

SUMMARY

Report # : 122705-1

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
(3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Major Concerns:

1. The pool bathroom tile is missing grout at the walls and higher than normal (at risk) moisture readings were noted to the drywall below the tile. Recommend further evaluation and repairs as needed.(2)
2. The master bathroom shower appears to have a leak that has visible damage in the office. The carpet, drywall and baseboards have moisture damage and at risk moisture readings, recommend further evaluation of the shower and shower pan to determine the location of the leak and repairs as needed.(2)(3)(4)

Minor Concerns:

1. The Jack and Jill bathroom window is missing a weather strip seal at the top of the lower window. Strip is sitting on the window sill.*
2. The clothes dryer appears to be at the end of its useful life, belt or drum roller is worn.(2)
3. The kitchen under counter florescent light flashes on and off, repairs needed.*
4. The pool pump electrical conduit is loose/damaged at both ends of the conduit, exposed wires noted, repairs needed.(2)(4)
5. Recommend caulking the around the exterior banding of the door from the pool bath to the screened patio.*

General Notes & Maintenance Items:

1. The inspector recommends keeping all trees and bushes trimmed from the sides and roof of the house.
2. The master bathroom shower door is sticking at the bottom, adjustment needed and the soap holder at the shower has a crack in the porcelain.*
3. Several of the kitchen slide outs at the cabinets need adjusted so they stay on the tracks.*
4. Recommend sealing all stucco cracks and painting.* Monitor for excessive cracking.
5. The ceiling needs cleaned around the HVAC vent of the middle bedroom.*

No Wood Damage Noted: