

Report Commentary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

ATTIC STRUCTURE

Repair attic entry hatch and hinges to reduce risk of hatch falling loose with subsequent damages or personal injury. Install added blocking between trusses and secure hatch frame for increased safety.

HEATING/COOLING/VENTILATION FORCED AIR COMPONENTS

Mold / algae growth observed around air handler and ductwork. Dirt / debris on ceiling A/C grills is an indicator that evaporator coil is dirty or partially clogged and requires cleaning/service. Recommend further evaluation and service by a licensed A/C contractor.

PLUMBING COMPONENTS PRIVATE SUPPLY

Sprinkler system did not respond to control panel during inspection. Recommend current owner demonstrate operation or have system serviced by a qualified irrigation specialist

WELL PUMP/TANK

Algae growth, debris or other contaminants were observed in aerator tank. Cleaning and sanitizing of water system is recommended for health reasons

BEDROOM - MASTER - EAST REAR PATIO DOOR

Repair or replace decayed lower exterior trim work of patio access door to reduce further deterioration and subsequent damages.

Determine extent of corrosion damages to metal clad door and repair as necessary to reduce further deterioration

SWIMMING POOLS/SPA/HOT TUB PUMP/MOTOR/FILTER

Determine cause of water leakage observed at pool pump/filter and repair as necessary to reduce water loss with subsequent damages to pump motor.

HEATER

Determine source and cause of gas odor around gas pool heater and repair as necessary for safety reasons. It is recommended that the gas pool heater be evaluated and serviced by a licensed pool and spa contractor or local gas utility technician.

HOT TUB GENERAL

Replace missing grout on inner tiles of spa to reduce risk of water leakage and subsequent damages