



2.1.1 A. Foundations

**Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended**

**SLAB FOUNDATION NOT VISIBLE.**

Soil and/or mulch levels and /or foliage against the exterior grade beam were noted to be too high around areas of the foundation making it difficult to view the foundation in various areas. When soil/mulch levels are high against the face of the foundation or foliage is covering the foundation it promotes water penetration of the structure and insect infestation. These areas should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick and stone veneer house should have about 4 inches of clearance. Houses with other types of siding should have approximately 6 inches of clearance.

Recommendation  
 Contact a qualified professional.



Left side of home

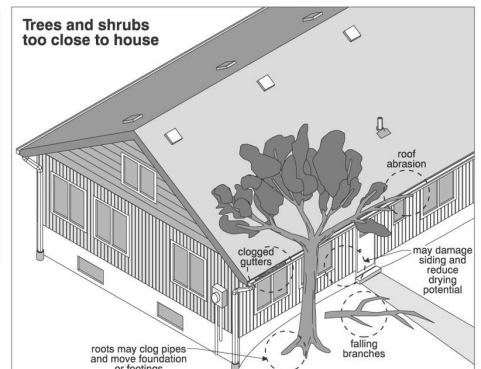
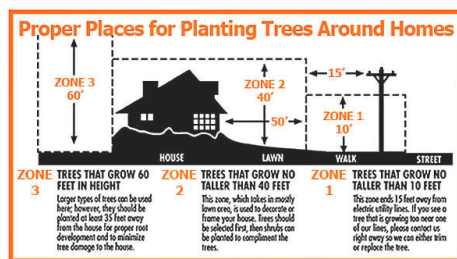
2.1.2 A. Foundations

**Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended**

**SLAB- TREES TOO CLOSE TO THE HOME**

Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal, or have the trees taken down so that they do not damage the property over time.

Recommendation  
 Contact a qualified professional.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.2.2 B. Grading and Drainage

**FOLIAGE- ROOTS ARE CLOSE TO THE FOUNDATION**

There are areas where roots are close to the foundation, these areas should be monitored over time to make sure that damage does not occur to the foundation.

Recommendation  
Recommend monitoring.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.2.3 B. Grading and Drainage

**GRADING- NEGATIVE GRADE SUB SURFACE DRAINS INSTALLED**

Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to potential foundation problems and if foundation grade beam is currently visible and you should keep it that way to prevent the possibility of moisture intrusion into the home. There appears to be a drainage system installed that visibly appears to be working at the time of inspection. We do recommend that you keep an eye on this drain in the rainy season to make sure it does not get clogged. Eventually it will need cleaning and a plumber would be the best person to call to clear the drain lines when needed.

Recommendation  
Recommend monitoring.



2.2.4 B. Grading and Drainage

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**GUTTER- NONE**

Gutters were not present on horizontal fascia around this structure at the time of inspection. We recommend as a structural upgrade that gutters be installed on all horizontal fascia this home and that downspouts be ran so that they take water at least 3'-5' away from the home to help channel water away from the foundation/crawlspace of the home.

Recommendation  
Contact a qualified gutter contractor



Left side of home



Front of home



Recommendations, Items To Monitor, Further Evaluation Recommended

### 2.2.5 B. Grading and Drainage

#### PLANTERS NEXT TO THE HOME

Planters were noted next to the home although planters are pretty they do have issues at times that can negatively impact your home. We recommend that you monitor these areas for moisture intrusion into the home. Also root systems from trees and shrubs could affect the foundation of this home at some point so it is very important to keep an eye on these areas over time.

We also recommend that you make sure your downspouts extend past the planter/flowerbed to prevent excessive moisture accumulation in these areas.

Recommendation

Contact a qualified professional.



Recommendations, Items To Monitor, Further Evaluation Recommended

### 2.3.2 C. Roof Covering Materials

#### DEBRIS

Debris was noted on the roof surface of this home. We recommend that all debris be removed from the roof covering surface periodically.

Leaves and pine needles in this area of the country can allow water to accumulate in valleys and next to side walls of the home (if present) due to debris damming up water flow on the roof. The debris on the roof and against the side walls of the home can cause damage, by allowing water to seep under the roof covering and wick into the siding, causing leaks and damage in various areas where accumulation is present.

In most cases with a single story home or homes with out dormers or sidewalls in contact with the roof structure, twigs and other debris can damage the roof covering more than people realize and it is strongly recommended that the roof covering be cleaned now and periodically in the future.

Recommendation

Contact a handyman or DIY project



Recommendations, Items To Monitor, Further Evaluation Recommended

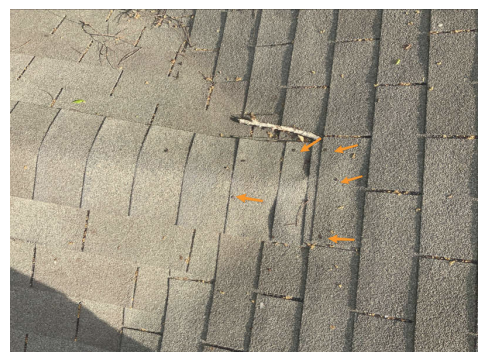
### 2.3.3 C. Roof Covering Materials

#### EXPOSED NAILS

Under-driven or exposed nails were found in one or more areas of the roof coverings. Recommend sealing nail heads periodically to prevent potential leaks in the future.

Recommendation

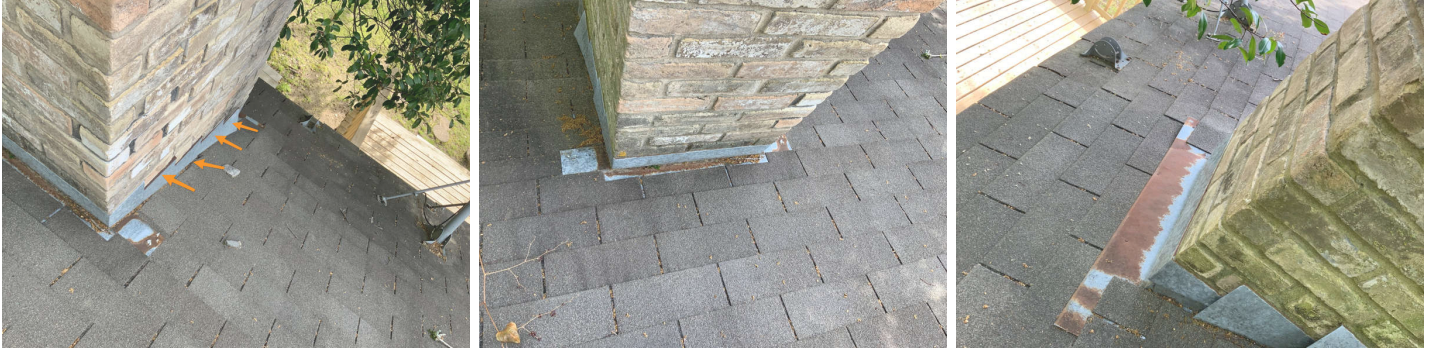
Contact a qualified roofing professional.



**FLASHING -  
CHIMNEY FLASHING IS RUSTED.**

The flashing around the chimney is rusted and will need replacement in the future. We recommend for the time being that the flashing be cleaned, sealed, primed and painted to prolong its life expectancy.

Recommendation  
Contact a handyman or DIY project



**FLASHING  
EXPOSED NAIL HEADS**

There are exposed fasteners on the flashings of the roof we recommend that these nails be sealed.

Recommendation  
Contact a qualified roofing professional.



**SHEATHING-  
DECKING SPONGY IN AREAS**

The decking on this roof has areas where the decking is a little spongy.

This is typical in older homes, there may be areas of decking that will need replacement in the future.

Recommendation  
Contact a qualified professional.





2.3.9 C. Roof  
Covering Materials

**SHINGLES NEED  
SEALING**



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

There are areas on the roof surface where shingles are not properly adhered to the surrounding roof covering. We recommend that these shingles be sealed to help prevent wind damage in the future.

Recommendation

Contact a qualified roofing professional.



2.3.10 C. Roof  
Covering Materials

**SHINGLES-  
STARTER COURSE NOT SEALED**



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The starter course of shingles on this roof are not sealed. These shingles should be sealed to prevent water and high winds from getting between the starter shingle and the first row of shingles of a roof and causing damage.

Recommendation

Contact a qualified roofing professional.





### TREES- IMPINGING ROOF LINE

Tree branches impinging roof line can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

Recommendation  
Contact a qualified tree service company.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.4.1 D. Roof Structure & Attic

### ACCESS- ATTIC LADDER IS NOT PROPERLY FIRE RATED

The stairway was not labeled as a fire-rated assembly. The Code addresses separation between the garage and attic, garage and dwelling and habitable areas and attic spaces, in terms of gypsum thickness, door thickness or 20-minute fire rated doors including attic stairs

Recommendation  
Contact a qualified professional.



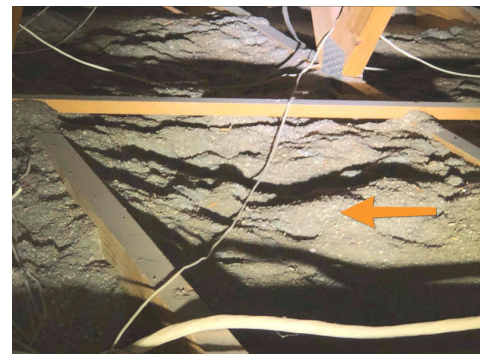
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.4.2 D. Roof Structure & Attic

### INSULATION- INSUFFICIENT

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation  
Contact a qualified insulation contractor.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.4.3 D. Roof Structure & Attic

### SIDING OVER FASCIA COULD USE REPAIR



The siding over the fascia is in need of repair in areas it is wrinkled and there are nail heads exposed and rusted.

Recommendation

Contact a qualified siding specialist.



Front of home right side of garage

Recommendations, Items To Monitor, Further Evaluation Recommended

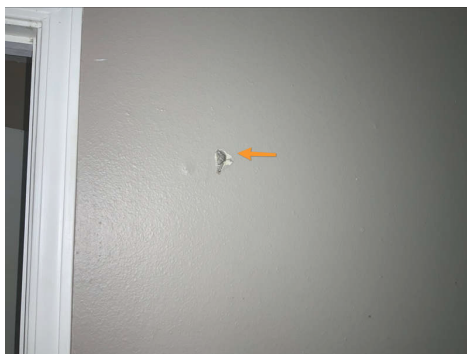
2.5.2 E. Walls (Interior and Exterior)

### HOLE IN WALL

There are one or more areas throughout the structure where there is/are (a) hole(s) in the wall. This should be repaired by a drywall contractor.

Recommendation

Contact a qualified drywall contractor.



Master Bedroom

Recommendations, Items To Monitor, Further Evaluation Recommended

2.5.3 E. Walls (Interior and Exterior)

### SEAM TAPE BULGING

The same tape on the wall and one or more areas is bulging this is likely due to seam tape not being installed properly. This is cosmetic in nature and can be repaired easily during maintenance.

Recommendation

Contact a qualified drywall contractor.



Master Bedroom window left side bottom

Recommendations, Items To Monitor, Further Evaluation Recommended

2.5.4 E. Walls (Interior and Exterior)

### SIDING OVER HARDSCAPES

Exterior wall coverings over hardscape (cement, asphalt, and brick ground covering) Should be a minimum of 2" for brick and 6" for wood.

Cladding materials without proper clearances are considered to be conducive to wood destroying Insect (WDI) infiltration, which means that termites and other WDI's could gain undetected access into the home.



Recommendation  
Recommend monitoring.

2.5.5 E. Walls  
(Interior and  
Exterior)



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

### TRIM NEEDS CAULKING

All trim that comes in contact with wall coverings should be caulked.

Recommendation

Contact a handyman or DIY project



Right side of front porch

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.5.6 E. Walls (Interior and Exterior)

### TYPICAL DRYWALL FLAWS

The walls of this home have typical drywall flaws on them, such as dings, scrapes, patching, and touch up paint. These flaws are typical to any home whether new or old and should be repaired during times of maintenance.

Recommendation

Contact a handyman or DIY project



2.5.7 E. Walls  
(Interior and  
Exterior)



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

### VINYL SIDING SEAMS NEED SEALING

The seams on the vinyl siding need to be sealed to prevent them from detaching from the home the installation of this siding was not performed in the typical professional way. It does work it just needs to be monitored for separation or loosening over time.

Recommendation

Contact a qualified siding specialist.





Over garage door



Front of home



Right side of home

2.5.8 E. Walls (Interior and Exterior)

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**THERE IS STAINING ON EXTERIOR DUE TO SPLASH BACK ON SOIL**

There is staining on the exterior of the home due to splash back from water hitting the adhered masonry.

Recommendation

Contact a qualified professional.



Front of home



Left side of home

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.5.9 E. Walls (Interior and Exterior)

**SIDING TRIM IN NEED OF RESECURING**

FRONT OF HOME

The metal/vinyl trim on the home is in need of re-securing in areas.

Recommendation

Contact a qualified siding specialist.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.5.10 E. Walls (Interior and Exterior)

**EXTERIOR WALL REPAIR NOTED**

Repairs were made to the brick on the right side of the home these areas were patched and do not show signs of further movement, we recommend asking seller when repairs were made, so that you will know how long the repair has been there to judge how long it has been since movement has occurred.

Recommendation  
Recommend monitoring.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.6.1 F. Ceilings and Floors

**BASE BOARDS ARE IN NEED OF REPAIR/REPLACEMENT**

There are areas of baseboard trim that are in need of painting, caulking, or repair/replacement in one or more areas around the home.

Recommendation  
Contact a handyman or DIY project



Entryway

2.6.2 F. Ceilings and Floors



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

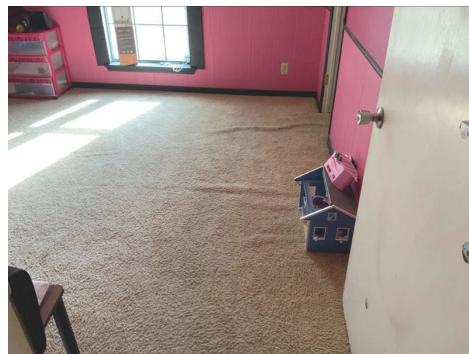
**CARPET IN NEED OF STRETCHING**

There are one or more areas throughout the home where the carpet could use stretching so that it does not become a trip hazard.

Recommendation  
Contact a qualified professional.



Master Bedroom



Middle bedroom

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.6.3 F. Ceilings and Floors

**CEILING IS IN NEED OF PATCHING OR REPAIR**

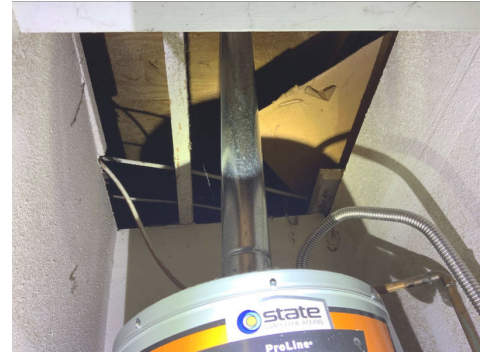


The ceiling is in need of patching or repair in one or more areas of the home.

The ceiling in the water heater closet in the garage needs to be replaced this is considered lack of fire barrier in the garage and should be replaced for safety.

Recommendation

Contact a qualified drywall contractor.



2.6.4 F. Ceilings and Floors



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

### CEILING

### TEXTURE/PAINIT IS IN NEED OF TOUCH UP IN AREAS OF THE HOME

There are areas of the home where the ceiling texture and/or paint are in need of cosmetic touch up. We recommend that a painter or drywall contractor be contacted to repair these areas.

Recommendation

Contact a qualified professional.



Corner bedroom



Hall bathroom

2.7.1 G. Doors  
(Interior and Exterior)



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

### DOOR DOESN'T LATCH

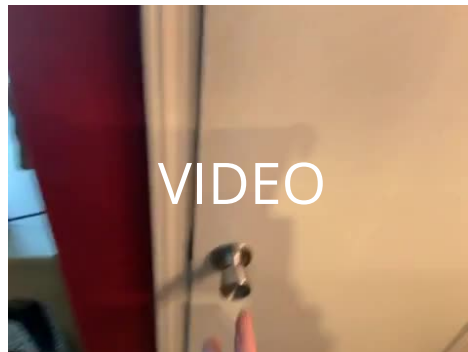
Door doesn't latch properly. This can be a sign of settlement or improper installation. We Recommend handyman [repair](#) latch and/or strike plate.

Recommendation

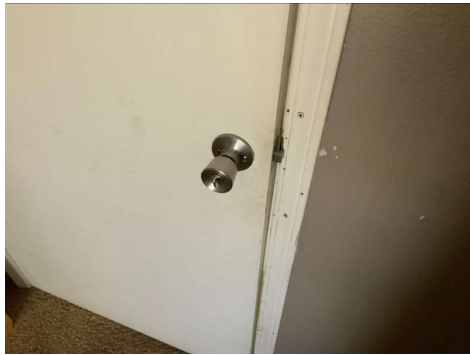
Contact a qualified handyman.



Master Bedroom Closet Door Next To Vanity



Master Bedroom Closet



Master Bedroom

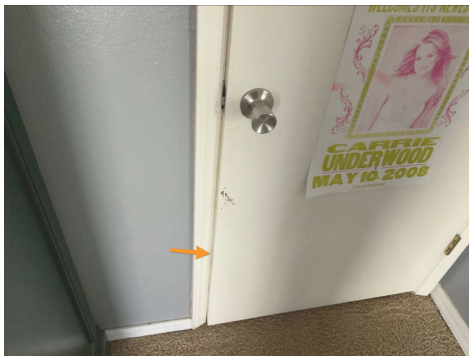
2.7.2 G. Doors (Interior and Exterior)

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**DOOR DRAGS IN THE FRAME**

There are one or more doors in this home that drag in the frame. These doors could use adjustments so that they close properly.

Recommendation  
Contact a handyman or DIY project



Corner bedroom



Hall Bathroom



Front entry door



2.7.3 G. Doors (Interior and Exterior)

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

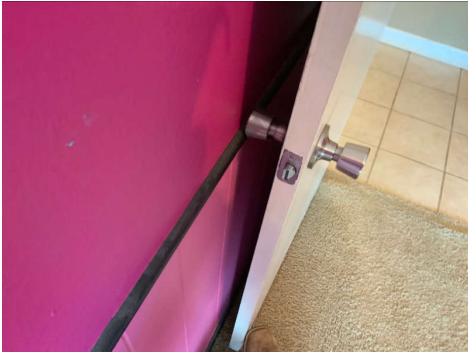
**DOOR STOPS**

ALL DOORS

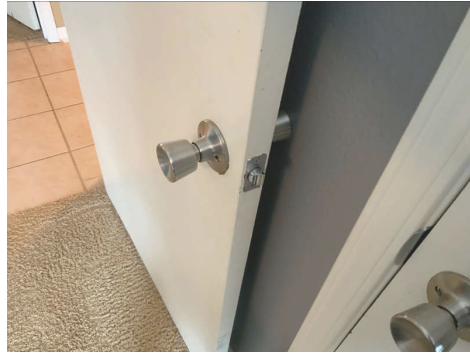
Several of the doors are missing their door stops. This condition will lead to damage of the wall surfaces. We recommend door stops be installed where needed.

Recommendation  
Contact a handyman or DIY project





Middle bedroom



Corner bedroom



Master Bedroom

Recommendations, Items To Monitor, Further Evaluation Recommended

2.7.5 G. Doors (Interior and Exterior)

**DOOR FRAME IS DAMAGED**

There are one or more door frames in this home that have been damaged and are in need of repair.

Recommendation  
Contact a qualified handyman.



Master Bedroom

Recommendations, Items To Monitor, Further Evaluation Recommended

2.7.6 G. Doors (Interior and Exterior)

**DOOR MISSING**

There are one or more doors that are missing in this home.

Recommendation  
Contact a handyman or DIY project



Middle bedroom closet door

Recommendations, Items To Monitor, Further Evaluation Recommended

2.8.1 H. Windows

**BROKEN WINDOW**

There are one or more windows of the home that have broken glass.  
These windows will need repair or replacement

Recommendation  
Contact a qualified professional.



Garage door

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.8.2 H. Windows

**CAULK WINDOW EDGE**

We recommend that all window edges be caulked on the interior and exterior to seal them off and help keep them more energy efficient.

Recommendation

Contact a handyman or DIY project



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.8.3 H. Windows

**FAILED SEAL**

Observed condensation and/or fogging between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



Left side of home

2.10.1 J. Fireplaces and Chimneys

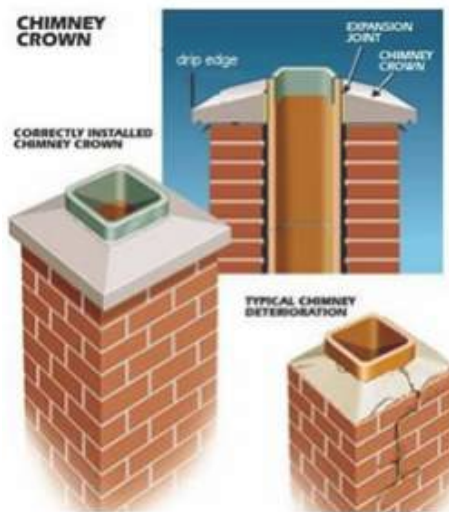
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**CHIMNEY MORTAR CAP IS DAMAGED**

The roof level chimney mortar cap/crown is in need of improvement.

Recommendation

Contact a qualified professional.





Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.10.2 J. Fireplaces and Chimneys

**FIREWALL CRACKED**

The brick lining of the fireplace was cracked in one or more places, which could lead to heat damage and could potentially allow toxic fumes to enter other areas of the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.



2.11.1 K. Porches, Balconies, Decks, and Carports

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**CRACKS IN CONCRETE FLATWORK AROUND THE HOME**

There were cracks in the sidewalks and driveways around this home in various locations We recommend that these areas be sealed/repared to prevent moisture accumulation.

Recommendation

Contact a qualified professional.



Front porch



Sidewalk

2.11.2 K. Porches, Balconies, Decks, and Carports

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**GRASPABLE HAND RAILS SHOULD BE INSTALLED.**

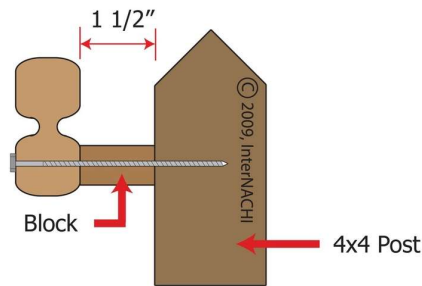
There are no graspable handrails installed on the step railing of this home. We recommend that graspable hand rails be installed for easy grip.

Recommendation

Contact a qualified carpenter.



### Handrail Grip



## Recommendations, Items To Monitor, Further Evaluation Recommended

2.11.3 K. Porches, Balconies, Decks, and Carports

### WOOD TO GROUND CONTACT

There is wood to ground contact in one or more areas of the property, this is considered a conducive condition that could allow wood destroying insects to gain access to the structure without being seen. We recommend that these areas be treated regularly by a pest control company as often as they recommended, which would be every 5-10 years on average.

Recommendation  
Recommend monitoring.



## Recommendations, Items To Monitor, Further Evaluation Recommended

3.1.1 A. Service Entrance and Panels

### BEDROOM CLOSET

MASTER BEDROOM CLOSET

The electrical panel is located in a clothes closet. Under current electrical standards, this is no longer an accepted practice. This is an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation  
Contact a qualified professional.



3.1.2 A.  
Service

**⚠ In need of immediate attention or repair or Safety Concern**

Entrance and Panels

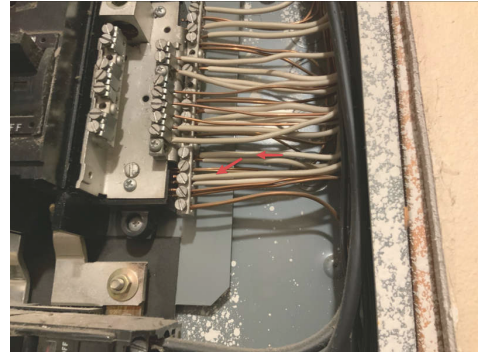
### NEUTRAL WIRES SHOULD TERMINATE UNDER INDIVIDUAL TERMINALS



Each neutral conductor should terminate under individual terminations and not share a termination with other neutral or ground wires. When neutral wires share a termination point with another wire it is likely that the connection will become loose due to expansion and contraction of wires.

Recommendation

Contact a qualified electrical contractor.



3.1.3 A.  
Service



In need of immediate attention or repair or Safety Concern

Entrance and Panels

### SCREWS MISSING

One or more of the cabinet cover plate screws are missing and need to be replaced. When screws are replaced they need to be blunt tip screws and not sharp wood screws or self tapping screws for reasons of safety. Sharp tips can pierce the electrical line and cause potential shock hazards.

Recommendation

Contact a qualified professional.



3.1.4 A.  
Service



In need of immediate attention or repair or Safety Concern

Entrance and Panels

### SHARP SCREWS IN ELECTRICAL PANEL

The screws in the electrical panel are sharp tipped, the screw(s) should be replaced with blunt tip screws to prevent piercing wires with sharp tipped screws. We recommend replacing the screws for safety reasons to avoid shock hazard.

Recommendation

Contact a qualified professional.



Recommendations, Items To Monitor, Further Evaluation Recommended

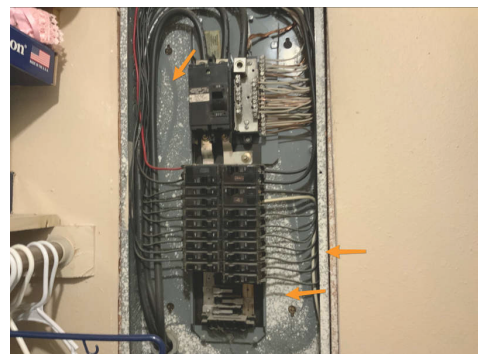
3.1.5 A. Service Entrance and Panels

### THERE IS DRYWALL TEXTURE IN THE PANEL

There is drywall texture in the interior of the electrical panel. It is recommended that this be cleaned out of the panel and was a sub standard job from the building contractor.

Recommendation

Contact a qualified professional.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

3.1.6 A. Service Entrance and Panels

**WHITE WIRES NEED REIDENTIFICATION**

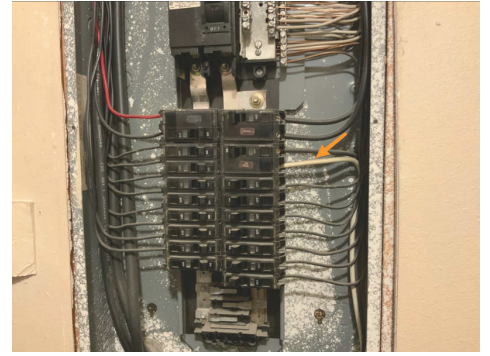
There were white wires used as hot wire. Insulation on ungrounded conductors should be a continuous color other than white gray or green. There are exceptions that allow white or gray conductors which are part of the cable To be permanently re-identified with electrical tape or a black or red marker as a non grounded conductor at the termination and at each location where the conductor is visible and accessible

**NEC 200.7**

This is a "newer" requirement however it is a good safety upgrade that should be considered.

Recommendation

Contact a qualified professional.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

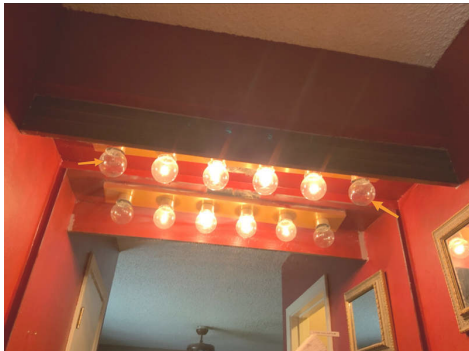
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**BULBS MISSING OR BURNED OUT**

There are bulbs missing or burned out in one or more fixtures around the home.

Recommendation

Recommended DIY Project



Master Bedroom Vanity



Master Bedroom fan

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**CLOSET LIGHTS AND A GLOBE**

One or more closet lights need globes or covers installed on them. Safety precautions should be taken around these light fixtures.

Recommendation

Recommended DIY Project





Master Bedroom Closet By Vanity



Master Bedroom Closet



Corner bedroom Closet

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

**COVER PLATES DAMAGED**

One or more receptacles and/or light switches have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



Next to garage door

3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

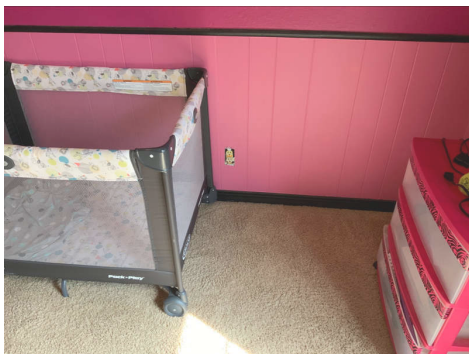
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**COVER PLATES MISSING**

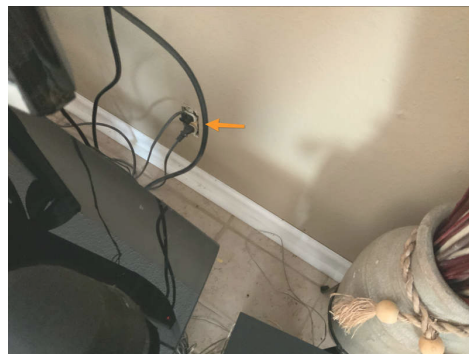
One or more receptacles/light switches are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



Middle bedroom



Living Room



Garage door opener receptacle.

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

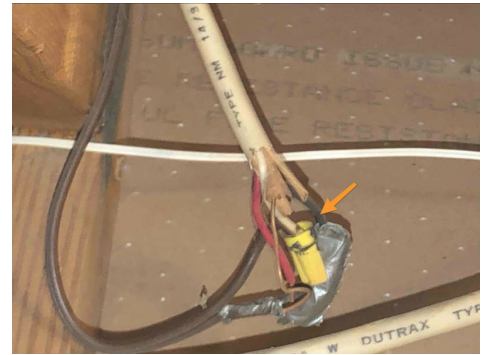
3.2.5 B. Branch Circuits, Connected Devices, and Fixtures

**EXPOSED ENDS & SPLICES**

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation

Contact a qualified electrical contractor.



Attic

3.2.6 B. Branch Circuits, Connected Devices, and Fixtures



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

### FAN WOBBLING - MINOR

The ceiling fan slightly wobbled when operated. The fan may be out of balance. Repairs are recommended as needed by a qualified person.

Recommendation

Contact a qualified professional.



Master Bedroom

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

3.2.8 B. Branch Circuits, Connected Devices, and Fixtures

### LIGHT FIXTURE NEEDS A COVER AND GLOBE

There are one or more light fixtures throughout the home that need a cover over the junction box and a globe installed over the light.

Recommendation

Contact a qualified electrical contractor.



Master Bathroom

3.2.9 B. Branch Circuits, Connected Devices, and Fixtures



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

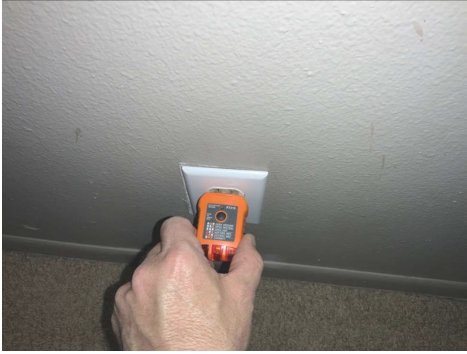
### LOOSE RECEPTACLES/SWITCHES



All receptacles and light switches that are loose in their junction box should be tightened. Or the junction box should be secured if applicable.

Recommendation

Contact a qualified professional.



Master Bedroom



Middle bedroom

3.2.10 B. Branch Circuits, Connected Devices, and Fixtures



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

### NOT ENOUGH GFCI PROTECTION

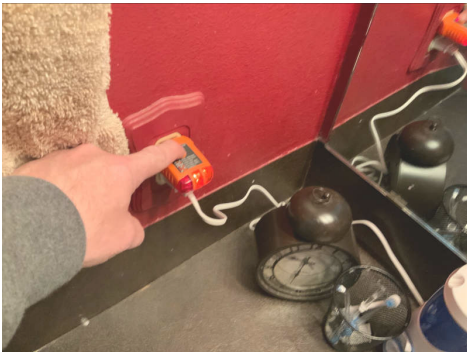
GFCI protection was not present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

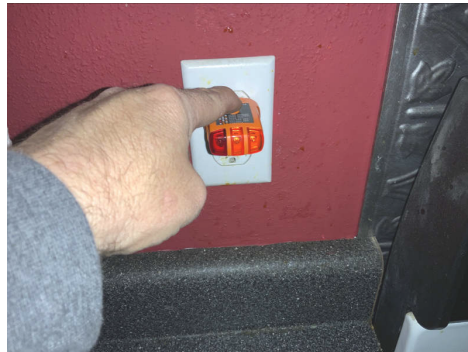
GFCI protection is required within 6' of the sink. The 6' requirement is due to appliance cord length near the sink.

Recommendation

Contact a qualified electrical contractor.



Master Bathroom



Left of range



Right of sink

3.3.1 C. Smoke Detectors

### NO SMOKE DETECTORS OR CO DETECTORS INSTALLED IN THIS HOME



In need of immediate attention or repair or Safety Concern

There are no smoke detectors or CO detectors installed in this home.

Recommendation

Contact a qualified electrical contractor.

4.1.1 A. Heating Equipment



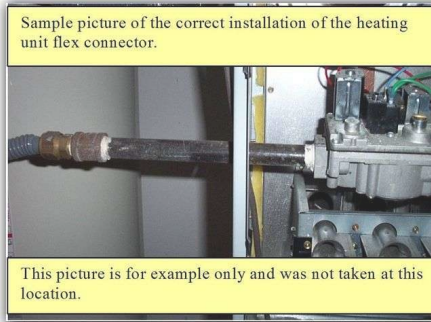
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**FLEX LINE INTO CABINET**

The gas supply flex connector was observed to be passing through the heating unit cabinet. Undercurrent mechanical installation standards, this is no longer an excepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.

Recommendation

Contact a qualified professional.



Example of how furnace gas line should be installed

4.2.2 B. Cooling



In need of immediate attention or repair or Safety Concern

Equipment

**DISCONNECT BOX NEEDS REPAIR**

The disconnect box at this home is not fastened to the wall and should be repaired. The disconnect box as it is now could allow water into the box and it is just not safe at this time.

Recommendation

Contact a qualified HVAC professional.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

4.2.3 B. Cooling Equipment

**FINS DAMAGED**

There are one or more areas on the condensing unit where the fins are damaged and the coils are exposed. We recommend that this unit be serviced and further evaluated by a licensed HVAC Technician prior to closing.

Recommendation

Contact a qualified HVAC professional.



4.2.4 B. Cooling Equipment



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**OLDER EQUIPMENT R-22**



INFORMATION: The general service life of an A/C unit is said to be around 10 years +/- . While the remaining life of any given appliance can not be determined by a limited visual inspection and is not within the scope of this inspection; **it is recommended that the opinion of licensed, qualified HVAC service professional be consulted before closing. Replacement of components or the total unit may be recommended.** Units 10 yrs. or older should be evaluated by a qualified, licensed, specialist. Only a qualified, competent and licensed HVAC technician can tell you if the unit(s) are functioning at their peak. You are recommended to have a higher, more technical evaluation, by the contractor of your choosing, on or before closing.

Information for a/c units with R22 refrigerant: Freon (a trade name, known as R22) refrigerant is being phased out and is being changed to Peron (referred to as 410A / a non-ozone-depleting-refrigerant) and is a Federal Law. While these older systems can still be serviced, when the current supply of R22 is depleted, replacement of the HVAC system is the only option. You can check [www.epa.gov](http://www.epa.gov) for additional information

Recommendation

Contact a qualified HVAC professional.

#### 4.2.5 B. Cooling Equipment

### UNIT NOT LEVEL



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

The condensing unit(s) were not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. I recommend that the units are leveled as needed by an HVAC contractor or other qualified person.

Recommendation

Contact a qualified HVAC professional.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

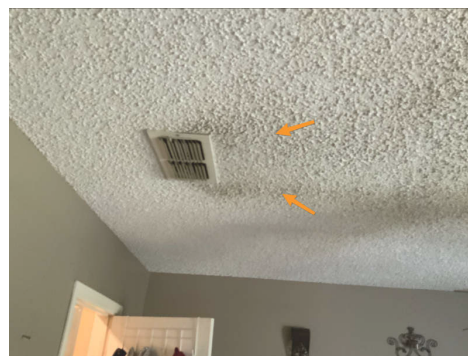
#### 4.3.1 C. Duct System, Chases, and Vents

### DUCT CLEANING

We recommend that you consider having the ductwork cleaned prior to living in the home to help cut down on allergens that may have accumulated in the ducts from animals or other things that the previous owners may have had in the home. This is fairly inexpensive and will let you start out with cleaner air

Recommendation

Contact a qualified professional.



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

**ESCUTCHEON.**

Escutcheon is a general term for a decorative plate used to conceal a functioning, non-architectural item. These plates should be mounted flush against the wall to cover the wall, floor, or ceiling penetration where piping passes through.

The master bathtub hot and cold water valve handles could use sealing.

Recommendation

Contact a handyman or DIY project



Master Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**HOSE BIB DRIPPING**

There are one or more hose bibs dripping on the exterior of the home. We recommend that this/these hose bibs be repaired.

Recommendation

Contact a qualified professional.



Front of home

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

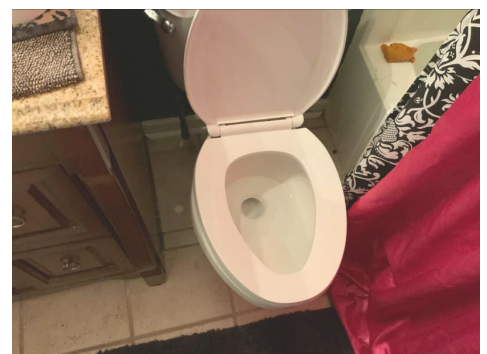
5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

**TOILET LOOSE AT THE FLOOR**

There are one or more toilets in the home that are loose at the floor. When a toilet is loose at the floor it can damage the wax ring and cause leaks. We recommend that all toilets be tightened and that you take into consideration that the wax ring may need to be replaced before you tighten the toilet.

Recommendation

Contact a handyman or DIY project



Hall Bathroom



Recommendations, Items To Monitor, Further Evaluation Recommended

5.2.1 B. Drains, Wastes, & Vents

**ACORDION DRAIN LINES**

Although, Accordion Drain line material is easy to use, it is not recommended for use in sinks because it is thin, easily torn, and the ridges on these piping materials are known to catch trash and clog easily.

Recommendation

Contact a qualified professional.



Hall Bathroom

Recommendations, Items To Monitor, Further Evaluation Recommended

5.2.2 B. Drains, Wastes, & Vents

**SINK(S) SLOW DRAIN**

There are one or more sinks in the home that have a slow drain and should be cleared.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

Recommendations, Items To Monitor, Further Evaluation Recommended

5.3.1 C. Water Heating Equipment

**NO PAN**

There is not a drain pan installed under this water heater. We recommend that a pan be installed for safety to keep the floor and finish materials from being damaged if there was a leak in the water heater.

Recommendation

Contact a handyman or DIY project



Recommendations, Items To Monitor, Further Evaluation Recommended

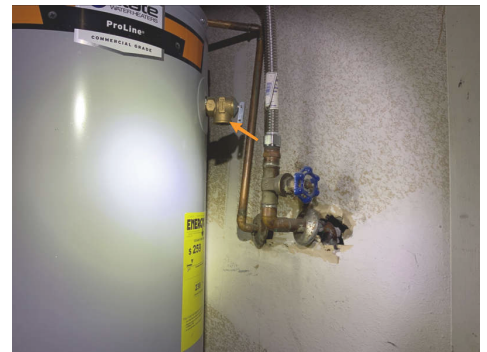
5.3.2 C. Water Heating Equipment

**NO TPRV DRAINLINE INSTALLED**

There is no drain line installed on the TEMPERATURE Pressure Relief Valve. This line should be installed for safety so that if the water heater had to relieve pressure it would go to the exterior of the home.

Recommendation

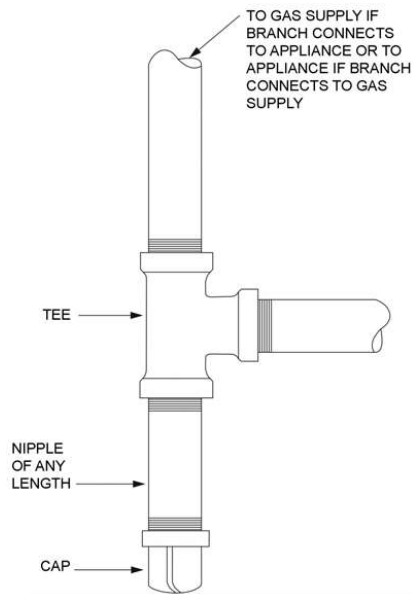
Contact a qualified plumbing contractor.



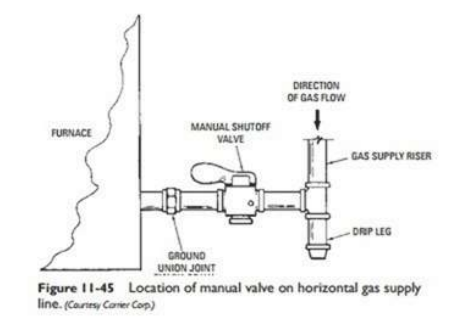
### NO DRIP LEG ON GAS LINE

The water heater and/or furnace gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

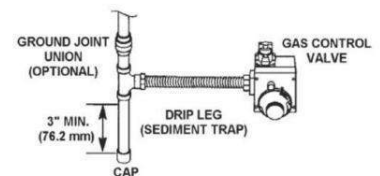
**G2419.4 (408.4) Sediment trap.** Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee as illustrated in Figure G2419.4 or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces and outdoor grills need not be so equipped. FIGURE



Recommendation  
Contact a qualified plumbing contractor.



furnace drip leg/sediment trap example



### HIGHT LOOP MISSING



### DISHWASHER HIGH LOOP MISSING

A "high loop" or "air gap" was not present for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. The proper installation of the dishwasher drain line is recommended by a licensed plumber or other qualified person.

Recommendation

Contact a handyman or DIY project



### 6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

### IMPROPER VENTING

Improper venting practices were noted. These vents are terminating into the attic and should exit the home through the roof. We recommend a qualified contractor evaluate and remedy.

Recommendation

Contact a qualified professional.

### 6.7.1 G. Garage Door Operators



In need of immediate attention or repair or Safety Concern

### LOCKS NEED TO BE DISABLED

The garage door lock(s) is/are still in service, we strongly recommend that the locks on the garage door be disabled.

Disabling the locks on the garage door will assure that the garage door does not get locked from the inside and someone accidentally hits the garage door opener and damages the components of the garage door, or worse causing injury to anyone near the door while it is opening. The locks could also trap a person inside the garage if the door to the house is locked and they are too small or not familiar with how to unlock the garage door.

You must disable the garage door lock mechanism when a garage door opener is installed on the door so that it cannot be inadvertently engaged. Accidental locking may cause severe damage to the door or the opener if the opener is activated!

You may not want to do anything permanent. A bolt through the latch bar so it cannot engage in the track is fine. You may have to drill a hole through the latch to accomplish this. You may also use a small padlock instead of a bolt.

Since local building codes are so finicky, I wouldn't doubt that some areas might even require a "permanent" disabling of the locking mechanism.

see page three of this [PDF Link](#)



Recommendation

Contact a qualified professional.

6.8.1 H.  
Dryer  
Exhaust  
Systems



In need of immediate attention or repair or Safety Concern

### **DRYER VENT NEEDS CLEANING**

The dryer vent is in need of cleaning. there is a lot of lint build up on the screen of the dryer vent on the roof of the home. We recommend that the flue be cleaned prior to closing, as well as annually thereafter to help the dryer vent properly and more importantly reduce the potential for fire due to clogging the vent flue with lint.

Recommendation

Contact a qualified professional.

