

PRINCIPLE

HOME INSPECTION

Home Inspection Report

Inspection Date:

Thursday, December 13, 2018

Property Address:

2000 Hunnington #151, PLano, TX 75075

Prepared Exclusively For:

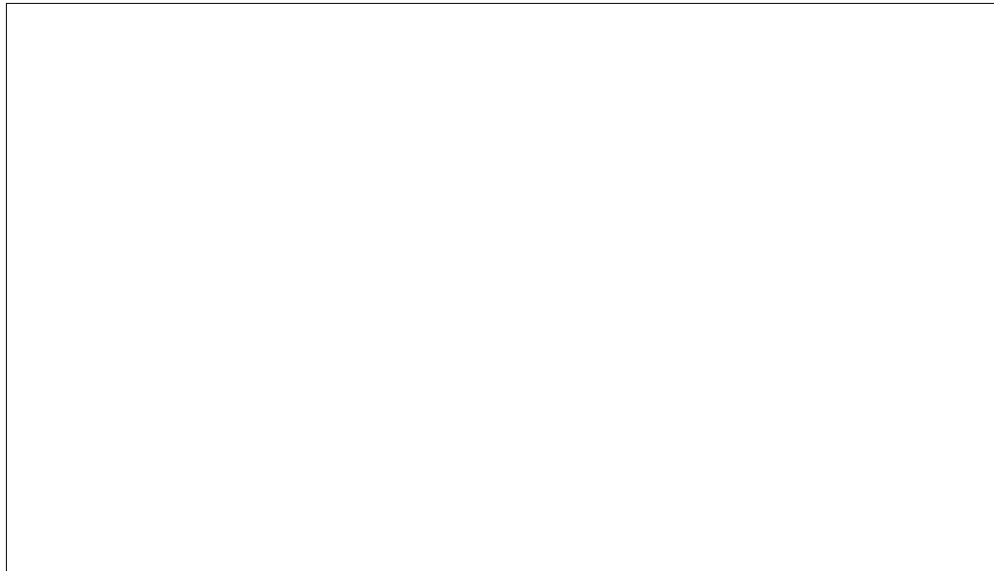
Mike Kozlov

Prepared By:

Mark Leitch, TREC# 21044

Phone: (817) 262-0892

Email: Mark.Leitch@verizon.net



www.PrincipleHomeInspection.com

PRINCIPLE HOME INSPECTION

Mike Kozlov
2000 Hunnington #151
PLano, TX 75075

CLIENT PHONE	
CLIENT MOBILE	214-727-2100
CLIENT EMAIL	
REALTOR	Kip Flanders 214-991-8191

DESCRIPTION		AMOUNT
Professional Real Estate Inspection		\$375.00
SUBTOTAL		\$375.00
TAX		
TOTAL		\$375.00
BALANCE DUE		\$375.00

WE APPRECIATE YOUR BUSINESS!

I have read the purpose, limitations and inspector/client responsibilities page. Yes / No _____

Approval to email inspection report to agent or buyer? Yes / No _____

Client Signature

Choose for yourselves this day whom you will serve...
As for me and my house, we will serve the Lord. Joshua 24:15

PROPERTY INSPECTION REPORT

Prepared For: Mike Kozlov
(Name of Client)

Concerning: 2000 Hunnington #151, PLano, TX 75075
(Address or Other Identification of Inspected Property)

By: Mark Leitch, Lic #21044 12/13/2018
(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. 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, bathroom, 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 requires 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

Information from this inspection is only good for the day the property was inspected and does not guarantee future performance. Additionally, this inspection is visual in nature, thus, those items that were not visible during the inspection are excluded.

Time of inspection: 6:30

Temperature at time of inspection: 45 °F

Weather conditions at time of inspection: Raining, Cloudy/Overcast

Condo was vacant, buyer and agent knew inspection would be at night in the dark due to my schedule and the short option period. Areas that were not inspected are noted as **Condo Association responsibility**. Inside appears to have been remodeled and updated inc. floors, walls, appliances, counters, etc

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

☐ ☒ ☐ ☐

A. Foundations

Type of Foundation(s): Foundation Types

Comments: Appears to function as designed unless noted below, **NOT INSPECTED, CONDO ASSOCIATION RESPONSIBILITY**

DEFICIENCIES:

-

RECOMMENDATIONS:

- **Note:** Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.
- Maintain 4-6" clearance from brick to dirt, sod, mulch.

☐ ☒ ☐ ☐

B. Grading and Drainage

Comments: Drainage appears to be performing as designed unless noted below, **NOT INSPECTED, CONDO ASSOCIATION RESPONSIBILITY**

DEFICIENCIES:

-

RECOMMENDATIONS:

-

☐ ☒ ☐ ☐

C. Roof Covering Materials

Types of Roof Covering: Roof Covering Materials

Viewed From: Roof Viewed From

Comments: Appears to function as designed unless noted below, **NOT INSPECTED, CONDO ASSOCIATION RESPONSIBILITY**

DEFICIENCIES:

-

RECOMMENDATIONS:

-

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. Roof Structures and Attics

Viewed From: Scuttle Entrance in master closet

Approximate Average Depth of Insulation: 8-10"

Comments: Appears to function as designed unless noted below, could not access all of attic due to safety and accessibility issues

DEFICIENCIES:

- **LIFE SAFETY ISSUE-** party wall between units has been compromised, recommend repairing holes with fire rated sheetrock and perform work to City of Plano building codes and standards

RECOMMENDATIONS:

•



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

E. Walls (Interior and Exterior)

Comments: Appears to function as designed unless noted below, **Exterior walls NOT INSPECTED, CONDO ASSOCIATION RESPONSIBILITY**

DEFICIENCIES:

•

RECOMMENDATIONS:

•

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

F. Ceilings and Floors

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- **hole in ceiling above fan in master bedroom**

RECOMMENDATIONS:

•

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

G. Doors (Interior and Exterior)

Comments: Appears to function as designed unless noted below

Report Prepared Exclusively for: Mike Kozlov

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

DEFICIENCIES:

- sliding door drags at closet in BR #2
- back door gaps around it are such that air leaks around- recommend replacing weather stripping

RECOMMENDATIONS:

-

☒ ☐ ☐ ☐

H. Windows

Comments: Appears to function as designed unless noted below, random windows tested for operation

DEFICIENCIES:

-

RECOMMENDATIONS:

-

☐ ☒ ☒ ☐

I. Stairways (Interior and Exterior)

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

-

RECOMMENDATIONS:

-

☒ ☐ ☐ ☒

J. Fireplaces and Chimneys

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- flue needs to be cleaned prior to usage- has dust and other build up inside

RECOMMENDATIONS:

-

☐ ☒ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments: Appears to function as designed unless noted below, NOT INSPECTED, CONDO ASSOCIATION RESPONSIBILITY

DEFICIENCIES:

-

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

RECOMMENDATIONS:

•

☐ ☒ ☐ ☐

L. WDI Conducive

☐ ☒ ☐ ☐

M. Cabinets

☐ ☒ ☐ ☐

N. Other

Comments:

DEFICIENCIES:

•

RECOMMENDATIONS:

•

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed electrician evaluate the following for repairs

- panel contains no ARC fault breakers- safety device that is required in today's panel installs
- panel has wrong screws for cover, should be blunt tipped- left two out of panel on kitchen counter

I=Inspected

NI=Not Inspected

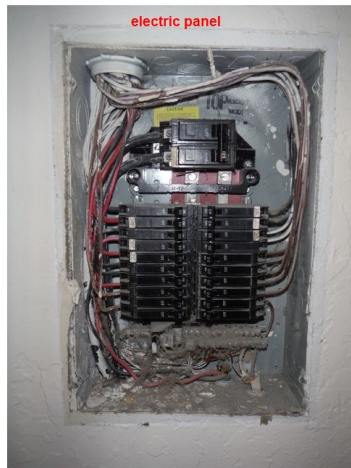
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

RECOMMENDATIONS:

•



☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Appears to function as designed unless noted below, random outlets checked throughout home,

DEFICIENCIES: Recommend licensed electrician evaluate the following for repairs

- outlet cover missing in kitchen at disposal
- lights not working at rear patio, living area
- light cover missing in kitchen

RECOMMENDATIONS:

•



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Central

Energy Sources: Electric

Comments: Appears to function as designed unless noted below, **all elements working as of today**

DEFICIENCIES: Recommend licensed HVAC technician evaluate the following for repairs

•

Report Prepared Exclusively for: Mike Kozlov

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

RECOMMENDATIONS:

•

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed HVAC technician evaluate the following for repairs

- primary drain line disconnected in the attic above tub- MUST CONNECT BEFORE USING A/C
- latches for furnace cover do not latch well and drywall screws were used to insure the cover wouldn't come open
- temperature differential on single unit is 14 degrees- normal is 16-21 degrees, recommend service
- blower wheel/motor is extremely dirty, this will restrict airflow and pass contaminants into ductwork- needs to be cleaned

RECOMMENDATIONS:

•



☐ ☒ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- not visible

RECOMMENDATIONS:

•

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: NA

Location of main water supply valve: unknown

Static water pressure reading: 60 psi

Comments: Appears to function as designed unless noted below

Report Prepared Exclusively for: Mike Kozlov

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

DEFICIENCIES: Recommend licensed Plumber evaluate the following for repairs

- hall bath
 - caulk shower valve trim
 - caulk all tubs spouts and trims
 - drain stopper lever at lavatory hard to operate
- master bath/ shower
 - caulk all tubs spouts and trims
 - trim screws missing for shower valve chrome trim
 - shower valve leaking behind handle

RECOMMENDATIONS:

•



☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed Plumber evaluate the following for repairs

- drain fittings leaking at kitchen sink
- slow drain at master tub, master lavatory

RECOMMENDATIONS:

•



☒ ☐ ☐ ☒

C. Water Heating Equipment

Energy Sources: UNKNOWN

Capacity: UNKNOWN Gallons

Comments: Appears to function as designed unless noted below, NOT INSPECTED, CONDO ASSOCIATION RESPONSIBILITY

Report Prepared Exclusively for: Mike Kozlov

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

DEFICIENCIES: Recommend licensed Plumber evaluate the following for repairs

- could not locate water heater- possibly on central boiler system somewhere on the property

RECOMMENDATIONS:

-

☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed Plumber evaluate the following for repairs

-

RECOMMENDATIONS:

-

☐ ☒ ☒ ☐

E. Gas Distribution System

Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed Plumber evaluate the following for repairs

RECOMMENDATIONS:

-

☐ ☒ ☒ ☐

F. Other

Comments:

DEFICIENCIES:

-

RECOMMENDATIONS:

-

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

Manufacturer: GE

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- Dishwasher not anchored in cabinet very well, not centered therefore door doesn't close easily- recommend adding trim to sides and reinstalling the dishwasher

Report Prepared Exclusively for: Mike Kozlov

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

RECOMMENDATIONS:

-

☒ ☐ ☐ ☒

B. Food Waste Disposers

Manufacturer: American Standard

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- Rubber splash shield isn't installed

RECOMMENDATIONS:

-

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Manufacturer: NuTone

Comments: Appears to function as designed unless noted below, Not vented out of kitchen

DEFICIENCIES:

-

RECOMMENDATIONS:

-

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Manufacturer: GE

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

-

RECOMMENDATIONS:

-

☐ ☒ ☒ ☐

E. Microwave Ovens

Manufacturer: Appliance Manufacturers

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

-

Report Prepared Exclusively for: Mike Kozlov

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

RECOMMENDATIONS:

-

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Manufacturer: Unknown

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

-

RECOMMENDATIONS:

-

☐ ☒ ☒ ☐

G. Garage Door Operators

Manufacturer: [Appliance Manufacturers](#)

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

-

RECOMMENDATIONS:

-

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- Recommend having vent pipe cleaned prior to install of your dryer. It will dry better and faster and will reduce chance of a fire as lint is highly flammable.
- FIRE HAZARD-dryer vented into attic- recommend installing cap with damper on roof, this would be the responsibility of the condo association to repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

RECOMMENDATIONS:

-



☐ ☒ ☒ ☐

I. Built In Ice Maker

☐ ☒ ☒ ☐

J. Other

Manufacturer: [Appliance Manufacturers](#)

Comments:

DEFICIENCIES:

-

RECOMMENDATIONS:

-

VI. OPTIONAL SYSTEMS

☐ ☒ ☒ ☐

A. Landscape Irrigation (Sprinkler) Systems

Location: [Location of Sprinkler System](#)

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

-

RECOMMENDATIONS:

-

☐ ☒ ☐ ☐

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

Type of Construction: [Pool Construction Types](#)

Comments:

Report Prepared Exclusively for: Mike Kozlov

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

DEFICIENCIES:

•

RECOMMENDATIONS:

•

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

C. Outbuildings

Comments:

DEFICIENCIES:

•

RECOMMENDATIONS:

•

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

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

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

DEFICIENCIES:

•

RECOMMENDATIONS:

•

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

E. Private Sewage Disposal (Septic) Systems

Type of System: [Septic Systems](#)

Location of Drain Field: [Location](#)

Comments:

DEFICIENCIES:

•

RECOMMENDATIONS:

•

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

F. Other

Comments:

DEFICIENCIES:

•

Report Prepared Exclusively for: Mike Kozlov

Report Identification: 2000 Hunnington #151, PLano, TX 75075

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------

RECOMMENDATIONS:

-

Report Prepared Exclusively for: Mike Kozlov

Summary

ROOF STRUCTURES AND ATTICS

Viewed From: Scuttle Entrance in master closet

Approximate Average Depth of Insulation: 8-10"

Comments: Appears to function as designed unless noted below, could not access all of attic due to safety and accessibility issues

DEFICIENCIES:

- **LIFE SAFETY ISSUE-** party wall between units has been compromised, recommend repairing holes with fire rated sheetrock and perform work to City of Plano building codes and standards

RECOMMENDATIONS:

•



CEILINGS AND FLOORS

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- **hole in ceiling above fan in master bedroom**

RECOMMENDATIONS:

DOORS (INTERIOR AND EXTERIOR)

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- **sliding door drags at closet in BR #2**
- **back door gaps around it are such that air leaks around- recommend replacing weather stripping**

RECOMMENDATIONS:

FIREPLACES AND CHIMNEYS

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- **flue needs to be cleaned prior to usage- has dust and other build up inside**

RECOMMENDATIONS:

SERVICE ENTRANCE AND PANELS

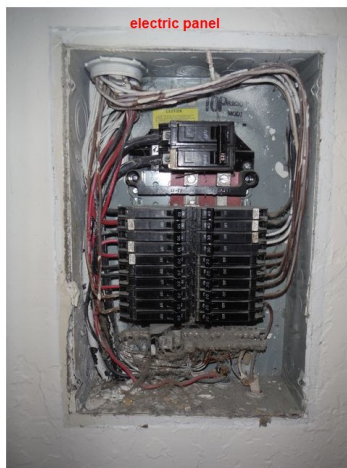
Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed electrician evaluate the following for repairs

- panel contains no ARC fault breakers- safety device that is required in today's panel installs
- panel has wrong screws for cover, should be blunt tipped- left two out of panel on kitchen counter

RECOMMENDATIONS:

•



BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Type of Wiring: Copper

Comments: Appears to function as designed unless noted below, random outlets checked throughout home,

DEFICIENCIES: Recommend licensed electrician evaluate the following for repairs

- outlet cover missing in kitchen at disposal
- lights not working at rear patio, living area
- light cover missing in kitchen

RECOMMENDATIONS:

•



COOLING EQUIPMENT

Type of Systems: Central - Air Conditioner

Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed HVAC technician evaluate the following for repairs

- primary drain line disconnected in the attic above tub- **MUST CONNECT BEFORE USING A/C**
- latches for furnace cover do not latch well and drywall screws were used to insure the cover wouldn't come open
- temperature differential on single unit is 14 degrees- normal is 16-21 degrees, recommend service
- blower wheel/motor is extremely dirty, this will restrict airflow and pass contaminants into ductwork- needs to be cleaned

RECOMMENDATIONS:

•



PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Location of water meter: NA

Location of main water supply valve: unknown

Static water pressure reading: 60 psi

Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed Plumber evaluate the following for repairs

- hall bath
 - caulk shower valve trim
 - caulk all tubs spouts and trims
 - drain stopper lever at lavatory hard to operate
- master bath/ shower
 - caulk all tubs spouts and trims
 - trim screws missing for shower valve chrome trim
 - shower valve leaking behind handle

RECOMMENDATIONS:

•



DRAINS, WASTES, AND VENTS

Comments: Appears to function as designed unless noted below

DEFICIENCIES: Recommend licensed Plumber evaluate the following for repairs

- drain fittings leaking at kitchen sink
- slow drain at master tub, master lavatory

RECOMMENDATIONS:

-



WATER HEATING EQUIPMENT

Energy Sources: UNKNOWN

Capacity: UNKNOWN Gallons

Comments: Appears to function as designed unless noted below, NOT INSPECTED, CONDO ASSOCIATION RESPONSIBILITY

DEFICIENCIES: Recommend licensed Plumber evaluate the following for repairs

- could not locate water heater- possibly on central boiler system somewhere on the property

RECOMMENDATIONS:

DISHWASHERS

Manufacturer: GE

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- Dishwasher not anchored in cabinet very well, not centered therefore door doesn't close easily- recommend adding trim to sides and reinstalling the dishwasher

RECOMMENDATIONS:

FOOD WASTE DISPOSERS

Manufacturer: American Standard

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- Rubber splash shield isn't installed

RECOMMENDATIONS:

DRYER EXHAUST SYSTEMS

Comments: Appears to function as designed unless noted below

DEFICIENCIES:

- Recommend having vent pipe cleaned prior to install of your dryer. It will dry better and faster and will reduce chance of a fire as lint is highly flammable.
- FIRE HAZARD-dryer vented into attic- recommend installing cap with damper on roof, this would be the responsibility of the condo association to repair

RECOMMENDATIONS:

•

