



2.5.1 E. Walls (Interior and Exterior)

GAPS AT EXTERIOR WALL



AC REFRIGERANT PIPES, VARIOUS EXTERIOR WALL JOINTS

Small gaps were noted at window and door frame joints, and at other wall joints. Seal all gaps at joints and utility penetrations to prevent moisture and pest intrusion.

Recommendation

Contact a qualified professional.



2.5.2 E. Walls (Interior and Exterior)

NO WEEP HOLES AT MASONRY WALLS

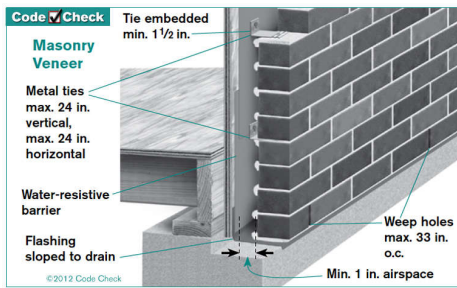
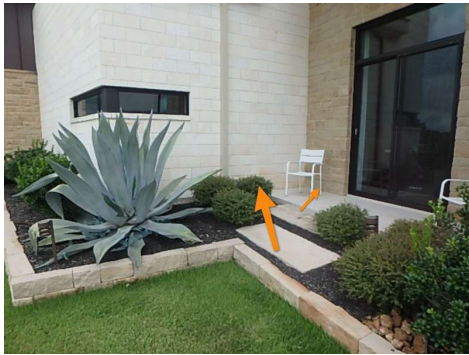


WALLS OUTSIDE OFFICE

When water gets through a masonry wall it collects at the bottom and is released through "weep holes," small openings in the bottom of the masonry wall. 3/16-inch-diameter weep holes should be installed every 33 inches at minimum.

Recommendation

Contact a qualified masonry professional.



Masonry Veneer

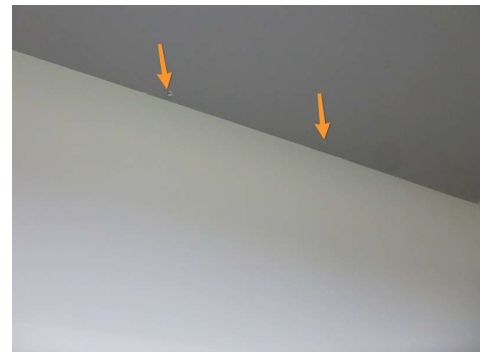
2.6.1 F. Ceilings and Floors

CEILING - MINOR DAMAGE

MASTER BATHROOM

Several nail pops were noted in the ceiling at small closet entry. Appears to be the result of structural settling. Cosmetic repairs needed.

Recommendation
Contact a qualified drywall contractor.



2.6.2 F. Ceilings and Floors

SAG IN COSMETIC BEAM

The beam supporting the dining room light fixture is pulling away from the ceiling. The fixture may need additional support from the ceiling framing.

Recommendation
Contact a qualified professional.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

GAPS AT EXTERIOR FIXTURE BASE

VARIOUS

Seal around the base of exterior light fixtures to prevent water penetration into wiring box.

Recommendation
Contact a handyman or DIY project



5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

Deficiency

LEAK AT SHOWER PANEL

2ND FLOOR REAR BATHROOM

Small leak noted at bottom of glass panel. Clean joints before applying new sealant.

Recommendation

Contact a handyman or DIY project



5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

Deficiency

DEBRIS AT STEAM JET IN MASTER SHOWER

Small amount of debris was emitted from one of the steam jets when the steam sauna was activated. The system should be evaluated by the installer or a qualified plumber.

Recommendation

Contact a qualified professional.



6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

Deficiency

DAMAGED DUCT IN ATTIC

ABOVE FIRST FLOOR MIDDLE BEDROOM

Bathroom exhaust fan duct is damaged and vents to the attic instead of to the exterior, which will cause excessive moisture buildup on the framing. Replace damaged duct and attach to the damper assembly on the side wall.

Recommendation

Contact a qualified professional.



6.7.1 G. Garage Door Operators

Deficiency

DISABLE MANUAL LOCKS

Garage overhead door lock need to be made inoperable in the open position or removed when opener is installed to prevent damage if opener is operated when lock is engaged.

Recommendation

Contact a handyman or DIY project

