



2.2.1 B. Grading and Drainage

STANDING WATER

LEFT SIDE OF HOME NEAR PROPERTY LINE.

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified professional.



Recommendation



2.4.1 D. Roof Structures and Attics

GAPS IN ROOF FRAMING AT RIDGEBOARD

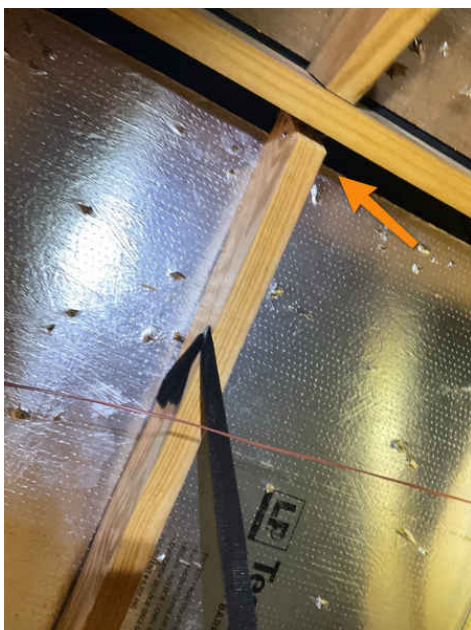
At the time of today's inspection there are gaps that exceed one half inch on a number of the roof structural framing members at the ridge board. Recommend reinforcement or correction by the builder.

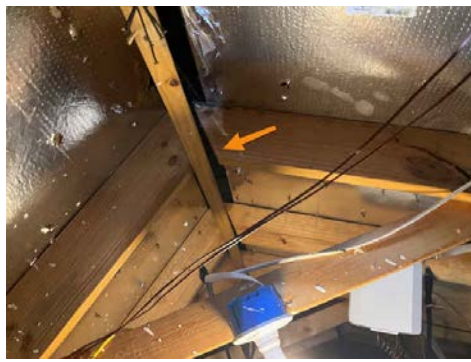
Recommendation

Contact your builder.



Recommendation





2.5.1 E. Walls (Interior and Exterior)

SEAL GAPS AND UTILITY PENETRATIONS

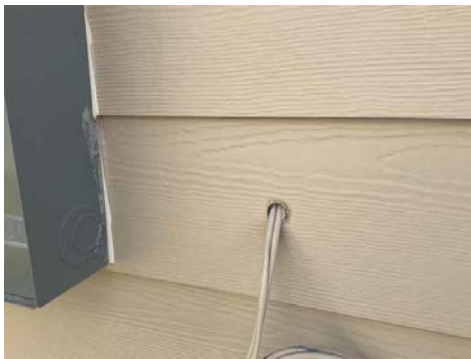


Recommendation

Gaps and or cracks and holes were observed in the siding and exterior finish at today's inspection. I recommend that you see all these to keep water insects and vermin out of the walls and structure. A gap 1 finger wide is large enough for mice and insects to enter. A gap 2 fingers wide is large enough for rats to enter.

Recommendation

Contact a qualified painting contractor.



2.5.2 E. Walls (Interior and Exterior)

MISSING KICK OUT FLASHING

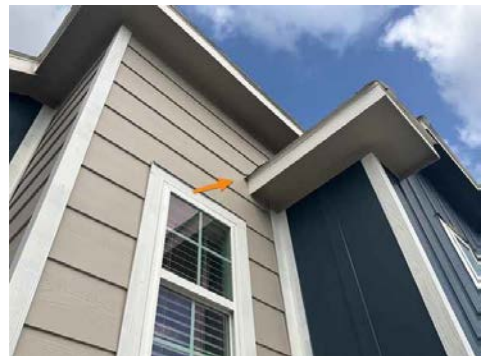


Recommendation

At the time of today's inspection some of the siding was missing kick out flashing where it drains adjacent to a vertical wall.

Recommendation

Contact a qualified roofing professional.



2.5.3 E. Walls (Interior and Exterior)

PAINT NEEDS TOUCHED UP



Recommendation

At the time of today's inspection some pieces of the siding did not have paint on them. In accordance with the manufactures instructions the primer is only rated for so many days of outdoor exposure before it must be painted. The siding material may deteriorate if it is not painted in accordance with the manufactures instructions.

Recommendation
Contact your builder.



2.7.1 G. Doors (Interior and Exterior)

WEATHERSTRIPPING NEEDS IMPROVEMENT

FRONT DOOR

The weatherstripping at one or more of the exterior doors needs improvement.

Recommendation

Contact a handyman or DIY project



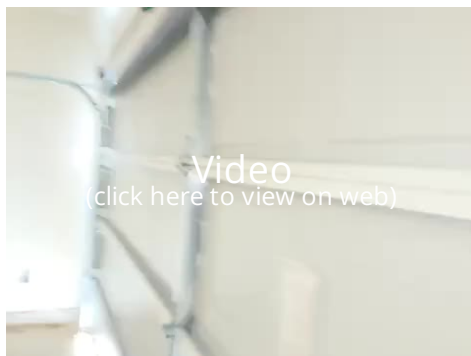
2.7.2 G. Doors (Interior and Exterior)

GARAGE OVERHEAD DOOR NOISY

Edit the time of the inspection the overhead garage door pops when it is opened or closed. The noise appears to be coming from the top panel.

Recommendation

Contact your builder.



2.7.3 G. Doors (Interior and Exterior)

SURFACE DAMAGE TO DOOR

FRONT DOOR - INNER SIDE



At the time of today's inspection there was surface damage on one or more of the doors.

Recommendation

Contact a qualified door repair/installation contractor.



2.8.1 H. Windows

MISSING SCREEN(S)

One or more windows are missing a screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



2.11.1 K. Porches, Balconies, Decks, and Carports

DRIVEWAY: CRACKS IN PANELS

At the time of today's inspection there were cracks observed in the panels of the driveway. These are not present in the neighboring driveways.

Recommendation

Contact your builder.



2.11.2 K. Porches, Balconies, Decks, and Carports

SPALLING AT GARAGE ENTRANCE

Spalling at garage entrance was observed

Recommendation

Contact your builder.





3.1.1 A. Service Entrance and Panels

PANELS: PANEL MAY BE RECALLED



Safety Hazard

Schneider Electric has issued a product recall safety notice for their QO™ Plug-On-Neutral Load Center because the wire binding screw within the lug body could potentially not be torqued properly to the Plug-on-Neutral bar. Over time, this unsecured electrical joint could result in losing the neutral connection and potentially lead to overheating at the load. Schneider has issued instructions for inspecting the affected devices, which were installed in 2020 and after.

At the time of today's inspection a Square D electrical panel was installed. There is a strong possibility that this panel is part of a recall due to manufacturing errors. I recommend that you contact Square D and have them verify if this panel is recalled or has already been inspected/serviced. If this panel is part of the recall I recommend that you pursue having Square D address any deficiencies with the panel. It is outside the scope of today's inspection to determine if this panel is subject to a recall.

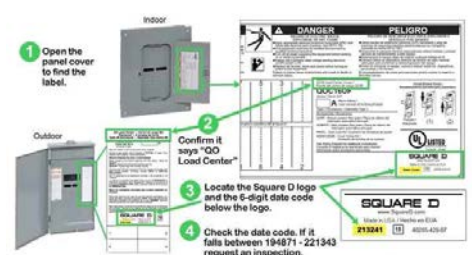
Your panel was made at Plant 15, and on a date that is involved in the recall. I recommend contacting Square D to schedule a recall inspection.

[CPSC Square D Panel Recall](#)

[Square D Load Center Recall Web Page](#)

Recommendation

Contact a qualified electrical contractor.



3.1.2 A. Service Entrance and Panels

GROUNDING: GROUND ROD NOT DRIVEN FLUSH



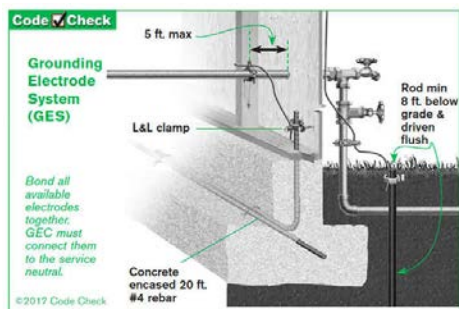
Recommendation

The ground rod should be driven flush.

IRC E3608.1.4.1 - Regarding Rod electrodes: The upper end of the electrodes shall be flush with or below the ground level except where the above-ground end and the grounding electrode conductor attachment are protected from physical damage.

Recommendation

Contact a qualified professional.



Code illustration showing proper Ground Rod Installation Requirement.

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

DEVICE SAFETY: GFCI OUTLETS MISSING FROM REQUIRED LOCATIONS



DOWNSTAIRS HALF BATHROOM

Outlets within 6 feet of edge of sink

Under the TREC Inspection Standards it is a deficiency if any of the following areas are not protected by GFCI devices: bathroom receptacles, garage and accessory building receptacles, outdoor receptacles, crawlspace receptacles and lighting outlets, kitchen countertop receptacles and receptacles located within 6 feet of the outside edge of a sink, shower, bathtub, laundry room receptacles, indoor damp/wet location receptacles, kitchen dishwasher receptacle, and circuits serving electrically heated floors.

GFCI Circuits protect people from electrical shocks that can result in death or injury. I recommend that you have outlets and devices upgraded with GFCI protection by a qualified electrician.

See NEC 210.8A7 (2017 NEC) or IRC 3902.7 (2018 IRC) for more guidance on this requirement.

NEC 2020 references:

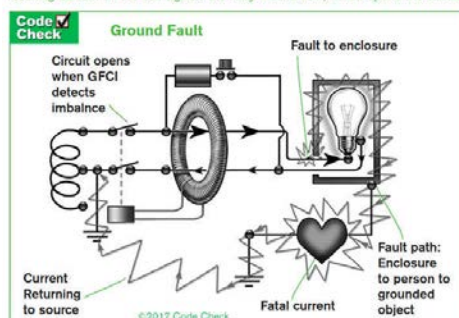
NEC 210.63 Equipment requiring servicing (HVAC) - 125V 1 Phase 15A or 20A service receptacle required within 25 feet of HVAC Equipment, Indoor Service Equipment, Equipment requiring dedicated space (panel boards, etc)

NEC 210.8(E) Equipment requiring servicing: GFCI Protection shall be provided for the receptacles required by 210.63 (outdoor and attic receptacles to service HVAC)

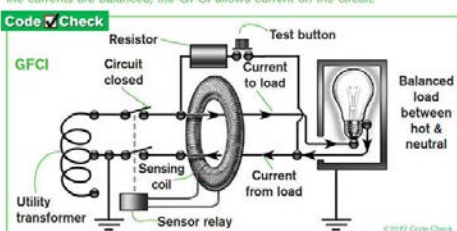
Recommendation

Contact a qualified electrical contractor.

During a ground fault more current flows to the load than from the load. This differential creates a magnetic field that induces voltage on the sensing coil. The resulting current on the coil signals the relay mechanism, which opens the circuit.



Below, equal currents are flowing to & from the load. The magnetic fields generated by the flow of electrons in these 2 conductors are of opposite polarity & their magnetic fields cancel each other. The circuit passes through a coil of wire inside the GFCI & the GFCI accounts for the electrons on each conductor. As long as the currents are balanced, the GFCI allows current on the circuit.



How GFCI's work Illustration



GFCI Illustration

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

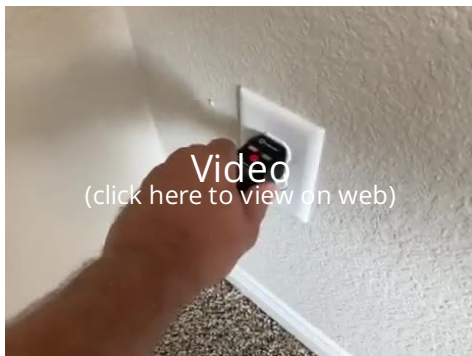
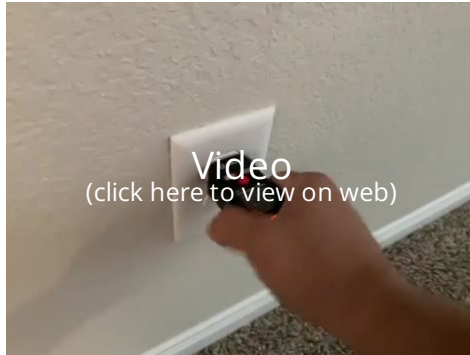
OUTLETS: LOOSE OUTLET



One or more of the outlets was loose at the time of the inspection.

Recommendation

Contact a qualified electrical contractor.



3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

LIGHTS: LIGHT NOT WORKING



Bulb Not Lit

At the time of today's inspection one or more of the light fixtures was not operating properly. The fixture may need the bulb installed, replaced, or there may be something else wrong. Bulb replacement is a Handyman / DIY activity. I recommend that a qualified electrician be used for diagnosis, repair, or replacement of light fixtures.

Recommendation

Contact a handyman or DIY project



4.1.1 A. Heating Equipment **LACKS SERVICE PLATFORM**

 Recommendation

At the time of today's inspection the HVAC system did not have a 36 inch deep service platform directly in front of the unit. The current condition makes it difficult to access the system and poses a hazard to service personnel. The current system installation location does not meet current building codes. Builder should close the gap between the platforms to provide a safe working platform as required by building code.

Recommendation
Contact your builder.

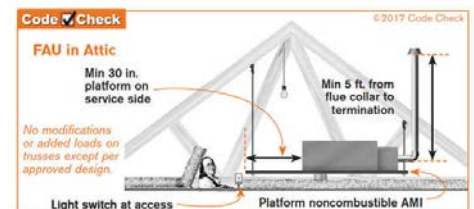


Illustration showing where platform should be.

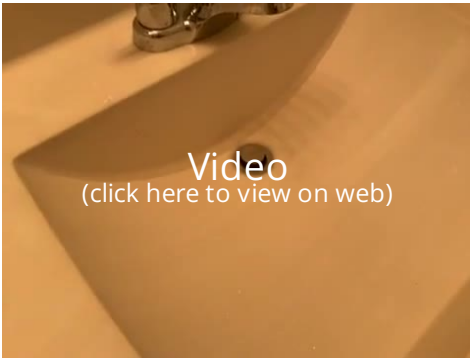
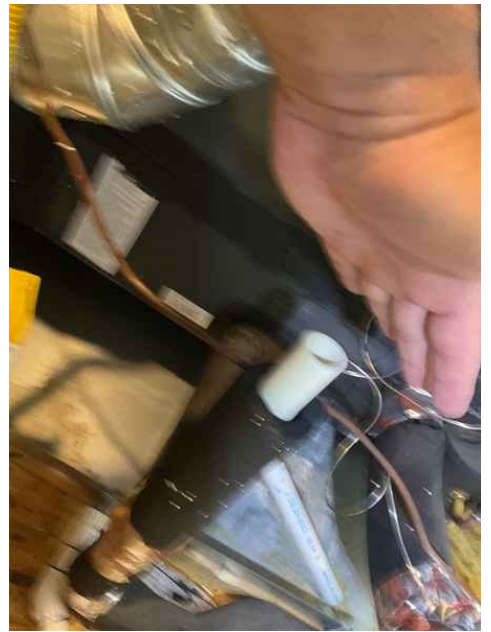
4.2.1 B. Cooling Equipment **CONDENSATE DRAIN TRAP NOT INSTALLED PROPERLY**

 Recommendation

At the time of today's inspection the condensate drain trap was not installed properly. Recommend correction to comply with international mechanical code. The trap should be sealed to the attic space. And should be deep enough that it does not get pulled empty or blown empty by the unit running.

Trap discharge gurgles in upstairs hall bathroom when heater is running.

Recommendation
Contact a qualified HVAC professional.



4.3.1 C. Duct Systems, Chases, and Vents

DUCT LEAKING

 Recommendation

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair. Minor leak at plenum collar.

Recommendation
Contact a qualified HVAC professional.



6.2.1 B. Food Waste Disposers

EXCESSIVE NOISE

 Recommendation

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation
Contact a qualified handyman.



6.4.1 D. Ranges, Cooktops, and Ovens

OVEN TEMPERATURE NOT ACCURATE



The oven was set to 350F. The oven was more than 25 degrees above or below this number after adequate time to warm up. This is a deficiency under TREC standards. There may be one or more ways to address this including, but not limited to:

- Adjust the temperature of what you are cooking and use an oven thermometer
- Calibrate the oven with a thermometer following the manufacturer instructions
- Have the oven repaired by a qualified contractor
- Replace the oven with one that will hold temperature accurately.

Recommendation

Contact a qualified professional.

