



Report ID: 18062553 / Asset Management

## SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

## 1. ROOFING

### 1.3 EXPOSED FLASHING

#### Poor/Defective

1.3 (1) The ceiling of the Sunroom / Breakfast Rm has been damaged by leakage, which may have occurred at the flashing where the roof meets the siding above, but is more likely from the MBR windows. Have checked by a licensed Contractor and corrected as needed.

### 1.4 SKYLIGHT(S)

#### Poor/Defective

The skylights are aging / beyond their expected service life. Caulking was found around the edges of the plastic domes, indicating a history of prior leaks. That caulking is now deteriorated, and hairline cracks were noted in the domes. Recommend having checked and repaired or replaced as needed by a licensed Roofing Contractor.

### 1.6 PLUMBING STACKS

#### Poor/Defective

The rubber collars are deteriorating, particularly the one above the MBA, have checked and replaced or covered with "replacement collars" as needed by a licensed Roofing Contractor.

### 1.9 FASCIA / SOFFITS

#### Poor/Defective

Decay was noted where the fascia boards and roofing intersect above BR#3 and the Family Rm, have checked and corrected as needed.

## 2. EXTERIOR ELEMENTS

### 2.0 SIDING #1

#### Fair

The wood siding is in generally good condition, but the paint is beginning to weather, and minor checking (cracking) was noted in a few locations. Monitor conditions closely and anticipate maintenance needs.

### 2.1 WINDOWS

#### Poor/Defective

2.1 (2) As noted in the Roofing Section, a leak at the MBR windows or flashing below them has caused damage to the ceiling below, have checked and corrected as needed by a licensed Contractor.

2.1 (3) The seals for the insulated glass have failed at many of the original windows, with condensation and/or mineral deposits found between the panes. Recommend a check of all units to determine extent of repair/replacement work required. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

### 2.2 ENTRY DOORS

#### Poor/Defective

2.2 (1) The MBR door to the Balcony is decayed and has been leaking. There is no hole in the jamb for it's deadbolt, and adhesive has begun to seep out from it's exterior window trim. Recommend having checked and replaced as needed by a licensed Contractor.

2.2 (2) The rear door does not latch properly, adjust as required.

2.2 (3) The deadbolt does not engage properly at the Front Entry door, adjust as needed / required for proper function and security.

2.2 (4) The stationary panel at the French Doors to the Screened Porch does not open, as it hangs up on the threshold, adjust as needed.

2.2 (5) The screen door at the Screened Porch rubs on the tile flooring, adjust as needed / desired.

### 2.3 STAIRS / STOOPS

#### Poor/Defective

The wood substructure of the stairs at the rear of the Deck appears to be decayed; and the wood trim at the edges of the Deck and Patio is loose at several of the steps. Have checked and corrected as needed by a licensed Contractor to eliminate potential safety concerns.

### 2.5 DECK(S)

#### Poor/Defective

In addition to concerns noted above, loose tiles were found in multiple locations, particularly at the lower Deck / Patio area at the south side of the rear yard, where the structure beneath the tiles appears to be damaged. Have checked and corrected as needed by a licensed Contractor.

### 2.10 ELECTRIC / GFCI

#### Poor/Defective

No power was detected at a few of the exterior receptacle outlets, some of the GFCI outlets appear to be redundant to the GFCI breaker in the interior service panel, and several of the exterior light fixtures were inoperable at time of inspection. Have checked and corrected as needed by a licensed Electrical Contractor.

### 2.11 HOSE BIBS / PLUMBING

#### Poor/Defective

2.11 (1) The hose bib at the rear of the Detached Garage failed when testing / would not shut off. Washers within the faucet were likely deteriorated due to lack of use. Inspector installed a plastic cap to stop the leak. The hose bib at the front of the home is not properly secured to the wall / siding as well. Have checked and corrected as needed by a licensed Plumbing Contractor.

## 2.12 OUTDOOR SHOWER

### Poor/Defective

Water was off to the outdoor shower at time of inspection, and the handheld shower head is missing, correct as needed.

## 2.13 SAUNA

### Not Inspected

The Sauna was not operated, as it was full of storage at time of inspection. Seller indicated that there are concerns with the heaters that were added in the walls. Buyer should have evaluated by a qualified specialist prior to closing.

## 3. SITE ELEMENTS

### 3.2 RETAINING WALL(S)

#### Fair

Minor outward movement is evident in the retaining walls, monitor conditions closely and anticipate future repair or replacement needs.

### 3.5 BULKHEAD / DOCK

#### Not Inspected

Bulkheads and Docks are not evaluated as part of a standard home inspection. Recommend having evaluated by a Marine Structures specialist prior to closing, and again every 3-5 yrs.

### 3.6 SPA

#### Poor/Defective

The Hot Tub could not be fully evaluated due to dirty / cloudy water at time of inspection. It otherwise seemed to be functional, but the cover is damaged / waterlogged, and the valve for the fountain is defective. Recommend having checked and corrected as needed by a qualified pool and spa maintenance expert prior to closing, and replacing cover as soon as possible.

### 3.7 LAWN IRRIGATION SYSTEM

#### Not Inspected

System was not functional at time of inspection, and a few damaged sprinkler heads were noted. Have checked and corrected as needed by a qualified lawn irrigation system specialist.

### 3.8 OUTDOOR KITCHEN

#### Poor/Defective

Construction of the outdoor Kitchen is incomplete, as countertops and appliances are missing, correct as needed / desired.

### 3.9 POOL

#### Not Inspected

3.9 (1) A pool inspection is not included in a standard home inspection. However, the following concerns were noted: the pool light was removed / sitting out of the pool at time of inspection; the skimmer baskets were full / clogged, indicating a lack of maintenance; the salt level was low; and the booster pump for the polaris would not operate, as the control panel indicated a fault. Have evaluated further by a qualified pool and spa maintenance expert prior to closing.

## 4(A) . DETACHED GARAGE / WORKSHOP

### 4.6.A ENTRY DOOR(S)

#### Poor/Defective

Both exterior entry doors rub the jambs, and there are no holes in either for the deadbolts, correct and maintain as needed.

### 4.9.A DOOR OPERATOR(S)

#### Poor/Defective

The west front door was disconnected from the opener at time of inspection, (hardware was missing) and neither of the rear doors would respond to the wall mounted wired remotes, and the west rear door did not respond to the handheld remotes as well. A defective reversing sensor was also found at the east front door. Have all checked and corrected as needed by a qualified overhead door specialist. Please be advised that there is currently no latch for the west front door, correct as needed for security.

## 4(B) . ATTACHED GARAGE

### 4.4.B WALLS / CEILINGS

#### Fair

4.4.B (1) Door to the house and the walls that are shared with the living space do not comply with current fire safety standards. Consider upgrading for improved safety.

*Fire rated doors are now required, and Attic accesses with wood panels for covers are generally prohibited when the Attic over the Garage is shared/open to the Attic over the finished space. Fire-rated materials (such as 5/8" drywall) are required on Garage walls and ceilings to slow the spread of a fire that starts in the Garage into the home to allow the occupants added time to escape. Walls and ceilings must also be free of holes or other damage, and the seams properly sealed with appropriate drywall tape and joint compound to prevent fumes from seeping into the home. Thickness of existing drywall was not checked, but given it's age it is unlikely to comply with these standards as well.*

## 6(C) . MASTER BATH

### 6.0.C SINK(S)

**Poor/Defective**

The drain was clogged at time of inspection, clear and maintain as needed.

**6.2.C STALL SHOWER(S)**

**Fair**

The lower-left body jet was inoperable at time of inspection, have checked and corrected as needed by a licensed Plumbing Contractor.

**6.3.C JETTED TUB(S)**

**Poor/Defective**

6.3.C (1) The diverter for the hand held spray head was inoperable at time of inspection, have checked and corrected as needed by a licensed Plumbing Contractor.

**6.6.C WALLS / CEILINGS**

**Fair**

6.6.C (1) Door does not latch properly, correct as required. (adjust striker)

**6.8.C ELECTRIC / GFCI**

**Fair**

GFCI unit at wall is redundant. The circuit is already protected by a GFCI unit in the Electrical Panel. Consider replacing with a standard duplex receptacle to eliminate confusion when a ground fault/trip occurs, and a reset is needed.

**6(D) . BATH - BR#2**

**6.0.D SINK(S)**

**Poor/Defective**

Drain is slow; have checked and cleared as needed by a licensed Plumbing Contractor prior to closing.

**6.5.D WALLS / CEILINGS**

**Fair**

Door does not latch properly, correct as required. (adjust striker)

**7. KITCHENS**

**7.7 DISPOSAL(S)**

**Fair**

As noted above, RomeX (solid wire cabling) is improperly exposed. Have cabling placed within a proper protective conduit, or replace with a flexible appliance cord and install a receptacle outlet as needed to reduce the potential for accidental damage.

**7.8 VENTILATOR(S)**

**Poor/Defective**

Installation of the pop-up ventilator behind the cooktop is incomplete. Controls were not found, and a duct to the exterior has not been installed. Correct as needed.

**7.12 REFRIGERATOR**

**Fair**

See Dishwasher comment with respect to life expectancy.

**7.14 DEEP FRYER**

**Not Inspected**

Unit could not be operated due to the lack of oil at time of inspection. Buyer should have Seller demonstrate proper operation prior to closing.

**7.16 STEAMER**

**Not Inspected**

The steaming oven was not operated, as it was unfamiliar to the inspector, and water has to be added manually, so it should be dried and cleaned after each use. Buyer should have Seller demonstrate proper operation prior to closing.

**8. INTERIOR ELEMENTS**

**8.0 CEILINGS**

**Poor/Defective**

8.0 (1) As noted in the Roofing Section, the ceiling of the Sunroom / Breakfast Rm has been damaged by leakage, which may have occurred at the flashing where the roof meets the siding above, but is more likely from the MBR windows. Have checked by a licensed Contractor and corrected as needed.

**8.6 WINDOWS**

**Poor/Defective**

In addition to concerns noted in the Exterior Section, the double-hung windows in the Sunroom / Breakfast Rm would not open at time of inspection. One of the casement windows in the Family Rm would not release as well. Have checked and corrected as needed by a licensed Contractor.

**8.7 ROOM DOORS**

**Fair**

8.7 (1) As noted in the MBA and Bath - BR#2 Sections, the doors at those locations would not latch; and the door to the 1st FI BR / Office does not close due to lack of clearance with the HVAC register. Correct and maintain as needed.

## **8.8 DETECTOR TEST**

### **Poor/Defective**

The unit by the MBR and BR#3 did not test, and both detectors appear to be beyond their intended service life. Current standards require that a smoke detector should be present in each BR, and the units in the Hallways should be smoke / CO combo units when gas appliances are present. Replace existing smoke detectors with combo units and add smoke detectors in each BR as required for safety.

## **8.10 FIREPLACE GAS BURNERS**

### **Not Inspected**

8.10 (1) Gas logs/burners not evaluated. There was no gas supply to the unit at time of inspection. (likely off at a shutoff valve in the Crawlspace) Buyer should obtain all manuals and operating instructions from Seller and have operation demonstrated prior to closing.

## **8.11 CENTRAL VACUUM**

### **Not Inspected**

Unit appeared to function properly when switched on in the Garage, but ports and accessories were not inspected. Buyer should have Seller demonstrate proper operation prior to closing.

## **9. FOUNDATION / SUBSTRUCTURE**

### **9.2 FLOOR FRAMING**

#### **Fair**

9.2 (1) Evidence of prior termite activity was found at the wood frame curtain wall at the rear of the Crawlspace, and below the front portion of the Addition. Live insects and consequential damage were not found, nor were signs of treatment. (drill holes in the foundation) Conditions should be evaluated further by a licensed Termite & Pest Control Specialist and corrected as needed prior to closing as a precaution.

## **10. ELECTRIC SYSTEM**

### **10.2 MAIN DISCONNECT(S)**

#### **Poor/Defective**

The main breaker in the main service panel in the broom closet was warm at time of inspection, and a humming noise was observed coming from it and another breaker in the panel. While this does not appear to be a significant concern at this time, (as temperatures were less than 150 degrees) it should be evaluated further and corrected as needed by a licensed Electrical Contractor. (breakers may need to be replaced, or circuits relocated to other panels to reduce load on this one)

### **10.3 DISTRIBUTION PANEL(S)**

#### **Fair**

10.3 (1) 3 of 6 screws for the cover of the main (broom closet) panel are missing and two are wood screws which have sharp points which could damage wire insulation, causing a dangerous short circuit. Replace all (5) with approved blunt-tipped panel screws.

### **10.5 DEVICES**

#### **Poor/Defective**

10.5 (1) Mis-wired 3-way switches were found for the light fixture in the Dining Rm, have checked and corrected as required by a licensed Electrical Contractor so that the light can be turned off at either switch and back on at the other in any order.

10.5 (2) A receptacle was found below the stained glass window in the MBR which has an open ground connection, a damaged receptacle was found in the Laundry Rm, and a loose outlet was found on the north wall of the Sunroom / Breakfast Rm, have checked and corrected as needed by a licensed Electrical Contractor.

10.5 (3) The ceiling fans in the Family Rm did not respond to the remote control, have checked and corrected as needed.

10.5 (4) The ceiling fan control switch in the MBR is damaged, replace as needed.

## **11. HEAT PUMP SYSTEM(S)**

### **11.0 HEAT PUMP SYSTEM(S)**

#### **Poor/Defective**

The heat pumps and remote air handlers are approaching the end portion of their service life. The condensing units, pumps, and Air Handlers seemed to function properly, but the zone control system did not. Uneven temperatures were noted throughout the home, despite the multiple thermostats having the same temperature setting, and the zone control dampers in the ducts were making noises as if they were stuck and could not open or close properly. Buyer should have the systems checked and corrected as needed by a licensed HVAC Contractor with extensive experience with closed loop water source (geothermal) heat pumps and the Trane zone control system prior to closing.

### **11.4 DUCTWORK**

#### **Poor/Defective**

11.4 (1) As noted above, air leakage was detected at the Air Handlers and ducts nearby in the Attics. This has caused mildew / fungus to grow on the unit above the MBR closets. The duct that supplies air to the register by the door in the 1st FI BR / Office was saturated at time of inspection as well. (condensation within the duct has seeped into the insulation layer around the flex duct) Have checked and corrected as needed by a licensed HVAC Contractor. Once these concerns have been corrected, clean and sanitize the growth on the Air Handler and monitor conditions closely.

### **11.5 THERMOSTAT(S)**

**Poor/Defective**

As noted above, several of the thermostats and/or the dampers within the ducts and/or the zone control unit were not functioning properly at time of inspection, have checked and corrected as needed by a licensed HVAC Contractor with extensive experience with the aging Trane zone control system installed.

**12. PLUMBING SYSTEM****12.0 WATER PIPING****Fair**

While most of the supply piping is Copper, Polybutylene (PB) piping was found in use in a few locations in the Crawlspace. This material was extremely popular in our area during the '80's and early '90's, but has become known for premature failures and was the subject of a class action lawsuit settled in 1995. (Cox v. Shell) As a result of the settlement, a fund was established to fund repairs of leaks, subsequent damage, and pipe replacement. Consult [www.pbpipe.com](http://www.pbpipe.com) (<http://www.pbpipe.com/>) for details regarding remedies and qualifications. More info is available at [www.polybutylene.com](http://www.polybutylene.com) (<http://www.polybutylene.com/>) as well. Repair costs are often not covered by Home Owners Insurance or Home Warranties, but coverage is available. Inquire with Insurance and Warranty companies as to availability and limitations of coverage prior to closing, and monitor conditions in yard and Crawl Space closely.

**13. WATER HEATER****13.3 SAFETY VALVE PROVISIONS****Poor/Defective**

PEX piping is not permitted for use on temperature and pressure relief valves in many areas for a number of technical reasons, but some local City Building Inspectors will allow it. Among the reasoning against the use of PEX is that it is not rated for temperatures above 180 degrees (F) and the temperature of a discharge would likely exceed that. PEX also uses "insert" fittings, which reduce the diameter of the pipe below the 3/4" outlet of the valve. Additionally, when installed on electric tanks, which typically have the T&P valve on the top, the horizontal portion of the pipe can sag, forming a trap, which is not permitted. (as PEX is flexible) Check with local Building Officials and replace as needed.

See the discussion on the topic at the link posted below, which is from a Plumbers forum:

<http://www.plbg.com/forum/read.php?1,468921> (<http://www.plbg.com/forum/read.php?1,468921>)