant in corners to help prevent cracking and water penetration behind walls. Mainly at - main house upstairs right front bath, main house upstairs left front bath

A.12. There are uninsulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather.

A.13. The shower door does not properly close. Recommend adjustment to ensure proper operation of shower door. Mainly at- guest house master bath



Overview of Gas delivery manifold.



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.



Undermounted sinks require sealant between the sink and counter top to help prevent water penetration to the surfaces below. Recommend sealing or repairing seal to help prevent water penetration and potential moisture damage to the underlying materials. Mainly at - guest house kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Undermounted sinks require sealant between the sink and counter top to help prevent water penetration to the surfaces below. Recommend sealing or repairing seal to help prevent water penetration and potential moisture damage to the underlying materials. Mainly at - guest house 2nd floor bath



There are un-insulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather. Mainly at - Upstairs Right Rear (Main House)



There are un-insulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather. Mainly at - Upstairs Left Rear (Main House)



There are un-insulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather. Mainly at - Main Attic (Main House)

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 checked="" type="checkbox"/>	B. Drains, Wastes, and Vents
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Comments:

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

B.2. Overflows are not tested.

B.3. The sink drain stopper is not sealing/functioning. Mainly at - main house upstairs right front bath, main house upstairs left front bath (left)

B.4. The bath sink drains very slow. Mainly at - guest house kitchen

B.5. S-traps noted under sink. The "S" trap is prohibited under the Uniform Plumbing Code throughout the United States. This is because the "S" trap will siphon or suck water out from the trap which will end up releasing methane (sewer) gases into the home.

B.6. The tub drain stopper is not attached. Mainly at - guest house 2nd floor bath, main house upstairs right front bath



S-traps noted under sink. The "S" trap is prohibited under the Uniform Plumbing Code throughout the United States. This is because the "S" trap will siphon or suck water out from the trap which will end up releasing methane (sewer) gases into the home.

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- -Unit #1 water heater is gas.
- -Unit #2 water heater is gas.

Capacity:

- -The water heater #1 is 50 gallon capacity.
- -The water heater #2 is 50 gallon capacity.
- -The water heater #3 is Tankless w/unlimited capacity.
- Water heater(s) is/are located in the attic and provides coverage for the entire home. (Main House)
- Water heater(s) is/are located in the 2nd floor attic and provides coverage for the entire home (guest house).

Comments:

C.1. The water heater is operating as intended, however deficiencies may be listed below if applicable.

C.2. The T&P's (Temperature & Pressure relief valves) are not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T&P valve be replaced every three years. Main house

C.3. There are indications of electrolysis noted at the water heater supply fittings evident mainly by rust and corrosion.

C.4. The water heater is making an irregular noise. Pinging, banging, and knocking sounds are most commonly caused by sediment buildup. As water is heated, solids such as calcium, separate and sink to the bottom of the tank. This sediment causes extra heat zones and lowers the efficiency of your heater. Right side unit



Overview of water heater (Guest house)



Overview of Water Heater Manufacturers Tag (Guest House)
Rinnai, Nov. 2010



Overview of Water Heaters (Main House)

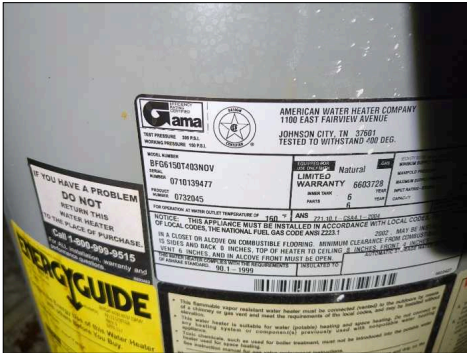
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of Water Heater Manufacturers Tag (Left Unit) American Water Heater Co. 10th Week of 2007



Overview of water heater burner compartment left side unit



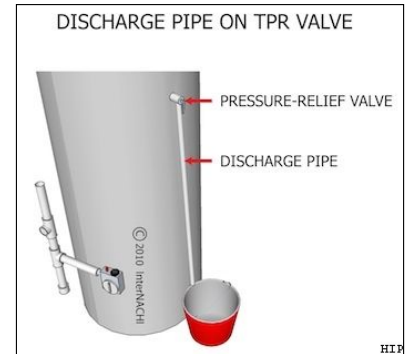
Overview of Water Heater Manufacturers Tag (Right Unit) American Water Heater Co. 10th Week of 2007



Overview of water heater burner compartment right side unit



There are indications of electrolysis noted at the water heater supply fittings evident mainly by rust and corrosion. Left side unit



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

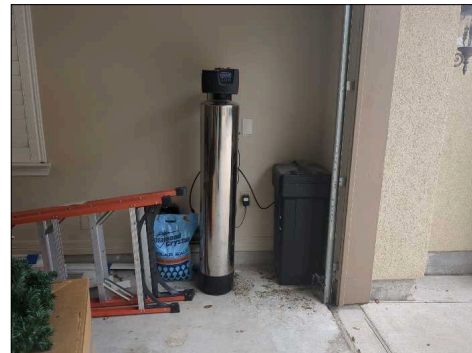
E.1. There is a water softener and or water filter installed on the property. Water softeners and water filters are not part of a normal home inspection, therefore we recommend a full evaluation of these systems by a licensed plumber.

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

I	NI	NP	D
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There is a water softener and or water filter installed on the property. Water softeners and water filters are not part of a normal home inspection, therefore we recommend a full evaluation of these systems by a licensed plumber. Main house



There is a water softener and or water filter installed on the property. Water softeners and water filters are not part of a normal home inspection, therefore we recommend a full evaluation of these systems by a licensed plumber. Guest house

V. APPLIANCES

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

A.1. Dishwasher drain line missing high loop or air gap in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line. (Guest house)

A.2. Canceled operation of dishwasher due to back up in the sink. Mainly at-guest house

A.3. The kick plate is not installed on the dishwasher.



(guest house) Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org



Canceled operation of dishwasher due to back up in the sink. Mainly at-guest house



(Main House) Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The kick plate is not installed on the dishwasher. (Main House)

X			X
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B. Food Waste Disposers

Comments:

B.1. The food waste disposer is rusted and motor is seized up and humming when turned on. Recommend using an allen wrench to free up the motor to free up rust in unit. Replace if needed. (Guest house)

B.2. Disposal vibrates, the hammers being stuck can often causes the disposal to vibrate or improperly supported or installed disposals can lead to vibration. (Main House)

B.3. Foreign objects have fallen into the disposal. Recommend clearing foreign materials from disposal before using. Mainly at - Kitchen Island (Main House)

X			X
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C. Range Hood and Exhaust Systems

Comments:

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

C.2. The range vent is operating as intended, however deficiencies may be listed below if applicable. (Guest House)

C.3. There is air leaking from between the cabinet and range hood or microwave vent. Indications are that the vent is not installed properly. (Main House)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is air leaking from between the cabinet and range hood or microwave vent. Indications are that the vent is not installed properly. (Main House)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

D.1. Range is gas. (Main House)

D.2. Oven is electric. (Main House)

D.3. Oven Thermostat to Temperature Reading: 350F / 370-375F

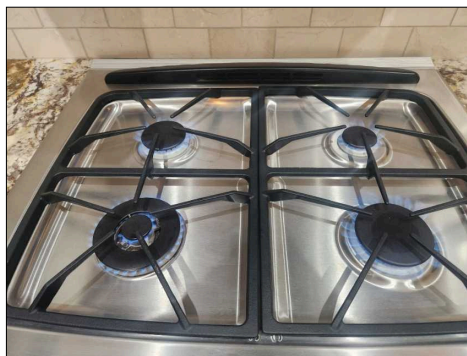
D.4. Range oven Thermostat to Temperature Reading: 350F / 345-350 F

D.5. Cabinet oven Thermostat to Temperature Reading: 350F / 310-315 F

D.6. Oven door did not close completely. The door hits the oven in the top right corner. (Main House)



(Guest house) Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org



Overview of range. (Guest house)



Overview of oven (Main House)

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

I	NI	NP	D
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Cabinet oven Thermostat to Temperature Reading: 350F / 310-315 F



Overview of range. (Main House)



Oven Thermostat to Temperature Reading: 350F / 370-375F



Oven door did not close completely. The door hits the oven in the top right corner. (Main House)



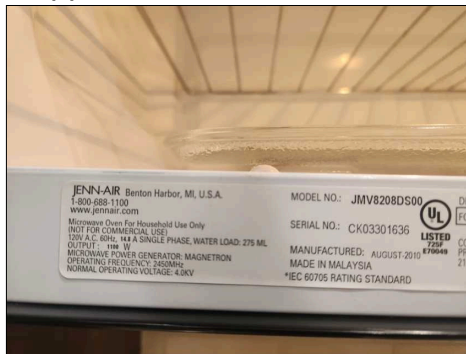
Range oven Thermostat to Temperature Reading: 350F / 345-350 F

E. Microwave Ovens

Comments: The microwave is operating as intended, however deficiencies may be listed below if applicable.



Overview of Microwave



(Guest house) Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org



Overview of Microwave in operating

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

I	NI	NP	D
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(Main House) Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. The bath or laundry exhaust fan is making an irregular noise when it is shutdown. Mainly at - half bath off laundry (Main House)

G. Garage Door Operators

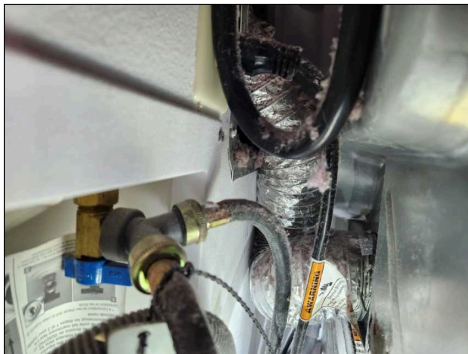
Comments:

G.1. Garage door is operating as intended, however deficiencies may be listed below if applicable.

H. Dryer Exhaust Systems

Comments:

H.1. Recommend dryer vent cleaning to restore dryer duct to an operable condition. Dryer ducts becoming clogged can inhibit the dryer's performance as well as become a potential fire hazard in the home.



Recommend dryer vent cleaning to restore dryer duct to an operable condition. Dryer ducts becoming clogged can inhibit the dryer's performance as well as become a potential fire hazard in the home.

Recommend dryer vent cleaning to restore dryer duct to an operable condition. Dryer ducts becoming clogged can inhibit the dryer's performance as well as become a potential fire hazard in the home.

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"/>
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I. Other

Comments:

I.1. The refrigerator is operating as intended.

I.2. The bar or wine refrigerator is operating as intended.

I.3. The outdoor grill is operating as intended.



Overview of outdoor grill



Outdoor grill in operation.



The refrigerator is operating as intended. (Guest house)



The freezer is operating as intended. (Guest house)



The refrigerator is operating as intended. (Main House)



The refrigerator is operating as intended. (Main House)



The bar or wine refrigerator is operating as intended. (Main House Upstairs Game Room)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

A.1. Location of back flow preventer. Location - right side of main house

A.2. Location of rain/freeze sensor. Location - right side of main house

A.3. Zone 1 - Spray heads for front left beds and front left grass.

A.4. Zone 2 - Spray heads for front beds center .

A.5. Zone 3 - Rotary heads for front left grass and front between street and sidewalk.

A.6. Zone 4 - Spray and rotary heads for back yard beds center .

A.7. Zone 5 - Spray heads for front between street and sidewalk and front right grass.

A.8. Zone 6 - Spray heads for front right beds.

A.9. Zone 7 - Spray heads for front right beds .

A.10. Zone 8 - Spray, Drip system heads for back yard beds right .

A.11. Zone 9 - Spray heads for back yard by house right .

A.12. Zone 10 - Spray heads for back yard by right fence and back yard beds right.

A.13. Zone 11 - Spray heads for back yard by rear fence and back yard beds right.

A.14. Zone 12 - Spray heads for back yard center .

A.15. Zone 13 - Spray heads for back yard by house center.

A.16. Zone 14 - Spray and rotary heads for front yard center area and center between street and sidewalk.

A.17. Zone 15 - Spray and rotary heads for back yard beds left .

A.18. Zone 16 - Spray heads for back yard by house left .

A.19. Zone 17 - Drip system heads for backyard planters .

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

I	NI	NP	D
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A.20. Recommend a sprinkler specialist for further evaluation/repairs and check for other repairs that may be needed at that time.

A.21. There is low pressure at the spray heads. Zone - 2, 9

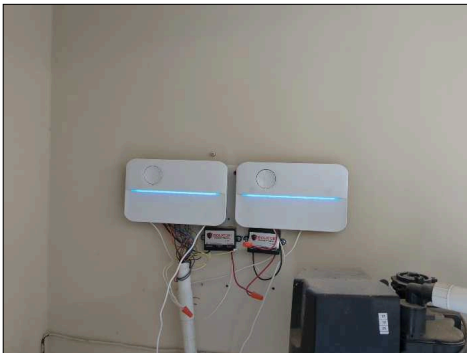
A.22. Recommend adjusting the sprinkler head by the home so that it does not spray the structure. Allowing the sprinkler to spray the home can cause water damage and/or penetration. Zone - 7, 9, 15

A.23. Head(s) is at an angle limiting its spray pattern, recommend straightening head to reestablish proper spray. Zone - 7

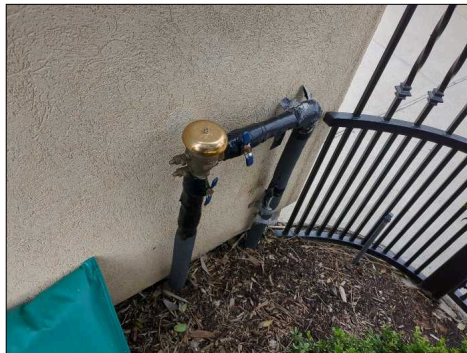
A.24. The heads or hoses of the drip system were exposed above grade. The drip system is intended to be buried as it is a direct source for watering a tree or shrubs root system. Recommend burying the components below the soil to help promote better watering and coverage. Zone - 8

A.25. Head(s) are not popping up high enough to clear grass causing limited spray coverage. Zone - 12

A.26. There is a broken sprinkler head. Zone - 12



Overview of the Irrigation System Control Panel (Main House Garage)



Overview of Back Flow Preventer (Right Side of Main House)



Overview of Rain/ Freeze Sensor. (Right Side of Main House)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is low pressure at the spray heads. Zone - 2



Head(s) is at an angle limiting its spray pattern, recommend straightening head to reestablish proper spray. Zone - 7



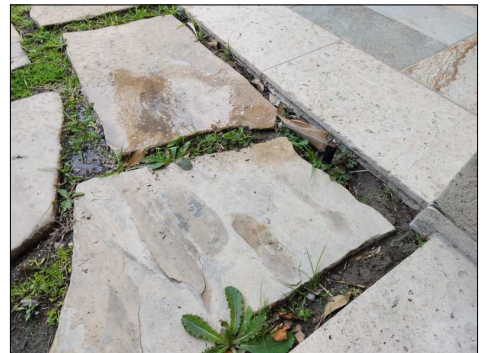
Recommend adjusting the sprinkler head by the home so that it does not spray the structure. Allowing the sprinkler to spray the home can cause water damage and/or penetration. Zone - 7



There is a broken sprinkler head. Zone - 7



The heads or hoses of the drip system were exposed above grade. The drip system is intended to be buried as it is a direct source for watering a tree or shrubs root system. Recommend burying the components below the soil to help promote better watering and coverage. Zone - 8



There is low pressure at the spray heads. Zone - 9



Recommend adjusting the sprinkler head by the home so that it does not spray the structure. Allowing the sprinkler to spray the home can cause water damage and/or penetration. Zone - 9



Head(s) is at an angle limiting its spray pattern, recommend straightening head to reestablish proper spray. Zone - 11



There is a broken sprinkler head. Zone - 12

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Head(s) are not popping up high enough to clear grass causing limited spray coverage. Zone - 12



There is a broken sprinkler head. Zone - 12



Recommend adjusting the sprinkler head by the home so that it does not spray the structure. Allowing the sprinkler to spray the home can cause water damage and/or penetration. Zone - 15



The heads or hoses of the drip system were exposed above grade. The drip system is intended to be buried as it is a direct source for watering a tree or shrubs root system. Recommend burying the components below the soil to help promote better watering and coverage. Zone - 17

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

- -In-Ground
- -Pebble tech style
- -Filter type - Sand
- A pool or spa heater was installed and inspected.
- The Pool / Spa was not leak tested during the inspection.
- It is recommended that the pool volume be requested from the homeowner for proper maintenance and service purposes.

Comments:

B.1. Recommend pool specialist be consulted for further evaluation and/or repairs.

B.2. Improper gates to back yard pool area. The gates around the pool should be at least 48" tall ,self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch.

B.3. In private pools where water depth exceeds 5 feet (1524 mm) there shall be ladders, stairs or underwater benches/swim-outs in the deep end. This is to help aid in rescue or for exhausted swimmers to retreat to and to help prevent drowning.

B.4. If the home serves as one side of the pool barrier, the home-owner shall install an audible alarm on all doors leading to the pool area and make sure the doors have self-closing and self-latching devices or locks beyond the reach of children to prevent them from opening the door and gaining access to the pool.

B.5. Recommend sealing between deck and coping to help prevent water penetration between causing soil to wash away and pavement to settle.

B.6. There are minor cracks in the decking around the pool. These cracks are considered cosmetic only unless otherwise noted.

B.7. The Float valve is missing beneath the skimmer basket. The float valve in the bottom is designed to shut off the skimmer and keep it from sucking air into the pump if the water level in the pool gets too low. On some systems where the skimmer and drain are both plumbed into the skimmer, the float valve serves to regulate the flow of water from the skimmer and the drain. Recommend replacement for continued efficiency of the pool equipment.

B.8. There are mineral stains on the pool walls and or surrounding equipment. Recommend a chemical analysis be performed on the pool water to verify safe water chemistry.

B.9. Tiles are chipped and/or cracked. Mainly at - throughout pool deck surround

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B.10. There is a water leak at the pool equipment. Mainly at - unable to determine location of leak

B.11. The pool heater is not functioning.

B.12. Water fill unit is disconnected.

B.13. The pool equipment is sucking air, recommend sealing by applying grease to o-ring seals on the filter and strainers.



Overview of pool equipment



Overview of pool



Overview of spa



Overview of spa



Overview of pool heater



Improper gates to back yard pool area. The gates around the pool should be at least 48" tall, self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water fill unit is disconnected.



There is a water leak at the pool equipment. Mainly at - unable to determine location of leak



There are mineral stains on the pool walls and or surrounding equipment. Recommend a chemical analysis be performed on the pool water to verify safe water chemistry.



Recommend sealing between deck and coping to help prevent water penetration between causing soil to wash away and pavement to settle.



Tiles are chipped and/or cracked. Mainly at - throughout pool deck surround



The pool equipment is sucking air, recommend sealing by applying grease to o-ring seals on the filter and strainers.

<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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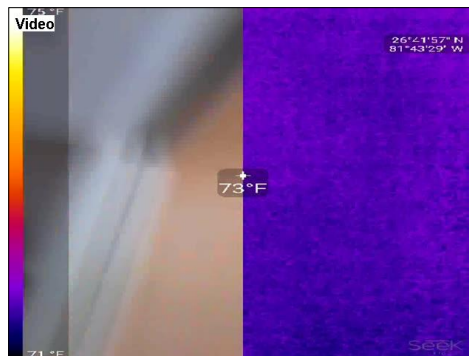
Type of Pump:
Type of Storage Equipment:
Comments:

<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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F. Sewer Scope Observations

Materials:

- The sewer line is noted to have **PVC** piping.

Location:

- The main sewer line clean out was located at the Front Exterior of both homes.

Observations:

F.1. The sewer line is functioning as intended and shows no conditions requiring repairs at the time of the inspection. However, deficiencies may be listed below if applicable.

F.2. Connection from the sewer lateral to the sewer main.

F.3. Sewer Scope Video Links

<https://youtu.be/GXJUEbq0jwY>

https://youtu.be/-2_ehRYBIJ4

F.4. The height of the clean out is below the grade of the soil. It is recommended that the riser be elevated above grade to help identify entry points of the sewer line in the event that there is a need to gain access to the line to clear potential future blocks or obstructions. Mainly at - Guest House



Overview of Sewer Scope Inspection Entry Point (Main House)

Connection from the sewer lateral to the sewer main @ 65 ft.

Overview of Sewer Scope Inspection Entry Point (Guest House)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sewer lateral connection from guest house to main house drain line @ 44 ft.



The height of the clean out is below the grade of the soil. It is recommended that the riser be elevated above grade to help identify entry points of the sewer line in the event that there is a need to gain access to the line to clear potential future blocks or obstructions. Mainly at - Guest House

X			X
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G. Chimney Scan

Materials:

- Fireplace is located in the Living Room and is Prefabricated Metal box and Flue.

Materials:

- The Fireplaces are Prefabricated Metal box and Flue and is set up for the following fuel type: Natural Gas.

Observations:

G.1. The fireplace is operating as intended, however deficiencies may be listed below if applicable.

G.2. The National Fire Protection Association (NFPA) and the Chimney Safety Institute of America (CSIA) recommend annual inspections for a safe and efficient chimney. The chimney's ability to draft efficiently is a vital component of building science as the chimney is used to remove damp or stale air from the home regardless of its yearly usage and should be inspected annually for that reason. Inspections are often required by homeowners associations, insurance companies, and municipal authorities; they're also required when you buy or sell your home. Contact our office today to schedule your level 2 Chimney Inspection.

G.3. Chimney Scan Inspection Video Links

<https://youtu.be/OUQ3VQqhQcQ>

<https://youtu.be/frhOKgpOGi4>

G.4. 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. Mainly at - Living Room

G.5. Settlement cracks are noted in the hearth, recommend sealing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

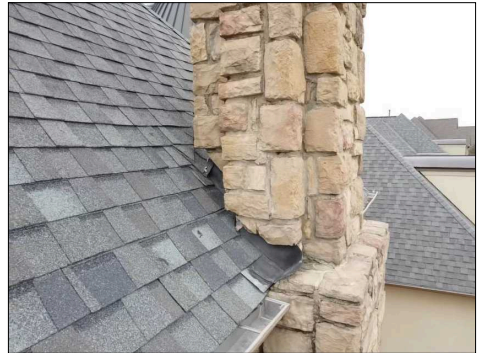
I	NI	NP	D
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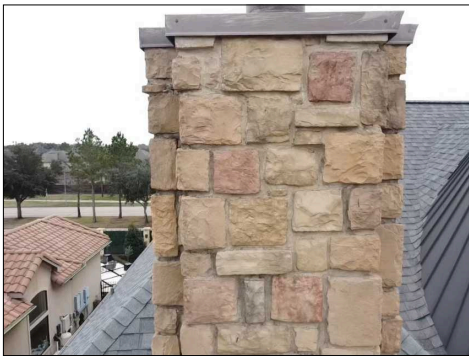
Overview of Office Fireplace



Settlement cracks are noted in the hearth, recommend sealing. Left front fireplace



Overview of Office Chimney



Overview of Office Chimney



Overview of Office Chimney



Overview of Living Room Fireplace



Settlement cracks are noted in the hearth, recommend sealing. Right rear fireplace



Overview of Living Room Chimney Cap



Overview of Living Room Chimney



Overview of Living Room Chimney



Overview of Living Room Chimney



Overview of Living Room Chimney

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"/>	H. Other
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Comments:

H.1. Thermal imaging was done on the property and no anomalies were found. Thermal imaging is not a tool that can see behind walls or detect moisture, it can only sense the differences in temperatures, however it is a great tool to help with identifying possible moisture conditions, insulation that is not performing as intended or electrical circuits that may be overheating if conditions are appropriate. The greater the difference in temperatures indoors verses outdoors the more visible the anomalies are.

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.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
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

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<p>A.1. All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.</p> <p>A.2. 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.</p> <p>A.3. One or more of the post tension cables were noted to be exposed, recommend using a rust inhibitor to all rusting cables and sealing all exposed post tension cables noted around the foundation of the house to help prevent premature deterioration of the post tension cables.</p> <p>A.4. Portions of the foundation rebar or metal is exposed at the sides of the slab. Rusting metal can cause the metal to expand and cause the concrete to break off due to expansion of the rusting metal. Recommend coating with a rust inhibitor and sealing to help prevent further deterioration. Mainly at - Front (Main House)</p> <p>A.5. There are form boards noted at the slab, it is recommended that all form boards be removed from around the slab to help prevent conducive conditions for wood destroying insects as deteriorating wood is a conducive condition for wood destroying insects. Mainly at - between both homes and the driveway</p>
Page 5 Item: B	Grading & Drainage	<p>B.2. The soil or concrete is too high or footing is too low which does not allow proper exposure of the slab. This can cause conducive conditions to Wood Destroying Insects or water penetration usually if there is improper slope. Mainly at - front of guest house</p>

Page 6 Item: C	Roof Covering Materials	<p>C.1. Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.</p> <p>C.2. Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.</p> <p>C.3. The shingles on the roof are showing indications of possible hail damage, recommend a roofing specialist for evaluation and repairs as needed.</p> <p>C.4. There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles.</p> <p>C.5. The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - left side of main house</p> <p>C.6. The roof is missing the kick out flashing at the end of the roof to sidewall connection. This is to help prevent water from running down or in the wall causing possible water penetration and deterioration. This is extremely important at stucco sidewall connections to help prevent water from penetrating behind the wall. Mainly at - right side main house, left side of main house</p> <p>C.7. The improper kick-out / roof terminations need to have a proper flashing installed or the current flashing modified or replaced and sealed to prevent water intrusion through the system at these areas. During the installation of any flashing the immediate area can be inspected for wood rot or damage. Any other roof flashing in the area should also be checked as they sometimes can be a contributing cause. We suggest that the sidewall flashings of the roof be set in roof cement in the areas of kickouts as a preventative measure. Mainly at - left rear of guest house</p> <p>C.8. The gutter strap is damaged. Mainly at - left side</p> <p>C.9. The downspout is missing the 90 degree elbow to direct water away from foundation. Mainly at - main house rear left</p>
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<p>Page 12 Item: D</p>	<p>Roof Structure and Attic</p>	<p>D.1. Rodent/Pest activity was observed in the attic space. Trails and holes through the insulation is a good indication that rodents have been in the attic at some point. There may have also been indications of fecal matter or an assortment of traps noted in the attic which would allude to the presence of pest activity. The inspector is unable to determine if this is an active or past condition and is beyond the scope of a home inspection. We recommend that a pest control specialist be consulted for a determination of present conditions and possibly performing an exclusion which is closing off all holes or places of entry to help prevent rodent infestation.</p> <p>D.2. Weather stripping is damaged. Recommend repair or replacement. weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire. Mainly at- guest house and Main house access on 2nd floor</p> <p>D.3. The insulation depth is less than recommended in some or all areas of the attic, recommend upgrading to today's standards of at least R30. Mainly at - Upstairs Right Rear (Main House)</p> <p>D.4. The insulation is missing in some areas of the attic, recommend replacing missing insulation for proper energy efficiency. Mainly at - Upstairs Right Rear (Main House)</p> <p>D.5. Insulation has been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency. Mainly at - Main House (All Attics)</p> <p>D.6. Weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire.</p> <p>D.7. The pull down attic ladder is missing the pull string. Recommend installing a new pull string or an eye hook for access to the attic. Mainly at - Main Attic (Main House)</p> <p>D.8. The insulation for the exterior wall is missing. Recommend replacing missing insulation for proper energy efficiency. Mainly at- Upstairs Left Rear (Main House)</p>
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<p>Page 16 Item: E</p>	<p>Walls (Interior and Exterior)</p>	<p>E.2. Indications are that the Stucco / EFS wall cladding has been improperly installed. Recommend contacting a stucco specialist for further evaluation and repairs as needed. Mainly at - Throughout Exterior</p> <p>E.3. 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.4. Recommend painting and sealing the AVC line entry cover at wall connection to help prevent deterioration and water penetration.</p> <p>E.5. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.</p> <p>E.6. Recommend sealing between the trim and stucco to help prevent water penetration. Mainly at - main house right side door</p> <p>E.7. The siding is closer than recommended or in contact with the roof. It is recommended that there be a separation to help prevent water from wicking up into the siding material causing deterioration.</p> <p>E.8. The stucco siding on the home is stained. Mainly at - front</p> <p>E.9. Settlement cracks were noted in the drywall. Mainly at - guest kitchen, Den (Main House)</p> <p>E.10. Settlement cracks were noted at the corner bead/tape joint in the drywall. Mainly at - guest house living room, guest house under stair storage</p> <p>E.11. The window sill is peeling due to condensation moisture damage, recommend repairs to help prevent further deterioration. Mainly at - guest house living room, guest house 2nd floor bedroom</p> <p>E.12. Recommend sealing gaps & holes in stucco to help prevent water penetration. Mainly at - throughout</p> <p>E.13. Minor cracks in stucco, recommend sealing with an acrylic paint. Mainly at - throughout property</p> <p>E.14. Stucco is damaged, recommend repairs to help prevent water penetration. Mainly at - rear left of main house</p>
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		<p>E.15. Recommend sealing chips in stucco to help prevent water penetration. Mainly at - right side of driveway pool entrance</p> <p>E.16. The stucco wall is missing the weepscreed at the bottom of the wall. It is recommended that water have a way to exit from behind the wall to help prevent deterioration of the substrate behind the stucco.</p> <p>E.17. The stucco terminates onto the shingles or near the roof covering which is improper. There are differences of opinions as to whether this poses a problem requiring repairs. We recommend a stucco manufacturer be consulted for their requirements, if any, for this condition. Mainly at - main house right</p> <p>E.18. There were some areas noted where the finish coat has some 'rusting' aggregates as shown in close-up photo. This problem is often caused by iron aggregates being left in the sand when the finish coat is manufactured. To correct, the offending aggregate must be 'picked out' and the area cleaned with an applicable rust remover. With extreme cases the system should be coated to help prevent additional rusting to continue. Mainly at - right side of main house</p> <p>E.19. The hard coat system terminates below the grade level (ground). There are differences of opinions as to whether this is a problem or not with hard coat stucco systems. Recommend a termite company be consulted for their requirements (if any) for this condition. It is recommended that at least the stucco terminations into the slab be sealed to help prevent moisture penetration.</p> <p>E.20. The flashing details are showing signs of rust / deterioration. This is often caused by excess moisture. Recommend repairs and or replacement as needed.</p> <p>E.21. Recommend having a 4 to 6 inch gap between a stucco and grade to help prevent the system from wicking moisture up and causing possible feature damage.</p>
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<p>Page 23 Item: F</p>	<p>Ceilings and Floors</p>	<p>F.1. Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - guest house gameroom, guest house 2nd floor living room, Master bedroom (Main House), Upstairs Hall (Main House), Upstairs Right Rear Bedroom (Main House), Main House upstairs right rear bath, Upstairs Left Front Bedroom (Main House)</p> <p>F.2. Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - throughout driveway</p> <p>F.3. The floor is squeaking. May want to re-secure wood underlayment to help prevent squeaking. Mainly at - guest house 2nd floor living room, main house throughout upstairs</p> <p>F.4. Cracks were noted in the tile, unable to determine the condition of the underlying surface. Mainly at - rear patio (main house)</p> <p>F.5. There is grout missing/deteriorated at the tile. Mainly at - main house upstairs right front bath</p> <p>F.6. There are scratches noted in the wood flooring. Mainly at - guest house gameroom, guest house 2nd floor landing, guest house 2nd floor bedroom</p> <p>F.7. The finish is damaged on the flooring, recommend evaluation and repairs as needed. Mainly at - guest house 2nd floor living room</p> <p>F.8. Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - Upstairs Right Rear Bedroom (Main House)</p>
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Page 26 Item: G	Doors (Interior and Exterior)	<p>G.1. Doggie door is a security hazard If it can't be locked. Also, Doggie doors can lead to a rise in energy costs as this is a non insulated mechanism with no protection from the exterior environment. Things to consider with doggie doors would be elevated humidity, higher than normal energy costs, pest and pet intrusion. Recommend removal or replacement with an efficient self-closing and sealed doggie door.</p> <p>G.2. The garage door self-closing hinges are not activated. (Guest house)</p> <p>G.3. Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.</p> <p>G.4. There is visible light noted around the door. Mainly at - guest house living room</p> <p>G.5. The door is not latching properly. Mainly at - Main House Upstairs Game Room</p> <p>G.6. The door hits the frame when closing. Mainly at - mudroom storage</p> <p>G.7. The stationary door is not latching. Mainly at - Master bedroom (Main House)</p> <p>G.8. The ball catch needs adjustment on the door. Mainly at - guest house master bath, Laundry room linen closet (Main House)</p> <p>G.9. The side door strikes garage door track when opened. Mainly at - Guest House Garage</p>
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<p>Page 28 Item: H</p>	<p>Windows</p>	<p>H.1. Window pane(s) have lost their thermal seal. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Recommend having a window contractor check all windows for lost thermal seals as all windows may not be noted. Mainly at - rear of main house 7, left side of main house 3</p> <p>H.2. A hole was noted in a window pane. Mainly at - guest house rear</p> <p>H.3. Springs were not attached or broken on window(s). Mainly at - Upstairs Game Room (Main House) (Qty 3) Master Bedroom (Main House), Upstairs Right Rear Bedroom (Main House)</p> <p>H.4. The window lock/latch is damaged. Mainly at - Upstairs Game Room (Main House) (Qty 3), Upstairs Right Rear Bedroom (Main House), Upstairs Right Middle Bedroom (Main House) (Qty 2), Upstairs Left Front Bedroom (Main House) (Qty 4)</p> <p>H.5. The window did not stay open when tested. Mainly at - Upstairs Game Room (Main House) (Qty 3), Upstairs Right Rear Bedroom (Main House), Den (Main House), Upstairs Left Front Bedroom (Main House)</p> <p>H.6. The window would not open with normal force. Mainly at - Den (Main House)</p> <p>H.7. The window lock/latch is missing/broken. Mainly at - Den</p> <p>H.8. The window is hard to lock/latch. Mainly at - guest house master bedroom</p> <p>H.9. Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - guest house rear 1</p> <p>H.10. Recommend lubricating the springs on the windows to help restore to normal operating condition.</p> <p>H.11. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - guest house front entryway, guest house master bedroom, guest house living room, guest house mudroom, main house upstairs game room</p>
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<p>Page 31 Item: I</p>	<p>Stairways (Interior and Exterior)</p>	<p>I.1. The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through the balusters. This may have been to code during construction, but may want to upgrade for additional safety.</p> <p>I.2. The rails on the stairway or balcony are climb able, this is a safety concern and it is recommended that all rails be installed in such a way that they cannot be climbed by children or pets.</p> <p>I.3. Wood staircase appears to be in need of refinishing. Mainly at- guest house</p>
<p>Page 32 Item: K</p>	<p>Porches, Balconies, Decks, and Carports</p>	<p>K.1. The patio post are showing signs of deterioration or damage recommend repairs or replacement to help prevent further deterioration.</p> <p>K.2. Damage was noted in the stonework. Recommend sealing to help prevent further deterioration. Mainly at - front entryway, main house left side patio</p> <p>K.3. Minor settlement cracks are noted on the porch.</p>
<p>Page 35 Item: L</p>	<p>Other</p>	<p>L.1. There are indications of water penetration to the ceiling evident mainly by staining. Unable to determine condition of the underlying materials. Mainly at - guest house 1st floor living room</p> <p>L.2. There are signs of water damage in the cabinet under sink. Mainly at - guest house 2nd floor bath</p> <p>L.3. Although fences are not inspected it was noted that the stucco fence is showing some signs of damage or deterioration.</p> <p>L.4. Although cabinets are not inspected it was noted that the cabinet door is not attached. Mainly at- main house 1st floor hall bath</p> <p>L.5. Seal countertop at wall connection. Mainly at - Upstairs Left Front Bath (Main House)</p> <p>L.6. Recommend having a 4 to 6 inch gap between a stucco and grade to help prevent the system from wicking moisture up and causing possible feature damage.</p>

ELECTRICAL SYSTEMS

Page 37 Item: A	Service Entrance and Panels	<p>A.2. Panel cover is missing one or more screws.</p> <p>A.3. The breakers in the sub panel are not labeled. (Guest House)</p> <p>A.4. The breakers in the main electrical panel are partially labeled.</p> <p>A.5. Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.</p>
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<p>Page 40 Item: B</p>	<p>Branch Circuits, Connected Devices, and Fixtures</p>	<p>B.1. Electrical receptacle(s) are registering an open ground. Mainly at - Master bath (Main House)</p> <p>B.2. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - guest house master bedroom, guest house master closet, guest house 2nd floor bedroom, upstairs left front bedroom (Main House)</p> <p>B.3. The electrical receptacle or box is loose, recommend securing and adding faceplate cover. Mainly at - Above vent hood in kitchen (Main House)</p> <p>B.4. The fluorescent light panel cover is missing or damaged. Mainly at - main house garage</p> <p>B.5. The GFC (Ground Fault Circuit Interrupter) electrical outlet does not reset when tested and is showing no power. Mainly at - left side of main house</p> <p>B.6. Line and loads wires are reversed on (3) A/C disconnects. (Behind Home)</p> <p>B.7. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - third floor attic</p> <p>B.8. There is some extension cord type electrical wiring. Recommend wiring be replace with permanent wiring. Mainly at - Pool Equipment</p> <p>B.9. The carbon monoxide detectors were not noted in the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor when gas appliances are installed.</p> <p>B.10. Silicone should be added to the conduit to help prevent water intrusion.</p> <p>B.11. Switch plate is loose. Recommend securing to help prevent electrical shock. Mainly at- guest house 2nd floor bath</p> <p>B.12. Indications are the doorbell chime box is malfunctioning. Recommend repair or replacement.</p>
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		<p>B.13. Arc-Fault Circuit Interrupters (AFCI's) were noted in all bedrooms as was required at the 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.</p> <p>B.14. 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>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 42 Item: A	Heating Equipment	<p>A.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. For unit #2</p> <p>A.2. The furnace unit is cycling on and off before reaching proper temperature. Unit #2</p>
Page 44 Item: B	Cooling Equipment	<p>B.2. The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.</p> <p>B.3. There is a growth at the plenum or evaporator. This is usually caused by conditioned air leaks around the area causing condensation and microbial growth, recommend sealing leaks and cleaning all affected surfaces.</p>
Page 46 Item: C	Duct system, Chases, and Vents	<p>C.2. There is a microbial growth noted at the plenum, ductwork and/or evaporator. This is often caused by a conditioned air leak causing condensation and microbial growth, recommend sealing all air leaks and cleaning all surfaces.</p> <p>C.3. The ducts do not have the proper separation. It is recommended that an air gap or insulation be used to separate ducts that are in contact with each other to help prevent condensation and possible microbial growth.</p> <p>C.4. 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.</p>

PLUMBING SYSTEM

Page 48 Item: A

Water Supply System and Fixtures

A.2. The commode is loose from the tank to bowl and needs to be secured to help prevent leaking. Mainly at - guest house master bath, main house upstairs right front bath

A.3. The toilet seat is loose or damaged, recommend repair or replacement. Mainly at - main house upstairs right front bath, main house upstairs right rear bath,

A.4. At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.5. The hot and cold water faucet controls are reversed. The cartridge or supply lines may be reversed, this often causes hot and cold water to be reversed at the faucet, recommend repairs to help prevent scalding. Location - Kitchen, Master bath tub, Wet bar in Master quarter(Main House)

A.6. The shower diverter in the bath does not transfer water completely from the tub to the shower. Mainly at - guest house 2nd floor bath, main house upstairs right front bath

A.7. Undermounted sinks require sealant between the sink and counter top to help prevent water penetration to the surfaces below. Recommend sealing or repairing seal to help prevent water penetration and potential moisture damage to the underlying materials. Mainly at - guest house kitchen, guest house 2nd floor bath

A.8. All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.

A.9. Shower enclosure doors improperly installed, shower enclosure doors should open to the outside of the shower per IRC P2708.1 2000 ed. Mainly at - Upstairs Left Front Bath (Main House)

A.10. Grout was used in the corners of the tub/shower. It is recommended that a flexible sealant be used in the corners to allow for movement to help prevent future cracking in the corners of shower stalls and tub surrounds due to settlement. Mainly at - main house upstairs right rear bath

A.11. There was settlement cracks in the corners due to the use of grout in the corners. Recommend using a pliable sealant in corners to help prevent cracking and water penetration behind walls. Mainly at - main house upstairs right front bath, main house upstairs left front bath

A.12. There are uninsulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather.

		<p>A.13. The shower door does not properly close. Recommend adjustment to ensure proper operation of shower door. Mainly at- guest house master bath</p>
Page 51 Item: B	Drains, Wastes, and Vents	<p>B.3. The sink drain stopper is not sealing/functioning. Mainly at - main house upstairs right front bath, main house upstairs left front bath (left)</p> <p>B.4. The bath sink drains very slow. Mainly at - guest house kitchen</p> <p>B.5. S-traps noted under sink. The "S" trap is prohibited under the Uniform Plumbing Code throughout the United States. This is because the "S" trap will siphon or suck water out from the trap which will end up releasing methane (sewer) gases into the home.</p> <p>B.6. The tub drain stopper is not attached. Mainly at - guest house 2nd floor bath, main house upstairs right front bath</p>
Page 52 Item: C	Water Heating Equipment	<p>C.2. The T&P's (Temperature & Pressure relief valves) are not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T&P valve be replaced every three years. Main house</p> <p>C.3. There are indications of electrolysis noted at the water heater supply fittings evident mainly by rust and corrosion.</p> <p>C.4. The water heater is making an irregular noise. Pinging, banging, and knocking sounds are most commonly caused by sediment buildup. As water is heated, solids such as calcium, separate and sink to the bottom of the tank. This sediment causes extra heat zones and lowers the efficiency of your heater. Right side unit</p>
APPLIANCES		
Page 54 Item: A	Dishwashers	<p>A.1. Dishwasher drain line missing high loop or air gap in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line. (Guest house)</p> <p>A.2. Canceled operation of dishwasher due to back up in the sink. Mainly at- guest house</p> <p>A.3. The kick plate is not installed on the dishwasher.</p>

Page 55 Item: B	Food Waste Disposers	<p>B.1. The food waste disposer is rusted and motor is seized up and humming when turned on. Recommend using an allen wrench to free up the motor to free up rust in unit. Replace if needed. (Guest house)</p> <p>B.2. Disposal vibrates, the hammers being stuck can often causes the disposal to vibrate or improperly supported or installed disposals can lead to vibration. (Main House)</p> <p>B.3. Foreign objects have fallen into the disposal. Recommend clearing foreign materials from disposal before using. Mainly at - Kitchen Island (Main House)</p>
Page 55 Item: C	Range Hood and Exhaust Systems	C.3. There is air leaking from between the cabinet and range hood or microwave vent. Indications are that the vent is not installed properly. (Main House)
Page 56 Item: D	Ranges, Cooktops, and Ovens	<p>D.5. Cabinet oven Thermostat to Temperature Reading: 350F / 310-315 F</p> <p>D.6. Oven door did not close completely. The door hits the oven in the top right corner. (Main House)</p>
Page 58 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	F.1. The bath or laundry exhaust fan is making an irregular noise when it is shutdown. Mainly at - half bath off laundry (Main House)
Page 58 Item: H	Dryer Exhaust Systems	H.1. Recommend dryer vent cleaning to restore dryer duct to an operable condition. Dryer ducts becoming clogged can inhibit the dryer's performance as well as become a potential fire hazard in the home.

OPTIONAL SYSTEMS

Page 61 Item: A	Landscape Irrigation (Sprinkler) Systems	<p>A.20. Recommend a sprinkler specialist for further evaluation/repairs and check for other repairs that may be needed at that time.</p> <p>A.21. There is low pressure at the spray heads. Zone - 2, 9</p> <p>A.22. Recommend adjusting the sprinkler head by the home so that it does not spray the structure. Allowing the sprinkler to spray the home can cause water damage and/or penetration. Zone - 7, 9, 15</p> <p>A.23. Head(s) is at an angle limiting its spray pattern, recommend straightening head to reestablish proper spray. Zone - 7</p> <p>A.24. The heads or hoses of the drip system were exposed above grade. The drip system is intended to be buried as it is a direct source for watering a tree or shrubs root system. Recommend burying the components below the soil to help promote better watering and coverage. Zone - 8</p> <p>A.25. Head(s) are not popping up high enough to clear grass causing limited spray coverage. Zone - 12</p> <p>A.26. There is a broken sprinkler head. Zone - 12</p>
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Page 64 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<p>B.1. Recommend pool specialist be consulted for further evaluation and/or repairs.</p> <p>B.2. Improper gates to back yard pool area. The gates around the pool should be at least 48" tall ,self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch.</p> <p>B.3. In private pools where water depth exceeds 5 feet (1524 mm) there shall be ladders, stairs or underwater benches/swim-outs in the deep end. This is to help aid in rescue or for exhausted swimmers to retreat to and to help prevent drowning.</p> <p>B.4. If the home serves as one side of the pool barrier, the home-owner shall install an audible alarm on all doors leading to the pool area and make sure the doors have self-closing and self-latching devices or locks beyond the reach of children to prevent them from opening the door and gaining access to the pool.</p> <p>B.5. Recommend sealing between deck and coping to help prevent water penetration between causing soil to wash away and pavement to settle.</p> <p>B.6. There are minor cracks in the decking around the pool. These cracks are considered cosmetic only unless otherwise noted.</p> <p>B.7. The Float valve is missing beneath the skimmer basket. The float valve in the bottom is designed to shut off the skimmer and keep it from sucking air into the pump if the water level in the pool gets too low. On some systems where the skimmer and drain are both plumbed into the skimmer, the float valve serves to regulate the flow of water from the skimmer and the drain. Recommend replacement for continued efficiency of the pool equipment.</p> <p>B.8. There are mineral stains on the pool walls and or surrounding equipment. Recommend a chemical analysis be performed on the pool water to verify safe water chemistry.</p> <p>B.9. Tiles are chipped and/or cracked. Mainly at - throughout pool deck surround</p> <p>B.10. There is a water leak at the pool equipment. Mainly at - unable to determine location of leak</p> <p>B.11. The pool heater is not functioning.</p> <p>B.12. Water fill unit is disconnected.</p> <p>B.13. The pool equipment is sucking air, recommend sealing by applying grease to o-ring seals on the filter and strainers.</p>
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Page 67 Item: F	Sewer Scope Observations	F.4. The height of the clean out is below the grade of the soil. It is recommended that the riser be elevated above grade to help identify entry points of the sewer line in the event that there is a need to gain access to the line to clear potential future blocks or obstructions. Mainly at - Guest House
Page 68 Item: G	Chimney Scan	G.4. 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. Mainly at - Living Room G.5. Settlement cracks are noted in the hearth, recommend sealing.