

CJ Pro Inspections

Property Inspection Report



1234 Yellow Brick Rd, North Star, USA 012345

Inspection prepared for: Donald Duck

Date of Inspection: 3/22/1901 Time: 11:00 am

Age of Home: 1822 Size: 1234

Weather: Sunny

Inspector: Charles Wayne Janke II

License # 22828

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PROPERTY INSPECTION REPORT

Prepared For:	Donald Duck	
	(Name of Client)	
Concerning:	1234 Yellow Brick Rd, North Star USA, 012345	
	(Address or Other Identification of Inspected Property)	
By:	Charles Wayne Janke II, License # 22828	3/22/1901
	(Name and License Number of Inspector)	(Date)

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

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 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

THE ABOVE INFORMATION WAS WRITTEN BY AND REFLECTS THE VIEWS OF THE TEXAS REAL ESTATE COMMISSION (TREC)

Changes made by anyone other than the named inspector above to this document will not represent the original intent of the inspector. Please note this Inspection Report is a copyrighted document

exclusively issued to the client listed on this report. It is a fraudulent offense to make amendments and/or additions to this document under both state and federal law. Only this un-amended report and the Inspector's copy will be considered original.

This inspection does not cover any condition or damage which was not visible on the structure at the time of the inspection but which may be revealed in the course of repair or replacement work.

Regardless of whether the side boxes are checked or not, all "bulleted" Items described in this report will be considered as "Deficient" by the Inspector in accordance with the CURRENT TREC Standards of Practice rules (TREC SoP). All underlined items or areas will be specifically related to the deficient items. Buyer's opinion may differ regarding these deficiencies.

All illustrations and/or photographs used in this report are only samples of a deficiency. Not all deficiencies will be photographed! Please read the complete report for all viewed deficiencies and possible locations.

I=Inspected

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I NI NP D

Suggestions Upon Taking Ownership. Many of these suggestions have been performed by the Inspector: After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements: Change the locks on all exterior entrances, for improved security. Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system. Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire. Examine driveways and walkways for trip hazards. Undertake repairs where necessary. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling. Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required. Install rain caps and vermin screens on all chimney flues, as necessary. Investigate the location of the main shut-offs for the plumbing, gas, and electrical systems.

Regular Maintenance EVERY MONTH Check that fire extinguisher(s) are fully charged. Re-charge if necessary. Examine heating/cooling air filters and replace or clean as necessary. Inspect and clean humidifiers and electronic air cleaners. If the house has hot water heating, bleed radiator valves. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage. Repair or replace leaking faucets or shower heads. Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL Examine the roof for evidence of damage to roof coverings, flashings and chimneys. Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed. Trim back tree branches and shrubs to ensure that they are not in contact with the house. Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity. Survey the crawl space walls for evidence of moisture seepage. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions. Ensure that the grade of the land around the house encourages water to flow away from the foundation. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards. Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary. Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report. Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated. Test the Temperature and Pressure Relief (TPR) Valve on water heaters. Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors. Replace or clean exhaust hood filters. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY Replace smoke alarm batteries every 5 years. Replace smoke alarms devices every 10 years. Have the heating, cooling and water heater systems cleaned and serviced yearly. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured. Examine

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the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed). If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Post tension slab foundation**

Comments:

• **Opinion On Performance: In my opinion, the foundation was performing its intended function, and no substantial stress was viewed during the inspection in accordance with the TREC SOP rules.**

B. Grading and Drainage:

Comments:

• Grading and drainage appear adequate. Proper drainage is achieved by directing water away from the structure and off the lot (achieved w/ swales, drainage systems, gutters, etc.). Adequate clearance between finish grade and the top of foundation walls should be maintained to prevent moisture and allow for monitoring of wood destroying insects.

C. Roof Covering Materials

Type(s) of Roof Covering: **Asphalt composition shingles noted**

Viewed From: **Ground with binoculars**

Comments:

• **Evidence of spots, markings and/or indentations were visible on the roof surface. It is recommended that a qualified roofing contractor be consulted for further evaluation**

• **Some shingles appear loose, missing, curling and/or lifting at one or more areas**

• **Ridge vents were noted at the time of the inspection and coming loose**

• **Exposed roof fasteners: The manufacturer requires these fasteners to be sealed with an approved roof sealant for the prevention of moisture penetration into the structure.**

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Hip shingle missing

Back Right corner Hip



Ridge vent coming loose

Front of house



exposed fasteners

Front and right side of house



Front side

D. Roof Structure and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: **Blown-in insulation was noted at {10"-12"}**

Comments:

- NOTE: During the inspection, the attic area was viewed from the walkways and work areas. No substantially unsecured gaps were viewed at the framing joint connections. No excessively damaged, cracked, stressed (bowed) or sagging braces, joists, or rafters were viewed by the inspector during the inspection.

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E. Walls (Interior and Exterior)

Wall Materials: **Exterior Hardiboard {fiber cement} siding noted**

Comments:

- **All exterior wall penetrations need to be properly sealed at the wall coverings. Cracks, gaps, and separations allow water to “wick” along the penetrations back into the interior structural portion of the wall. Minor sealant repairs should be performed around all lights, electric boxes, pipes, window jambs, vent caps, and any other unsealed wall penetration.**



Left side

F. Ceilings and Floors

Ceiling and Floor Materials: **Ceiling is drywall with smooth finish • Floors had laminate and/or engineered wood flooring in one or more locations**

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

G. Doors (Interior and Exterior):

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

H. Windows

Window Types: **Windows are single hung type**

Comments:

- **One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary.**
- **One or more of the window screens were observed to be missing**

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Kitchen, Dinning, Living, Front Guest Bedroom

I. Stairways (Interior and Exterior):

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

J. Fireplaces and Chimneys

Locations: **Fireplace is located in the family room**

Types: **Fireplace is a manufactured direct vent type unit**

Comments:

- **The damper is missing a safety clamp which keeps the damper partially open during operation to keep the carbon monoxide gases from entering the living area during gas log operation.**



no damper clamp

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports:

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

II. ELECTRICAL SYSTEMS

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

Panel Locations: **Electrical panel is located on the front side of the building • Subpanel is located in Garage**

Materials and Amp Rating: **Aluminum wiring • 150 amp**

Comments:

- **The aluminum wiring in the service panel and sub-panel was not treated with anti-oxidant sealant**



Main Panel front side

<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: **Copper wiring**

Comments:

- **GFCI** protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge
- **The GFCI (ground fault circuit interrupter) breaker is not properly functioning in: Master bathroom, Guest bathroom, under kitchen sink, above exhaust oven, and Garage ceiling**
- **Missing and/or inoperable light fixtures noted in: Laundry room, Master Bedroom balcony**

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: **One central forced-air system in the attic.**

Energy Sources: **The furnace is gas powered**

Comments:

- The unit appeared to be functioning as intended at the time of the inspection

B. Cooling Equipment

Type of Systems: **One central forced-air system in the attic.**

Comments:

- This unit appears to be functioning as intended at the time of inspection.

C. Duct Systems, Chases, and Vents

Comments:

- This ducts and vents appears to be functioning as intended at the time of inspection.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: **Front left side**

Location of Main Water Supply Valve: **Front Left side • Static Water Pressure: 50 psi**

Comments:

- **The exterior hose bib {faucet} was observed to have either a broken and/or missing valve handle**
- **The Master bathroom commode leaks on to the floor when flushed**
- **Missing grout was noted in the Guest tub and Master shower area and should be corrected to avoid water penetration into the wall cavity**
- **Guest bathroom had no hot water in tub**

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Right side leaking



Master shower and guest tub

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Source: **Water heater is Gas • Water heater is located in the attic**

Capacity: **Unit is 40 gallons**

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection

D. Hydro-Massage Therapy Equipment

Comments:

- **Hot and cold handles were loose**

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection

B. Food Waste Disposers

Comments:

- The disposer was found to be performing and satisfactory condition at the time of the inspection

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C. Range Hood and Exhaust Systems

Comments:
 • One or more of the light bulbs was out

D. Ranges, Cooktops, and Ovens

Comments:
 • Oven: Natural gas
 • Oven(s) temperature reading(s) @ 350 degree setting(s): 350 degrees sufficient
 • The oven was found to be performing and satisfactory condition at the time of the inspection

E. Microwave Ovens

Comments:
 • The Microwave was found to be performing and satisfactory condition at the time of the inspection

F. Mechanical Exhaust Vents and Bathroom Heaters:

Comments: The Bath Fan was found to be performing and satisfactory condition at the time of the inspection

G. Garage Door Operators

Door Type: **One {16'} upgraded insulated steel door**
 Comments:
 • The overhead garage door{s} were functional at the time of the inspection

H. Dryer Exhaust Systems

Comments:
 • The dryer Vents was found to be performing and satisfactory condition at the time of the inspection

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:
 • The sprinkler system requires further evaluation by a licensed irrigation contractor
 • One or more of the sprinkler heads were either damaged and/or missing
 • No rain or moisture sensor

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	<ul style="list-style-type: none"> • Opinion On Performance: In my opinion, the foundation was performing its intended function, and no substantial stress was viewed during the inspection in accordance with the TREC SOP rules.
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Evidence of spots, markings and/or indentations were visible on the roof surface. It is recommended that a qualified roofing contractor be consulted for further evaluation • Some shingles appear loose, missing, curling and/or lifting at one or more areas • Ridge vents were noted at the time of the inspection and coming loose • Exposed roof fasteners: The manufacturer requires these fasteners to be sealed with an approved roof sealant for the prevention of moisture penetration into the structure.
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • All exterior wall penetrations need to be properly sealed at the wall coverings. Cracks, gaps, and separations allow water to “wick” along the penetrations back into the interior structural portion of the wall. Minor sealant repairs should be performed around all lights, electric boxes, pipes, window jambs, vent caps, and any other unsealed wall penetration.
Page 9 Item: H	Windows	<ul style="list-style-type: none"> • One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary. • One or more of the window screens were observed to be missing
Page 9 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • The damper is missing a safety clamp which keeps the damper partially open during operation to keep the carbon monoxide gases from entering the living area during gas log operation.
ELECTRICAL SYSTEMS		
Page 10 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The aluminum wiring in the service panel and sub-panel was not treated with anti-oxidant sealant
Page 11 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • The <u>GFCI</u> (ground fault circuit interrupter) breaker is not properly functioning in: Master bathroom, Guest bathroom, under kitchen sink, above exhaust oven, and Garage ceiling • Missing and/or inoperable light fixtures noted in: Laundry room, Master Bedroom balcony
PLUMBING SYSTEM		
Page 11 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The exterior hose bib {faucet} was observed to have either a broken and/or missing valve handle • The Master bathroom commode leaks on to the floor when flushed • Missing grout was noted in the Guest tub and Master shower area and should be corrected to avoid water penetration into the wall cavity • Guest bathroom had no hot water in tub

Page 12 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none">• Hot and cold handles were loose
APPLIANCES		
Page 13 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none">• One or more of the light bulbs was out
OPTIONAL SYSTEMS		
Page 13 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none">• The sprinkler system requires further evaluation by a licensed irrigation contractor• One or more of the sprinkler heads were either damaged and/or missing• No rain or moisture sensor