
LeGROS HOME INSPECTIONS

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PROPERTY INSPECTION REPORT

Prepared For: Mr. and Ms. Thomas Long, 4 Riva Ridge, Frisco, Texas 75034

(Name and Address of Client)

Concerning: 12310 Harvest Meadow Drive, Frisco, Texas 75033

(Address or Other Identification of Inspected Property)

By: Mark C. LeGros, TREC# 3361

(Name and License Number of Inspector)

06/04/21

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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 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

Inspection No.: 5816 Client Email Address: megtomlong@gmail.com

Weather conditions at the time of this inspection were partly cloudy with temperatures from the mid 70°F's to low 90°F's.

The house was approximately one-year old and was built by Ron Davis Homes. The house was vacant at the time of this inspection and was not furnished.

The clients were not present for this inspection. The builder/agent for the clients, Mr. Sam Chapman, was present for the beginning and for the final review of this inspection.

According to the information obtained from the website for the local municipality (Frisco), the 2015 edition of the International Residential Code for One and Two-Family Dwellings (IRC) had been adopted for enforcement within that jurisdiction when this house was constructed. This is not a code enforcement inspection, although the 2015 International Residential Code for One- and Two-Family Dwellings (IRC), as well as manufacturer's installation specifications are sources of information used in formulating the opinions expressed within this report, and are referenced when appropriate. Please note that building codes are subject to interpretation by the local building code enforcement official, whose interpretation supersedes that of this inspector (R104.1). The building official is exempt from personal liability while acting in good faith (R104.8). All questions relating to building codes should be addressed by the local building code enforcement official to ensure that the discrepancies noted within this report were planned and approved departures from the adopted building code, and not merely overlooked.

This report was prepared for the exclusive use of the party or parties named above. The use of this report either in whole or in part by any other party other than the party or parties named above is expressly prohibited.

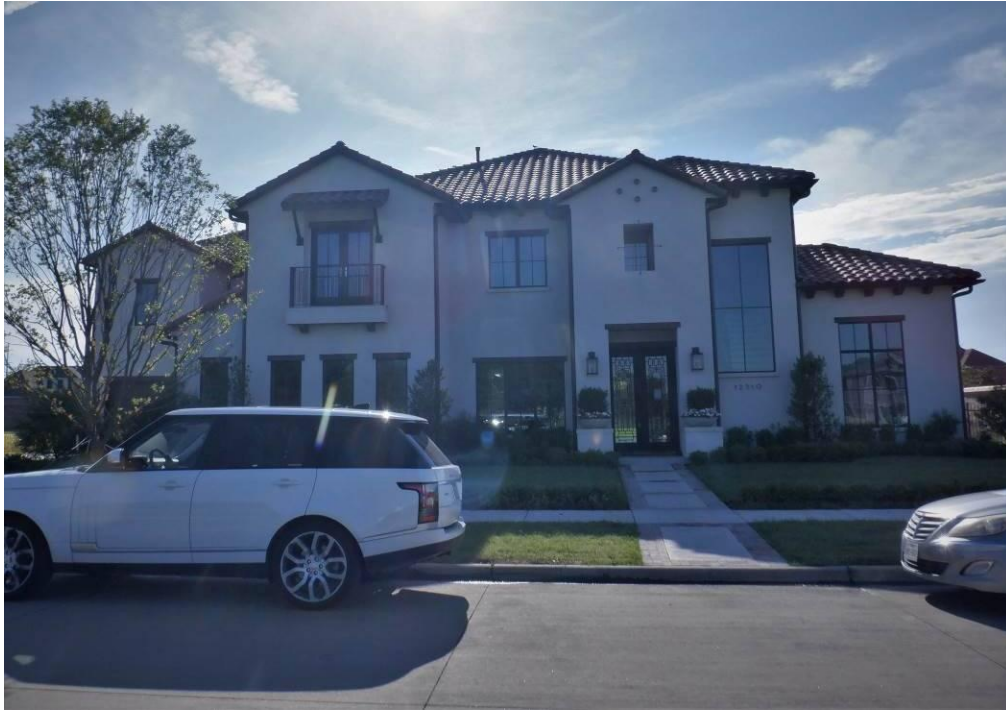
Photos that are included within this report are used to illustrate the conditions that were observed at the time of this inspection, and do not necessarily include all issues that are reported herein.

This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly, the issue of Chinese Drywall (and its potential problems) is beyond the scope of this inspection.

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

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Property Location: 12310 Harvest Meadow Drive, Frisco, Texas 75033



I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s):

The house faced west for the purpose of this inspection. The foundation appeared to be a post-tensioned system; likely an elevated post-tensioned concrete slab on piers as indicated by patches in the patio slab at approximately 10- to 12-foot intervals (See Photos 1, 2, and 3).



Photo 1: Patches in the patio slab were observed at approximately 10- to 12-foot intervals.

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A. Foundations (continued)



Photo 2: Patches in the patio slab were observed at approximately 10- to 12-foot intervals.



Photo 3: Patches in the patio slab were observed at approximately 10- to 12-foot intervals.

Comments:

All exposed foundation components were observed.

The foundation appeared to be performing its intended function at the time of this inspection. Remember that all foundations on active soils require active maintenance on the part of the homeowner. Please note the comments in the "Grading and Drainage" section below, as these conditions can have adverse affects on the performance of the foundation if not addressed in a timely manner.

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B. Grading and Drainage

Comments:

The grading and drainage appeared adequate at the time of this inspection.

NOTE: If a standing water condition occurs at or near the foundation, then action should be taken to divert water away from the foundation as soon as possible. Low areas can possibly pool water, which results in inconsistent moisture levels around the foundation.

In expansive soil conditions, it is very important to maintain a moisture consistency in the bearing soil upon which the foundation slab is installed. If one area of the foundation receives too much moisture, the soil swells and exerts an upward force on that area of the slab causing stress on the foundation. If one area of the foundation is allowed to dry out or otherwise lose moisture more rapidly than other areas of the foundation, the soil will shrink away from the foundation slab, which also causes stress on the foundation. These conditions can result in the appearance of cracks in walls and ceilings, sticking doors and windows, and sloping floors. If left neglected, underground plumbing can be affected, and foundation failure can even result. Maintaining consistent moisture content and proper drainage around the foundation is necessary in expansive soil conditions to minimize foundation movement.

Care should be taken to keep the grade level no less than two inches (2") below the bottom edge of the brick veneer or siding while maintaining a positive slope of the grade away from the foundation (4" to 6" is ideal). This grading helps prevent moisture from the surrounding soils from migrating into the structure, and exposes the foundation slab to view. Exposing the foundation slab can better enable the homeowner and service personnel to inspect the foundation slab periodically for cracks and for entry points of insects.

Plumbing leaks:

No leaks were noted in the exposed supply pipes at the time of this inspection.

Gutters and Downspouts:

Full guttering was present. **Splash guards were missing from the gutters in at least two locations on the rear (east) side of the roof over the patio (See Photos 4 and 5). Recommend having a qualified contractor further evaluate and appropriately install splash guards at these and any other locations where needed throughout the house.**

(Continued)

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B. Grading and Drainage (continued)



Photo 4: **Splash guards were missing from the gutters in at least two locations on the rear (east) side of the roof over the patio.**



Photo 5: **Splash guards were missing from the gutters in at least two locations on the rear (east) side of the roof over the patio.**

The gutters otherwise appeared functional.

Other Adverse Conditions:

None were noted at this time.

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C. Roof Covering Materials

Type(s) of Roof Covering:

The roof was concrete tiles.

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C. Roof Covering Materials (continued)

Viewed From:

The roof was viewed from the ground with binoculars because of the brittle and slippery nature of the tiles.

Comments:

A roofing contractor was on site during this inspection to complete all final touchup work. The roof covering appeared functional where visible and accessible at the time of this inspection.

Flashings, Skylight(s) and Penetrations:

The flashings and penetrations appeared functional where they were observable at the time of this inspection.

Evidence of Water Penetration:

No visible evidence of water penetration was noted through the roof structure during this inspection.

D. Roof Structure and Attic

Viewed From:

The roof structure and attic were observed from the service platforms, and from all areas where safe footing was visible and accessible at the time of this inspection.

Radiant barrier roof decking was present.

Approximate Average Depth Of Insulation:

Approximately 15.5” to 18” of blown, fiberglass insulation was present in the visible and accessible attic. **Inconsistent levels of blown insulation were present in the attic. Lower areas of insulation were noted in the southeast portion of the uppermost attic (See Photos 6 and 7). Recommend having a qualified contractor further evaluate and appropriately restore the blown insulation to a consistent level and to the depth originally intended as posted in the attic (16.75”).**

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D. Roof Structure and Attic (continued)



Photo 6: Lower areas of insulation were noted in the southeast portion of the uppermost attic.



Photo 7: Lower areas of insulation were noted in the southeast portion of the uppermost attic.

Approximate Average Thickness Of Vertical Insulation:

Approximately 4"-thick fiberglass insulation was present on the vertical surfaces where they were visible in the attic. Some holes in the insulation were noted where exposed in the unfinished storage area (See Photos 8 and 9). Recommend having a qualified contractor further evaluate and appropriately restore the insulation where damaged or otherwise adequately address these conditions.

The perimeter of the attic access door in the north wall of the unfinished storage room was not adequately insulated (See Photo 9). Recommend having a qualified contractor further evaluate and appropriately insulate the spaces along the perimeter of the attic access door.

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D. Roof Structure and Attic (continued)



Photo 8: Some holes were noted in the insulation where exposed in the unfinished storage area.

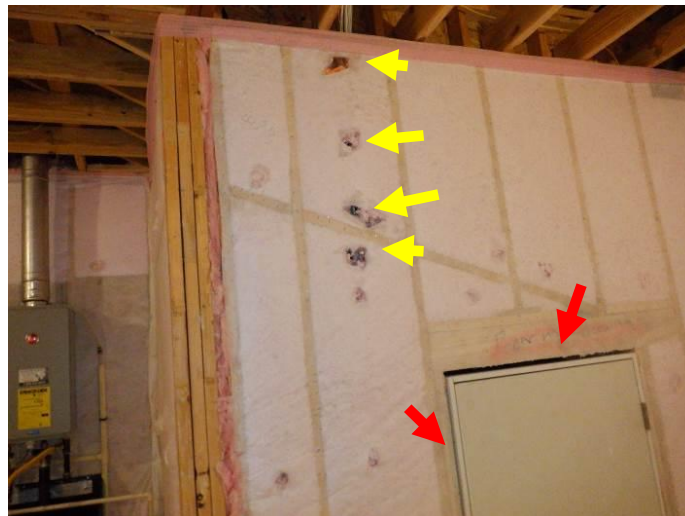


Photo 9: Some holes were noted in the insulation where exposed in the unfinished storage area. The perimeter of the attic access door in the north wall of the unfinished storage room was not adequately insulated (red arrows).

NOTE: The above-noted issues should be addressed prior to the installation of drywall.

Comments:

Roof Structure and Sheathing:

No access was present to the attic spaces over the lower south guest bedroom and over the study to inspect the conditions of the structure and any mechanical, electrical, or plumbing systems or components in these areas.

(Continued)

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D. Roof Structure and Attic (continued)

All areas greater than thirty square feet (30') with headroom in excess of thirty inches (30") should have an access (R807.1). Recommend having a qualified contractor further evaluate and appropriately install proper access to these areas and then inspect the condition of the structure and any mechanical, electrical, or plumbing systems or components in these areas. NOTE:

Installing additional access to these areas may be contrary to the aesthetic architectural design intended. Installing appropriate access to the attic in these areas would be required to adequately inspect the structure and any mechanical, electrical, or plumbing systems or components in these areas.

The roof structure otherwise appeared functional where it was visible and accessible at the time of this inspection.

Attic:

Two (2) attic accesses were present in the upper hall ceiling and through the door in the north wall of the unfinished storage area.

Attic Ventilation:

No roof vents were present. Typically, one square foot (1') of ventilation is installed for every one hundred fifty feet (150') of attic space. One square foot (1') of ventilation can be installed for every three hundred feet (300') of attic space when at least 40%, and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space (R806.2). Recommend having a qualified contractor further evaluate and appropriately install adequate roof vents where needed.

Continual soffit venting was present.

Evidence of Visible Water Penetration:

No visible evidence of water penetration was noted through the roof structure during this inspection.

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E. Walls (Interior and Exterior):

Comments:

NOTE: "Hardboard siding" is a collective term used by this inspector to identify siding material composed of fiber cement or manufactured, engineered wood products resembling planks, panels, or stucco.

Exterior walls:

Stucco siding with synthetic stucco trim and wooden architectural appointments and with hardboard soffits and fascia were present at the exterior walls.

(Continued)

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E. Walls (Interior and Exterior) (continued)

No control joints were noted at some of the window and door openings. Typically on traditional hard-coat stucco applications, control joints are installed every 144 square feet, at window and door openings, and horizontally at the bottom of the second floor. Although control joints are eliminated at some of these locations as a matter of architectural design, the lack of control joints at all recommended locations can increase the potential for cracks to occur. Recommend continued monitoring of these areas. If adverse conditions develop in the stucco siding, then recommend having a qualified stucco contractor further evaluate and appropriately repair or correct those conditions.

The exterior walls otherwise appeared functional with cosmetic exceptions as noted by the client.

NOTE: There are many types of stucco systems. This report does not attempt to identify the type of stucco system installed on this structure, nor does this report attempt to identify the installation methods used to install this system.

Interior walls:

The interior walls appeared to be in overall serviceable condition with cosmetic exceptions as noted by the client.

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F. Ceilings and Floors: -

Comments:

Ceilings:

The ceilings appeared functional with cosmetic exceptions as noted by the client.

Floors:

The floors were cupping in some locations including, but not limited to the master bedroom and the adjacent hall and family room. Cupping flooring can be a possible indication of previous or ongoing moisture issues. According to the builder who was on site at the time of this inspection, the source of these cupping conditions had been repaired, and the floors are supposed to be replaced. Recommend having a qualified floor contractor further evaluate and appropriately replace all damaged flooring after ensuring the source of these conditions is adequately addressed.

A noticeable gap in the wood flooring was noted in at least one location in the upper hall (See Photo 10). A noticeable rise was noted in the floor of the upper hall along that gap in the flooring. Recommend having a qualified flooring contractor further evaluate and appropriately repair, correct, or otherwise determine the extent of action needed to adequately address these conditions.

(Continued)

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

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F. Ceilings and Floors (continued)



Photo 10: A noticeable gap was noted in the wood flooring in at least one location in the upper hall.

The floors creaked in some locations including, but not limited to, the upper northwest bedroom, the media room, and the upper southwest bedroom. Recommend having a qualified contractor further evaluate and appropriately repair or correct these and any other creaking floors throughout the house.

The floors otherwise appeared functional with cosmetic exceptions as noted by the client.

G. Doors (Interior and Exterior) –

Comments:

Gaps in the weatherstripping were noted between the two front doors at the threshold. Lack of adequate weatherstripping can allow for significant air leakage and subsequent energy loss through the gaps between the doors and the doorframes. Recommend having a qualified contractor further evaluate and appropriately adjust, repair, or otherwise correct these conditions.

The painting of the upper balcony doors in the northwest bedroom was incomplete (See Photo 11). Recommend having a qualified contractor further evaluate and appropriately complete the painting of these doors.

(Continued)

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G. Doors (Interior and Exterior) (continued)



Photo 11: The painting of the upper balcony doors in the northwest bedroom was incomplete.

The doors were otherwise functional with cosmetic exceptions as noted by the client.

Garage Door(s):

One (1), single, and one (1), double, overhead garage door were present.

The bottom gaskets were damaged on both overhead garage doors (See Photos 12 and 13). Recommend having a qualified contractor further evaluate and appropriately replace these damaged gaskets with new ones or otherwise adequately address these conditions.



Photo 12: The bottom gaskets were damaged on both overhead garage doors (single door is shown).

(Continued)

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G. Doors (Interior and Exterior) (continued)



Photo 13: The bottom gaskets were damaged on both overhead garage doors (double garage door is shown).

Inadequate lift handles were noted on the single garage door. Adequate lift handles or suitable lifting are recommended on the lowest, two panels of all garage doors for safe manual operation according to the Door Access Systems manufacturer’s Association (DASMA): two on the interior and two on the exterior (ANSI/DASMA 116/2011). Recommend having a qualified contractor further evaluate and appropriately install proper lift handles on the single garage door.

The two garage doors were otherwise functional.

NOTE: Periodic lubrication of hinges, rollers, and recoil spring(s) is recommended to help ensure their proper operation.

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H. Windows –

Comments:

Thermopane windows were present. Only accessible windows were checked as a part of this inspection.

The painting was incomplete at the casing windows in the master bedroom, the lower guest bedroom, the upper southwest bedroom, and the upper north bedroom (See Photo 14). Recommend having a qualified contractor further evaluate and appropriately complete the painting of these windows.

(Continued)

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

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H. Windows (continued)



Photo 14: The painting was incomplete at the casing windows in the master bedroom, the lower guest bedroom, the upper southwest bedroom, and the upper north bedroom (master bedroom window is shown).

Window and Door Glazing:

The thermopane window and door glazing appeared functional at the time of this inspection. No obvious signs of seal failure were observed.

Screens:

No screens were installed on the operable windows. Recommend having a qualified contractor further evaluate and appropriately install a properly-sized screen on each operable window throughout the house.

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I. Stairways (interior and Exterior) –

Comments:

Stairways:

The steps and stairways were functional.

Railings:

The railings were functional.

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J. Fireplaces and Chimneys

Comments:

Two (2) fireplaces were present: one in the family room, and one at the rear patio.

Family Room Fireplace

A direct-vent gas fireplace system was present. Do not burn solid fuel (wood) in this fireplace system.

(Continued)

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

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J. Fireplaces and Chimneys (continued)
Family Room Fireplace (continued)

Chimney Structure:

A direct-vent fireplace system was present. The system was vented through the south exterior wall, and so no chimney structure was present.

Firebox and Visible Flue:

A prefabricated metal firebox and flue were present and appeared functional where they were visible and accessible at the time of this inspection.

Attic Flue Penetration Firestopping:

Attic flue penetration firestopping is not applicable with this direct-vent system. The system was vented through the south exterior wall.

Damper Operation:

A damper is not applicable with a direct-vent fireplace system.

Hearth, Extension, Lintel, and Face:

A hearth extension is typically not applicable with a sealed, direct-vent appliance such as this one.

Gas Log Lighter & Valves:

A gas log appliance and gas valve were present and responded normally when tested.

Circulating Fan:

**The trim kit for the fireplace blower was not secured (See Photo 15).
 Recommend having a qualified contractor further evaluate and appropriately repair or correct this condition.**



Photo 15: **The trim kit for the fireplace blower was not secured.**

The equipment otherwise responded when tested.
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J. Fireplaces and Chimneys (continued)
Family Room Fireplace (continued)

Combustion Air Vents:

An exterior combustion air duct is typically incorporated into the double-walled vent pipe for a direct-vent fireplace system. The adequacy of this combustion air duct cannot be determined with a visual inspection such as this one. The visible and accessible equipment appeared functional at the time of this inspection.

Crown / Cap:

A prefabricated, metal, direct-vent weather cap was present on the south exterior wall of the house and appeared functional.

Patio Fireplace

Chimney Structure:

A stucco-clad chimney structure was present and appeared functional.

Firebox and Visible Flue:

A prefabricated metal firebox and flue were present and appeared functional where they were visible and accessible at the time of this inspection. NOTE: An elbow in the flue pipe prohibited adequate viewing of the flue from the inside of the firebox.

Attic Flue Penetration Firestopping:

An exterior chimney was present. The chimney did not penetrate the accessible attic space and so no firestopping could be observed.

Damper Operation:

The damper was functional.

Hearth, Extension, Lintel, and Face:

NOTE: No distinguishable hearth extension was noted for the fireplace. Distinguishable hearths should be installed in accordance with the listing of the fireplace (R1004.2). Hearths for typical masonry, wood-burning fireplaces extend a minimum of sixteen inches (16") outward from and eight inches (8") beyond each side of the opening when the opening is less than six square feet (6'), and twenty-inches (20") outward from and twelve inches (12") beyond each side of the opening when the opening is greater than or equal to six square feet (6') (R1001.10). The installation specifications for this particular fireplace system were not available during this inspection. Recommend further review of the manufacturer's specifications for this particular fireplace. If a hearth extension is required, then recommend having a qualified contractor or fireplace installer further evaluate and appropriately install a distinguishable hearth extension for this fireplace or otherwise adequately address this condition (R1004.2).

(Continued)

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

I	NI	NP	D
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J. Fireplaces and Chimneys (continued)
Patio Fireplace (continued)

Gas Log Lighter & Valves:

A gas log lighter and gas valve were present. No gas emitted from the log lighter. Recommend having a qualified contractor further evaluate and appropriately repair or correct this condition.

Circulating Fan:

No circulating fan was present.

Combustion Air Vents:

A combustion air vent was located on the south wall of the fireplace chase.

Crown / Cap:

A prefabricated metal cap was present and appeared functional.

K. Porches, Balconies, Decks and Carports

Comments:

Porches:

A brick-paved front porch slab was present and appeared functional.

A concrete rear patio slab was present. A water entrapment condition was noted at the outdoor kitchen area (See Photo 16). Recommend having a qualified contractor further evaluate and appropriately install a drain scupper for this area so that the floor can completely drain or otherwise adequately address this condition.



Photo 16: A water entrapment condition was noted at the outdoor kitchen area.

The rear patio was otherwise functional.

(Continued)

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

I	NI	NP	D
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K. Porches, Balconies, Decks and Carports (continued)

Balconies:

A tiled balcony was present outside the upper northwest bedroom and appeared functional.

Decks:

No applicable comments.

Carports:

No applicable comments.

L. Other –

Comments:

No applicable comments.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels -

Comments:

An underground service entrance was present on the north side of the house.

Grounding connections were present at the ground rod at the service entrance, and at the foundation slab on the north side of the single garage as accessed through the inspection panel on the north wall in that garage.

The gas piping was bonded at the service entrance on the north side of the house.

An intersystem bonding terminal for bonding communications equipment to the grounding electrode system for the house was present outside the north wall of the single garage near the service entrance.

Panelboard(s):

The two main panelboards were located in the single garage on the north wall.

All conductors in the two main panelboards were copper. Grounding and bonding connections were present.

No barrier or cover was noted on one of the two service entrance terminals in the westernmost panelboard (See Photo 17). Typically, barriers should be installed on the service entrance terminals to prevent inadvertent contact by persons or maintenance equipment while servicing load terminations (NEC 408.3 (A) (2)). Recommend having a qualified electrician further evaluate and appropriately install a proper terminal barrier for this service entrance conductor or otherwise adequately address this condition.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Service Entrance and Panels (continued)



Photo 17: **No barrier or cover was noted on one of the two service entrance terminals in the westernmost panelboard.**

The two main panelboard were otherwise functional.

NOTE: The accuracy of circuit breaker labeling is not checked as a part of this inspection.

Main Disconnect(s):

Two (2), 200-ampere service disconnects were present and were functional.

Subpanels:

No subpanels were present.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits - Connected Devices and Fixtures:

Type of Wiring:

All conductors in the two main panelboards were copper.

Comments:

NOTE: Only accessible outlets and switches were checked as a part of this inspection.

Receptacles:

No voltage was noted at two receptacles in the north backsplash in the upper wet bar area. These receptacles were labeled with colored dots. Recommend having a qualified electrician further evaluate and appropriately repair or correct these conditions.

The receptacles were otherwise functional where accessible.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Branch Circuits - Connected Devices and Fixtures (continued)

Switch(es):

The switch for the light fixture in the front porch ceiling was located inside the under-stair closet and behind that closet door. Typically, that light switch would be installed at the front door. Recommend having a qualified electrician further evaluate and appropriately relocate this light switch to a more appropriate location or otherwise adequately address this condition.

The light switch for the light fixture in the front porch ceiling was missing a switch plate. Recommend having a qualified contractor further evaluate and appropriately install a plate for this switch. NOTE: See the above paragraph regarding the location of that light switch.

Ground Fault Circuit Interrupter(s):

NOTE: No GFCI protection was noted for the 240-volt circuit for the HVAC condensing units and for the 240-volt dryer circuit. No GFCI protection was noted for the 120-volt receptacle outlets in the attic. Lack of GFCI protection at these locations is a recognized safety (electrocution) hazard by current industry standards. Please note that municipalities that have adopted and enforce the 2018 or earlier versions of the International Residential Code for One and Two-Family Dwellings (IRC) may not require GFCI protection at these locations. Recommend further consultation with the local municipality to determine the local municipal requirements.

GFCI protection was present and functional at all other applicable locations.

Arc Fault Circuit Interrupters:

No arc-fault protection was noted for the two countertop appliance circuits for the kitchen counters, although GFCI protection was present (See Photo 18). Current industry standards require arc-fault protection at all outlets serving kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or other similar rooms or areas (E3902.16). Recommend having a qualified electrician further evaluate and appropriately install arc-fault protection for these circuits or otherwise adequately address these conditions.

(Continued)

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

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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 (continued)



Photo 18: No arc-fault protection was noted for the two countertop appliance circuits for the kitchen counters, although GFCI protection was present.

Arc-Fault Circuit interrupter (AFCI) breakers were otherwise present at all other applicable circuits according to the labeling in the panelboard. The AFCI circuit breakers responded normally when tested.

Fixtures:

An unsecured trim ring was noted at one can light fixture in the upper game room (See Photo 19). Recommend having a qualified electrician further evaluate and appropriately secure this trim ring or otherwise repair or correct this condition.



Photo 19: An unsecured trim ring was noted at one can light fixture in the upper game room.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Branch Circuits - Connected Devices and Fixtures (continued)

The ceiling fan in the upper northwest bedroom was noisy when in operation. Recommend having a qualified electrician further evaluate and appropriately adjust, repair, correct, or otherwise adequately address this condition.

The other fixtures were otherwise functional.

Doorbell and Chimes:

A doorbell and chimes were present and were functional.

Smoke Alarms:

Seven (7) smoke alarm units and ten (10) combination smoke alarm/carbon monoxide (CO) detectors were present and responded normally when they were each tested.

No combination smoke alarm/carbon monoxide (CO) detectors were present outside the northwest bedroom and the southwest bedroom, although smoke alarm units were present. Current industry standards require CO detectors outside each sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed, and in dwelling units that have attached garages, in addition to smoke alarms (R315.3). Recommend having a qualified electrician further evaluate and appropriately replace the smoke alarm units at these locations with combination smoke alarm/carbon monoxide (CO) detectors or otherwise adequately address these conditions.

Recommend testing each smoke alarm unit and combination smoke alarm/carbon monoxide (CO) detector frequently as a safety precaution. Recommend annually replacing the batteries in each unit with new batteries or as recommended by the manufacturer. Recommend replacing each unit every ten years or as recommended by the manufacturer.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Type of Systems:

Three (3), "Lennox"-brand, horizontal-flow, forced-air, gas furnaces were present in the attics.

Energy Sources:

Each appliance was a gas-fired furnace unit.

Comments:

Vent Pipe/s:

The furnace vent pipes appeared functional.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Heating Equipment (continued)

Unit 1: Upstairs Unit - The thermostat for this system was found blank and unresponsive (See Photo 20). Recommend having a qualified HVAC contractor further evaluate and appropriately repair or correct this condition and then inspect this furnace for proper operation after the system is restored to operating condition.



Photo 20: The thermostat for this system was found blank and unresponsive.

Unit 2: Downstairs Main Unit - The furnace unit was functional.

Unit 3: Master Bedroom Unit - The furnace unit was functional.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Cooling Equipment

Type of Systems:

Three (3), "Lennox"-brand, exterior condensing units were present on the north side of the house. One (1), "Emerson"-brand exterior condensing unit was present on the north side for the wine room.

Comments:

The service disconnect panels for two exterior condensing units were located behind the condensing units (See Photo 21). Typically, a thirty-inch (30") wide and three-foot (3') clearance in front of all service panels and equipment should be established and maintained to ensure adequate and safe working space for this equipment (E3405.1 and Figure E3405.1). Recommend having a qualified electrician further evaluate and appropriately relocate these panels to proper locations or otherwise adequately address these issues.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Cooling Equipment (continued)



Photo 21: The services disconnect panels for two exterior condensing units were located behind the condensing units.

A safety cap was missing from the refrigerant line on the master bedroom condensing unit (See Photo 22). Recommend having a qualified HVAC contractor further evaluate and appropriately install a proper safety cap or otherwise adequately address this condition.



Photo 22: A safety cap was missing from the refrigerant line on the master bedroom condensing unit.

A portion of the suction line insulation was missing from the Emerson condensing unit (See Photo 23). Recommend having a qualified HVAC contractor further evaluate and appropriately insulate this suction line or otherwise adequately address this condition.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Cooling Equipment (continued)



Photo 23: A portion of the suction line insulation was missing from the Emerson condensing unit

The suction line insulation was not protected from damage at the Emerson condensing unit on the north side of the house. Typically, piping insulation exposed to weather should be protected from damage, including that caused by sunlight, moisture, equipment maintenance, and wind, and should be shielded by solar radiation that can cause degradation of the material (N1103.4.1). Recommend having a qualified HVAC contractor further evaluate and appropriately install adequate protection for this suction line insulation or otherwise adequately address this condition.

The installation of the P-trap in the primary condensate drain line was less than ideal at each of the three Lennox HVAC systems in the attic. The P-trap was installed on the downstream side of the vent pipe for the primary condensate drain line of each HVAC system (See Photo 24). This installation can allow conditioned air to discharge into the attic from the vent pipe when that unit is in operation. Additionally, a trap installed downstream from its vent can cause a vacuum which can hinder the drainage of condensation. Ideally, the vent pipe should be located downstream from the trap in a manner consistent with industry plumbing standards (P2601.2) to prevent the discharge of air into the attic while allowing proper venting of the drain pipe (See Photo 25). (The upstream pipes may then remain as cleanout pipes provided they are capped during normal operation to prevent the loss of conditioned air into the attic.) A trap with a depth no less than two inches (2") is recommended for positive-pressure (blow-through) systems to prevent air from blowing through the trap seal (See Photo 26). Recommend having a qualified plumber further evaluate and appropriately repair, correct, or otherwise adequately address this condition for each HVAC system.

(Continued)

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

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B. Cooling Equipment (continued)



Photo 24: The P-trap (yellow arrow) was installed on the downstream side of the vent pipe (red arrow) for the primary condensate drain line of each HVAC system (master bedroom unit is shown).

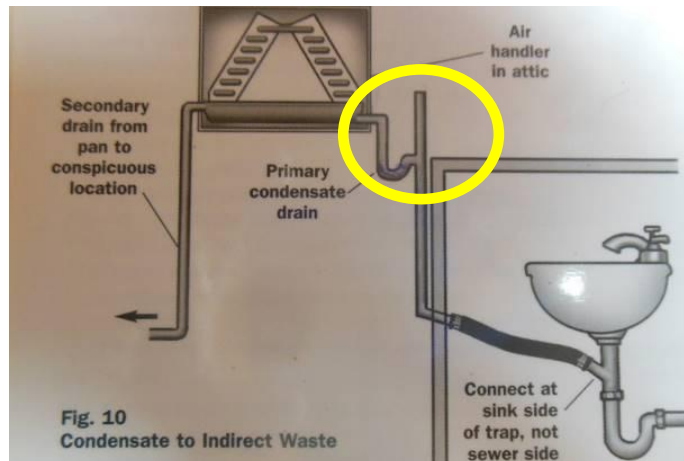


Photo 25: Photo illustrates the proper installation of a P-trap in the primary condensate drain line (stock photo).

(Continued)

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

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B. Cooling Equipment (continued)

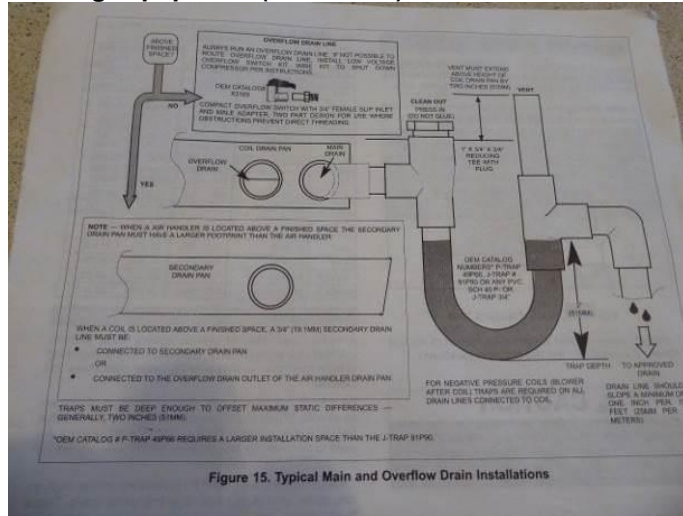


Photo 26: A trap with a depth no less than two inches (2”) is recommended for positive-pressure (blow-through) systems to prevent air from blowing through the trap seal (stock photo).

NOTE: See the informational document attached to the final emailed version of this inspection report regarding the proper installation of P-traps and vents.

Unit 1: Upstairs Unit - The thermostat was found blank and unresponsive. Recommend having a qualified HVAC contractor further evaluate and appropriately repair or correct this condition and then inspect this cooling equipment for proper operation after the system is restored to operating condition.

Unit 2: Downstairs Main Unit - Supply: 53°F, Return: 74°F, Temperature differential: 21°F. The unit seemed to be cooling normally.

Unit 3: Master Bedroom Unit - Supply: 51°F, Return: 72°F, Temperature differential: 21°F. The unit seemed to be cooling normally.

Unit 4: Wine Room Unit - Supply: 33°F, Return: 55°F, Temperature differential: 22°F. The wine room maintained the set temperature of 56°F. The unit seemed to be cooling normally.

NOTE: Annual cleaning and servicing of the HVAC system is recommended to help ensure optimum performance of your heating and cooling equipment.

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C. Duct System, Chases and Vents –

Comments:

Ducts / Routing / Materials:

Metalized flex ducts were present and appeared functional where they were visible and accessible at the time of this inspection.

(Continued)

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

I	NI	NP	D
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C. Duct System, Chases and Vents (continued)

A fresh air intake duct was present for the master bedroom HVAC system. The intake terminal for this duct was observed on the north exterior wall.

Supply Air Flow:

Airflow could not be inspected on the second floor because the HVAC system for that area was unresponsive. Recommend having a qualified HVAC contractor further evaluate and appropriately inspect the airflow from the upstairs supply air registers for adequacy when the upstairs HVAC system is restored to operating condition.

The supply air register in the dining room was found closed. Recommend having a qualified HVAC contractor further evaluate and appropriately open this supply air register and adjust the airflow as needed.

Functional air flow was otherwise noted at all downstairs supply air registers.

Duct Fans / Filters:

The three (3) filters are changed at the three air handler units in the attic. The filter for the master bedroom HVAC system is 16"x25"x4" in size. The filter for the downstairs main HVAC system is 20"x25"x4" in size. The filter for the upstairs HVAC system is 20"x25"x4" in size.

The master bedroom HVAC system filter was dirty. Recommend having this filter appropriately replaced with a new one as soon as it is practical.

NOTE: Recommend changing the filters according to the manufacturer recommendations.

No air filtration was noted for the wine room system. Lack of an air filter may result in more frequent service calls for this cooling system. Recommend having a qualified HVAC contractor further evaluate and appropriately install a filter compartment for the air return duct to this room or otherwise determine the extent of action needed to adequately address this issue.

Supply / Return Plenums:

The supply and return plenums appeared functional.

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter:

The water meter and main supply shutoff to the property were located in the front parkway.

(Continued)

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

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A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Location of Main Water Supply Valve:

The water supply shutoff valve for the house along with a pressure-reducing valve (PRV) was located in the valve box in the front beds (See Photo 27).

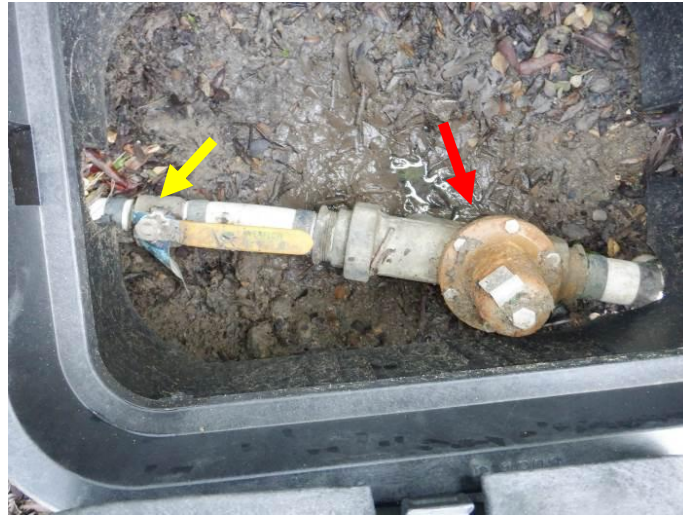


Photo 27: The water supply shutoff valve for the house (yellow arrow) along with a pressure-reducing valve (PRV) (red arrow) was located in the valve box in the front beds.

Static Water Pressure Reading:

A water pressure of approximately 60 psi (pounds per square inch) was measured at the north exterior faucet (See Photo 28). This water pressure is within the recommended 40 psi to 80 psi range. NOTE: Water pressure should not be more than 80 psi (P2903.3.1).

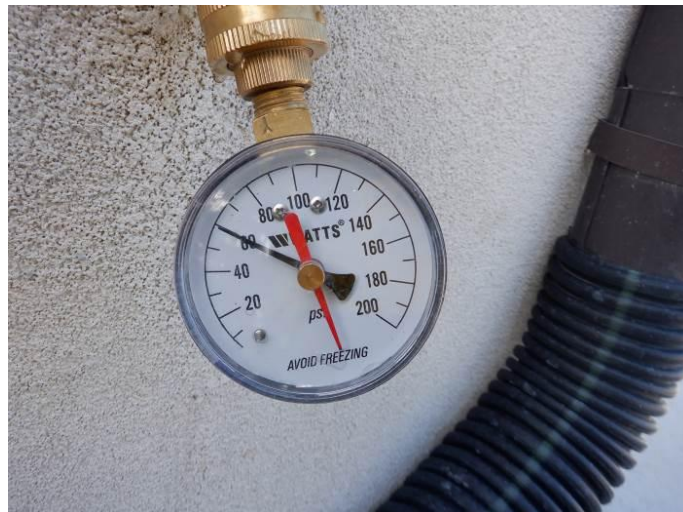


Photo 28: A water pressure of approximately 60 psi (pounds per square inch) was measured at the north exterior faucet.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Comments:

Crossed-linked polyethylene (PEX) supply pipe with copper stub-outs was present where visible and accessible in the house.

Plastic (PVC) piping was present for the sprinkler system.

The supply piping appeared functional where visible and accessible at the time of this inspection. No leaks were noted in the exposed supply pipes.

Fixtures:

The fixtures were functional with the below-noted exceptions.

NOTE: The operation or hot/cold orientation of any icemaker lines is not checked as a part of this inspection.

The water heaters were not functioning properly at the time of this inspection, and so hot water was not available to most plumbing fixtures throughout the house. Recommend having a qualified plumber further evaluate and appropriately test all applicable plumbing equipment (including sinks, dishwasher, laundry plumbing connections, tubs, commodes, and showers) for proper hot/cold water orientation after the water heaters are restored to proper operating condition.

Kitchen Sink:

The kitchen sink was functional.

Pot Filler:

A pot filler was present over the range in the kitchen. No separate water supply shutoff valve was noted for this fixture. Typically, an individual supply shutoff valve should be installed for every plumbing fixture except showers and bathtubs (P2903.9.3). Recommend having a qualified plumber further evaluate and appropriately install a separate water supply shutoff valve for this pot filler fixture or otherwise adequately address this issue.

Butler's Pantry Sink:

The sink was functional.

Patio Kitchen Sink:

A patio kitchen sink was present. Water flow seemed very weak to this fixture (See Photo 29). Recommend having a qualified plumber further evaluate and appropriately adjust, repair, correct, or otherwise determine the extent of action needed to adequately address this condition.

(Continued)

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

I	NI	NP	D
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A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Photo 29: **Water flow seemed very weak to this fixture.**

The patio kitchen sink was otherwise functional.

Laundry Connections:

The cold water valve at the laundry plumbing connections rotates past the off position and back to the on position. Recommend having a qualified plumber further evaluate and appropriately repair or replace this valve.

The laundry plumbing connections were otherwise functional. No leaks were noted at the laundry plumbing connections at the time of this inspection.

NOTE: Only an electric option was observed for the dryer connection.

Laundry Room Sink:

A laundry room sink was present and was functional.

Wet Bar Sink(s):

A wet bar sink was present and was functional.

Bathroom 1: Master Bathroom:

Two (2) sinks were present and were functional.

One (1) commode was present and was functional.

One (1) tub was present and was functional.

One (1) shower with two valves and two diverter valves was present. **The easternmost shower valve installation was incomplete, and so that fixture and the related rain shower diverter could not be inspected (See Photo 30). Recommend having a qualified plumber further evaluate and appropriately inspect this equipment for proper operation and for leaks after the installation of this equipment is completed.**

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

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A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Bathroom 1: Master Bathroom (continued):

The wand fixture for the westernmost shower diverter was not installed (See Photo 30). Recommend having a qualified plumber further evaluate and appropriately inspect this equipment for proper operation and for leaks after the installation of this equipment is completed. The west shower was otherwise functional.



Photo 30: The easternmost shower valve installation was incomplete (yellow arrow). The wand fixture for the westernmost shower diverter was not installed (red arrow).

The caulking was incomplete beneath the shower bench (See Photo 31). Recommend having a qualified contractor further evaluate and appropriately complete the caulking of this shower bench or otherwise adequately address this condition.



Photo 31: The caulking was incomplete beneath the shower bench. (Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Bathroom 2: Lower Half Bathroom:

One (1) sink was present and was functional.

One (1) commode was present and was functional.

Bathroom 3: Lower Guest Bathroom:

One (1) sink was present and was functional.

One (1) commode was present and was functional.

One (1) shower was present. **The caulking was incomplete beneath the shower bench (See Photo 32). Recommend having a qualified contractor further evaluate and appropriately complete the caulking of this shower bench or otherwise adequately address this condition.**



Photo 32: **The caulking was incomplete beneath the shower bench.**

The shower was otherwise functional.

Bathroom 4: Upper Southwest Bathroom:

One (1) sink was present and was functional.

One (1) commode was present and was functional.

One (1) tub was present. The supply pipe for the tub spout did not seem to be rigidly secured within the wall. Typically, wall-hung fixtures (spouts and shower pipes are considered fixtures) should be rigidly supported so that strain (from using a plunger-type shower diverter) is not transferred to the plumbing system (P2705.1 (2)). Recommend having a qualified plumber further evaluate and appropriately repair or correct this condition.

(Continued)

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

I	NI	NP	D
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A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Bathroom 4: Upper Southwest Bathroom (continued)

The tub stopper was not installed. Recommend having a qualified plumber further evaluate and appropriately install the tub stopper and ensure that it properly seals.

The tub was otherwise functional.

Bathroom 5: Upper Half Bathroom:

One (1) sink was present and was functional.

One (1) commode was present and was functional.

Bathroom 6: Upper Northwest Bathroom:

One (1) sink was present and was functional.

One (1) commode was present and was functional.

One (1) shower was present. The underside of the bench and curb cap were not caulked (See Photo 33). Recommend having a qualified contractor further evaluate and appropriately complete the caulking of this shower bench and curb cap or otherwise adequately address these conditions.



Photo 33: The underside of the bench and curb cap were not caulked (bench is shown).

Very poor water flow was noted from the shower head (See Photo 34). Recommend having a qualified plumber further evaluate and appropriately adjust, repair, correct, or otherwise determine the extent of action needed to adequately address this condition.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Plumbing Supply, Distribution Systems and Fixtures (continued)
Bathroom 6: Upper Northwest Bathroom (continued):



Photo 34: **Very poor water flow was noted at the shower head.**

Bathroom 7: Upper North Bathroom:

One (1) sink was present and was functional.

One (1) commode was present and was functional.

One (1) shower was present. The undersides of the bench and the curb cap were not caulked (See Photo 35). Recommend having a qualified contractor further evaluate and appropriately complete the caulking of this shower bench and curb cap or otherwise adequately address these conditions.



Photo 35: **The undersides of the bench and the curb cap were not caulked (shower bench is shown).**

The shower was otherwise functional.
(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Exterior Faucets and Fixtures:

All exterior faucets were embedded into the stucco (See Photos 36, 37, 38, and 39). Such embedment can result in having to damage the stucco in the future in the event the faucet/s should need to be removed for repair or replacement. Also, such an embedment can diminish the clearance between the face of the stucco and the faucet outlet, making attachments of hoses and equipment to the faucet difficult. Recommend having a qualified plumber further evaluate and appropriately extend each of these faucets outward from the wall structure so that the base of each faucet is against the outer face of the stucco or otherwise adequately address these conditions.



Photo 36: All exterior faucets were embedded into the stucco (north side is shown).



Photo 37: All exterior faucets were embedded into the stucco (west side is shown).

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Photo 38: All exterior faucets were embedded into the stucco (north side is shown).



Photo 39: All exterior faucets were embedded into the stucco (east side is shown).

The exterior faucets were otherwise functional.

NOTE: Recommend appropriately protecting all exterior faucets during freezing weather conditions.

B. Drains, Wastes, Vents

Comments:

Drain/Waste/Vent Piping (visible) Condition:

Plastic (PVC) drain pipe was present.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. Drains, Wastes, Vents (continued)

The main cleanouts were located in the front beds.

The drains, wastes and vents appeared functional where they were accessible at the time of this inspection. No leaks were noted in the exposed drain pipes.

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C. Water Heating Equipment

Energy Sources:

Two (2), "Rheem"-brand, tankless, gas-fired water heaters were present in the walk-in attic. The remote thermostat control pad for each water heater was located on the wall next to its appliance.

Capacity:

Each appliance was a tankless, on-demand water heater unit.

Comments:

Vent Pipe/s:

The water heater vent pipes appeared functional.

Appliances:

No hot water was noted from the plumbing fixtures. The water heaters would not remain activated, and "P-1" codes flashed on both thermostat control pads (See Photos 40 and 41). Recommend having a qualified plumber further evaluate and appropriately repair, correct, or otherwise adequately address each of these conditions. Then recommend having a qualified plumber further evaluate and appropriately test all applicable plumbing equipment (including sinks, dishwasher, laundry plumbing connections, tubs, commodes, and showers) for proper hot/cold water orientation after the water heaters are activated.



Photo 40: The water heaters would not remain activated and "P-1" codes flashed on both thermostat control pads (westernmost unit).

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. Water Heating Equipment (continued)



Photo 41: The water heaters would not remain activated and “P-1” codes flashed on both thermostat control pads (easternmost unit).

NOTE: It is important for the homeowner to test the pressure relief (PR) valve of each water heater at least once every year. A plumber should physically test the pressure relief (PR) valve of each water heater once every three years.

D. Hydro-Massage Therapy Equipment

Comments:
No hydro-massage therapy equipment was present.

E. Other

Comments:
Visible Condition of the Gas Distribution System:
The visible condition of the gas distribution system appeared functional.

Type of Piping:
Iron gas piping was present where visible and accessible in the house.

Location of Gas Meter and Shutoff Valve:
The gas shutoff was located at the gas meter on the north side of the house. The gas piping was bonded at this location.

Comments:
NOTE: This inspection is limited to a visual examination of the readily-accessible gas connections and fittings at the appliances.

The gas lines appeared functional at all appliance fittings where they were visible and accessible at the time of this inspection.

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwasher

Comments:

Two (2) dishwashers were present: one in the kitchen, and one in the butler's pantry. Both dishwashers were checked on normal cycle, hot dry.

No adequate anti-siphon loop or air gap fixture was present in the dishwasher drain line in the butler's pantry (See Photo 42). Typically, the drain line for a dishwasher should rise and be securely attached to the underside of the counter before connecting to the tailpiece of the sink drain (an anti-siphon loop) (P2717.2), or an air gap devices should be incorporated into the dishwasher drain line (P 2902.3.1). Recommend having a qualified plumber further evaluate and appropriately install an anti-siphon loop or air gap fixture in this dishwasher drain line or otherwise adequately address this condition.



Photo 42: No adequate anti-siphon loop or air gap fixture was present in the dishwasher drain line in the butler's pantry.

The two dishwasher appliances were otherwise functional. No leaks were noted at the base of either of the two dishwashers at the time of this inspection.

B. Food Waste Disposer

Comments:

Two (2), food waste disposer appliances were present: one in the kitchen and one in the butler's pantry. Both food waste disposer appliances were functional.

C. Range Hood and Exhaust Systems

Comments:

An outside-exhausting venting unit was present for the kitchen. The venting appliance appeared to be ducted through the east roof over the patio.

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. Range Hood and Exhaust Systems (continued)

The venting appliance did not respond when tested. Recommend having a qualified contractor further evaluate and appropriately repair, correct, or otherwise determine the extent of action needed to adequately address this condition.

A makeup air duct system was present for this venting appliance. The intake terminal for this duct was located on the north exterior wall. The delivery end of this duct was located in the hall ceiling near the butler's pantry. The makeup air duct system could not be inspected for proper operation because the range hood was not responsive. Recommend having a qualified contractor further evaluate and appropriately test this equipment for proper operation when the range hood is activated.

D. Ranges, Cooktops and Ovens

Comments:

Type:

One (1), "Thermador"-brand, built-in, freestanding, dual-fuel (gas and electric) range was present.

The left oven cycled normally. The left oven registered approximately 350°F when set on 350°F after a 30-minute preheating time (See Photo 43).



Photo 43: The left oven registered approximately 350°F when set on 350°F after a 30-minute preheating time.

The broiler was functional. The clock and timer were functional.

The convection fan did not respond when tested. Recommend having a qualified contractor further evaluate and appropriately repair, correct, or otherwise adequately address this condition.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D. Ranges, Cooktops and Ovens (continued)

The light fixture in the left oven did not respond when tested. Recommend having the light bulb in this fixture appropriately replaced with a new light bulb, and then re-testing this fixture for proper operation. If the fixture still does not respond, then recommend having a qualified appliance specialist or electrician further evaluate and appropriately repair or replace the fixture.

The right oven cycled normally. The right oven registered approximately 338°F when set on 350°F after a 30-minute preheating time (See Photo 44). This temperature differential is considered to be within industry standards.



Photo 44: The right oven cycled normally. The right oven registered approximately 338°F when set on 350°F after a 30-minute preheating time.

The broiler was functional. The convection fan was functional. The clock and timer were functional.

NOTE: "Self-clean" and "Time-bake" functions are not checked as a part of this inspection.

E. Microwave Ovens

Comments:

A built-in microwave oven unit was present and responded normally when it was tested.

F. Trash Compactor

No trash compactor was present.

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No bathroom heaters were present.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G. Mechanical Exhaust Vents and Bathroom Heaters (continued)

Nine (9) exhaust fans were present and responded normally when they were each tested.

The exterior discharges for the exhaust fans in the lower guest bathroom and in the lower half bathroom may be routed to a single dedicated roof vent on the lower south roof surface, although no access was present to that attic to verify that presumption.

The exterior discharge for the exhaust fans in the laundry room, the upper half bathroom, and the upper northwest bathroom were each routed to separate dedicated roof vents on the upper north roof surface. The exterior discharges for the exhaust fans in the upper southwest bathroom and the upper north bathroom were each routed to separate dedicated roof vents on the south roof surfaces. The exterior discharges for the two exhaust fans in the master bathroom were routed to separate dedicated roof vents on the lower north roof surface.

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H. Garage Door Operators

Comments:

Two (2), automatic garage door operators were present.

Each unit was equipped with both a primary (contact reversal feature) and a secondary (non-contact reversal feature) reversing mechanism. Both reversing mechanisms were functional on each of the two automatic garage door operator units.

A warning and safety label was missing from the garage wall near the wall control button in the single garage. A warning and safety label is typically installed at this location according to the Door and Access Systems Manufacturer’s Association (DASMA). Recommend having a qualified contractor further evaluate and appropriately install all warning and safety labels where needed according to the manufacturer of this automatic garage door operator system.

The two automatic garage door operators were otherwise functional.

Recommend testing each reversing mechanism for each garage door frequently as a safety precaution.

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I. Dryer Exhaust Systems

Comments:

The dryer exhaust duct was routed through the attic to the north roof surface.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. Dryer Exhaust Systems (continued)

The exhaust duct discharged through an exhaust terminal without a backdraft damper (See Photo 45). The dryer exhaust duct must discharge through a non-screened weather cap with minimal restriction that is equipped with a backdraft damper (M1502.3). A backdraft damper is important to prevent downdrafts from forcing lint accumulation within the exhaust duct down toward the ignition source within the dryer (a fire hazard), and to prevent cold air from infiltrating the laundry room through the dryer when the appliance is not in use (for energy efficiency). Recommend having a qualified contractor further evaluate and appropriately install a proper roof vent designed specifically for exhausting dryers, which is non-screened, has a backdraft damper, and completely isolates the discharge end of the exhaust duct from the attic space.



Photo 45: The exhaust duct discharged through an exhaust terminal without a backdraft damper.

NOTE: It is very important to keep the dryer lint screen cleaned to avoid lint buildup and subsequent blockage of the vertical vent pipe. Lint is a combustible material.

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J. Other

Comments:

One (1), "Blaze"-brand patio refrigerator was present in the patio. The temperature was measured at 38°F. The appliance was functional.

One (1), "Thermador"-brand, built-in refrigerator/freezer was present in the kitchen. The refrigerator temperature registered 36°F. The freezer temperature registered 1°F. Ice was present in the bin. The unit was functional.

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler systems are only checked on manual mode. The function of timer equipment and rain sensors are not checked as a part of this inspection.

Control Box / Wiring:

The control box was located in the single garage on the north wall. The unit was functional.

Rain and Freeze Sensor Present:

A rain and freeze sensor was present on the north fence. NOTE: Rain and freeze sensors are not checked as a part of this inspection.

Backflow Prevention Devices / Valves:

A backflow prevention device and valves were present in the front lawn.

Water Flow / Pressure:

Water flow and pressure was functional.

Spray Heads – Operation / Coverage:

Full irrigation system coverage of the property may be achieved after the below-noted corrections are made.

Subsurface drip tubes were present in the front, side, and rear beds, in the parkway, and around the foundation perimeter. Adequacy of drip tube coverage at these areas cannot be determined with a visual inspection such as this one. Recommend continued monitoring of these areas. If adverse conditions develop, then recommend having a qualified irrigation system specialist further evaluate and appropriately repair, correct, or otherwise determine the extent of action needed to adequately address that condition.

NOTE: From time to time, growing foliage and sod may restrict some lawn heads and some risers in the flowerbeds. This restriction prevents the spray heads from covering their original intended areas. This restriction can also cause inconsistencies in the moisture content of the foundation soils. Recommend occasionally raising the riser heights in the beds or trimming back the shrubs and/or sod to allow risers and heads to adequately cover their intended areas.

Station 1:

This station included the front (west) lawn heads on the north side of the front walk. The station was functional.

Station 2:

This station included the front (west) lawn heads on the south side of the front walk. The station was functional.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Landscape Irrigation (Sprinkler) Systems (continued)

Station 3:

This station included the south lawn heads. The station was functional.

Station 4:

This station included a portion of the rear (east) lawn along the foundation perimeter. The station was functional.

Station 5:

This station included five (5) oscillating heads covering the southern portion of the rear (east) lawn. The station was functional.

Station 6:

This station included four (4) oscillating heads covering the central portion of the rear (east) lawn. The station was functional.

Station 7:

This station included five (5) oscillating heads covering the central portion of the rear (east) lawn near the patio. The station was functional.

Station 8:

This station included three (3) oscillating heads covering the northern portion of the rear (east) lawn. The station was functional.

Station 9:

This station included the north lawn heads. The station was functional.

Station 10:

This station included the drip tubes in the front (west) beds and the beds along the front lawn perimeters. The station seemed functional. NOTE: See the above comments regarding drip tubes at the "*Spray Heads – Operation / Coverage*" section.

Station 11:

This station included the drip tubes in the south beds. The station seemed functional. NOTE: See the above comments regarding drip tubes at the "*Spray Heads – Operation / Coverage*" section.

Station 12:

This station included the drip tubes in the rear (east) beds. The station seemed functional. NOTE: See the above comments regarding drip tubes at the "*Spray Heads – Operation / Coverage*" section.

(Continued)

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Landscape Irrigation (Sprinkler) Systems (continued)

Station 13:

This station included the drip tubes in the front (west) parkway and the lawn along the north edge of the driveway. At least one leak was noted at the south end of the parkway (See Photo 46). Recommend having a qualified irrigation system specialist further evaluate and appropriately locate and repair or correct the source/s of this leakage condition, and then re-inspect this station for proper operation, coverage, and other leaks. NOTE: See the above comments regarding drip tubes at the "Spray Heads – Operation / Coverage" section.



Photo 46: At least one leak was noted at the south end of the parkway.

Station 14:

This station included the drip tubes in the front entry flower pots. The station seemed functional. NOTE: See the above comments regarding drip tubes at the "Spray Heads – Operation / Coverage" section.

Station 15:

This station included the drip tubes along the foundation perimeter. The station seemed functional. NOTE: See the above comments regarding drip tubes at the "Spray Heads – Operation / Coverage" section.

Station 16:

This station included one tree bubbler in the front yard and one tree bubbler in the rear yard. The station was functional.

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B. Other

Outdoor Cooking Equipment:

Energy Source:

Gas

(Continued)

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

I	NI	NP	D
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B. Other (continued)

Comments:

One (1), "Blaze"-brand, gas grill with five burners and an infrared rotisserie broiler was present at the rear patio. The equipment responded normally when tested.

No other built-in appliances were present.