

Hose Bibs

- -The hose bib at the front of the house is leaking around the valve stem

Add-On Structures

Flashing

- -Flashings are installed incorrectly and require service

Fascia & Trim

- -Sections of the fascia have wood rot and require service

Doors

- -The door has no latch

Electrical

- -The lights have been improperly wired

Walls & Ceilings

- -The walls have areas of wood rot that need to be repaired

Roof

Composition Shingle Roof

Roofing Material

- -A ridge shingle is significantly deteriorated and should be replaced

Gutters & Drainage

- -Some downspouts are missing damaged or need to be reconnected or serviced

Plumbing

General Gas Components

Gas Supply Pipes

- -An exposed gas line which terminates at the rear of the house requires a stop valve

Gas Water Heaters

Age Capacity & Location

- -The water heater must be raised eighteen inches above the garage slab for safety reasons

Combustion Chamber

- -There are rust particulates within the combustion chamber that should be removed

Electrical

Main Panel

Grounding

- **∨ The grounding conductor has disconnected from the ground rod and requires IMMEDIATE ATTENTION!**

Sub Panels

Sub Panel Observations

- -The electrical sub-panel does not have thirty-six inches of clear space in front of it

Heat-A/C

HVAC Split Systems

Condensing Coil Disconnect

- √ There is no ground conductor between the condensing coil and the service disconnect

Differential Temperature Readings

- → The air-conditioning responded but only achieved a low differential temperature split and needs service

Flexible Ducting

- → One of the flexible ducts was crimped or crushed and requires service

Metal Ducting

- → Ducts throughout the HVAC system need to be cleaned
- → Under slab metal ducting shows signs of rust and or corrosion and should be evaluated

In-Duct Booster Fans

- → An in-duct booster fan has been wired improperly and requires service

Chimney

Living Room Chimney

Common Observations

- → The chimney brick and mortar need minor service

Chimney Flashings

- → The counter flashing between the chimney wall and the roof need to be resealed

Fireplace

- → There are cracks loose bricks or missing mortar in the fireplace that should be serviced
- → There is a gap between the fireplace and the surround that should be sealed

Bedrooms

4th Bedroom

Lights

- → A ceiling light does not respond and should be serviced

Kitchen

Kitchen

Valves & Connectors

- → There is a leak on the hot-water shut-off valve below the sink that should be repaired
- → The cold stop valve is frozen open and should be serviced or replaced

Dishwasher

- → The dishwasher drain line is not equipped with a mandated anti-siphon loop

Outlets

- → The outlets should be upgraded to have ground-fault protection

Pool/Spa

Pool & Spa Combination

Enclosure Safety Observations

- → An access door to the pool and or spa area does not have the required audible alarm latch & self closer

Overall Pool & Spa Observations

- → There is a crack in the pool or spa that should be evaluated or dye-tested by a specialist

Tiles

- → Several tiles are missing or have been displaced by movement and should be serviced

Pool Light

- → The pool light did not respond and should be serviced and confirmed to have ground fault protection

Pool-Spa Motors

- → There is a leak at the impeller of the pool motor that should be repaired

Filter

- → The purge valve on the pressure gauge is extremely stiff and should be repaired or replaced

Stairs

Main Stairs

Lights

- → A ceiling light did not respond and should be serviced

Laundry

Laundry Room

Dryer Vent

- → The back-draft on the exterior dryer vent cover is missing or incomplete and should be serviced

Outlets

- → The outlets should be upgraded to have ground fault protection

Garage

Double-Car Garage

Garage Side Door

- → The base of the garage side door is moisture damaged and delaminating and should be repaired
- → The garage side door is damaged by a pet door and should be replaced for security reasons

Automatic Opener

- → The garage door opener is functional but does not auto-reverse or may need to be adjusted

Attic

Primary Attic

Electrical

- → There is one or more electrical conductors which have been installed incorrectly and require service

Exhaust Ducts

- → The kitchen exhaust duct is separated and should be repaired