



ENCHANTED CIRCLE HOME INSPECTIONS

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Inspection Report Prepared For:

Inspection Address:

Inspection Date:
July 15, 2019

Selling Agent: Robyn Tyra. Berkshire Hathaway

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-Blue Text indicates areas that need repair, maintenance, or attention.

-Red Text indicates safety concerns or situations in need of immediate repair.

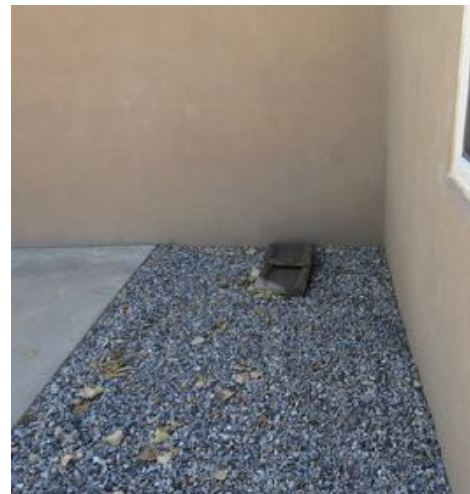
Foundation

1- The foundation appeared functional.

Grading

1- There looks to be a low spot in the grade south of the back patio. This could allow water to pool near the foundation. The gravel should be scraped back, earth added and sloped away from the house. The area can then be re-dressed with gravel. →

2- The gutter downspout by the front door should be extended 3 feet from the building. ↓



Exterior Walls

1- The exterior walls look to be 2x6 frame construction with a stucco finish.

2- Spidering cracks were noted in the stucco finish in areas. This is typical for this surface. You may want to consider having the residence re-color coated in the near future. →



Doors and Windows

1- The living area skylight dome is cracked. It should be replaced. →

2- The south door of the garage rubs and should be repaired or replaced.

3- Other windows and doors operated and appeared functional.



Patio

1- Minor cracking was noted in the stucco of the front patio wall. They should be sealed to prevent water penetration.

2- Wood rot was noted in the south header in the patio wall window. This should be evaluated and repaired. →

3- Cracks were noted in the back-patio slab. They may indicate shrinkage cracks or minor settling.



←4- A significant crack was noted in the back-patio wall. It may indicate settling of the foundation. It should be monitored and repaired if needed.

5- The north gate rubs and would benefit from an adjustment.

Covered Porches

1- The porch roof flashing should be resealed at the wall to prevent leaks. ↘



Roofing

1- The roofing appears to be a built-up type roofing. No leaks were noted.

2- The Canales look to be set high and not draining properly. They should be evaluated and repaired by a qualified roofer. ↓



3- Cracks were noted in patches made to the roofing at the parapets. They should be evaluated and repaired to prevent a possible roof leak.

4- The parapets appeared in functional condition.

Plumbing

1- Waterlines are copper and PEX where visible.

2- Drain lines are PVC.



←3- The main water shut off valve is located in the mechanical closet.

4- Water pressure and drainage appeared normal.

5- The 40-gallon natural gas water heater was operated and appeared functional. It was manufactured in 2012.

6- The water heater expansion tank sounded waterlogged. It should be evaluated and replaced if needed.





←7- The spigot on the south side of the building is not properly secured to the wall. It should be.

Heating System

1- The 50,000 BTU natural gas boiler was operated and appeared functional.



2- The in-floor radiant heating system has two thermostats and two zone valves that regulate the flow of hot water from the boiler to the heating zones. ↓



3- The kitchen and living room zone valve was open despite the zone not calling for heat. It should be replaced.



4- The boiler pressure gauge read 0 psi at the time of the inspection. The pressure reduction valve was manually operated. The system was charged to 15 psi.

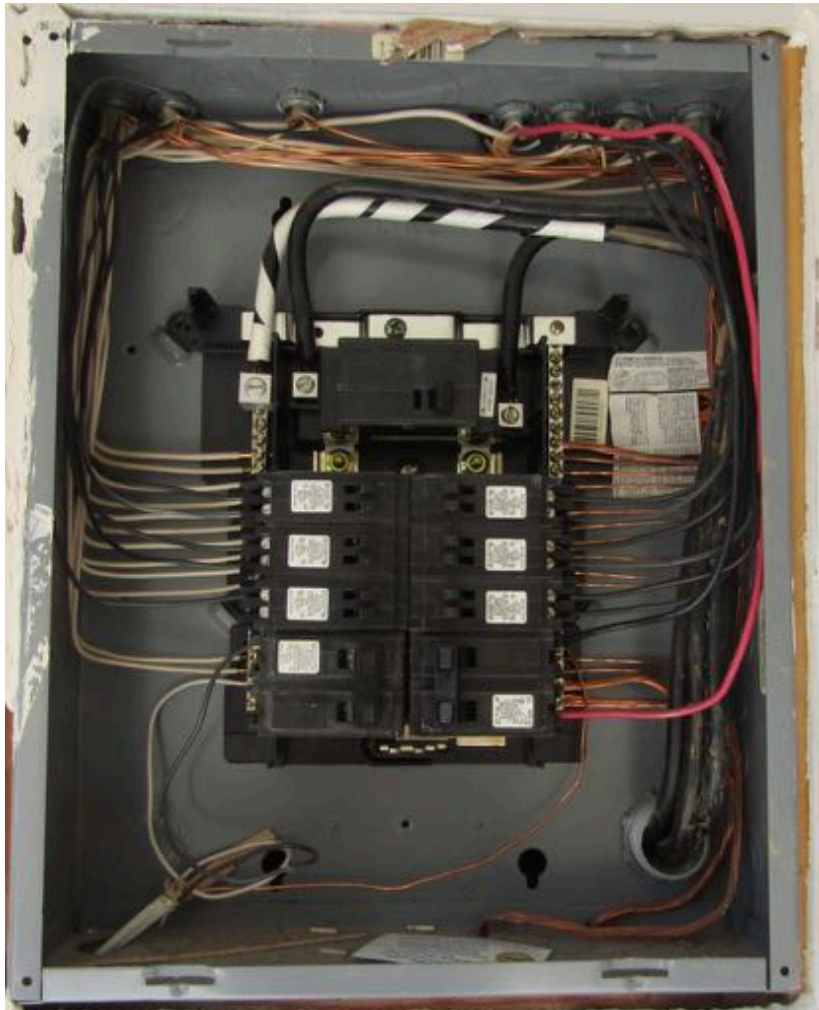
5- The pressure reduction valve should be evaluated and repaired or replaced by a qualified contractor.

6- The tubing for the in floor radiant heating system is PEX.

7- Boiler expansion tank sounded waterlogged. It should be evaluated and repaired or replaced as needed.

8-The evaporator cooler was winterized and was not operated. It should be de-winterized at its functionality confirmed.→

Electrical



1- The electric panel is located in the garage. No inspection stickers were noted.

2- The electric panel has a 100-amp, 120/240-volt, copper service. Branch circuits are copper. No double tapping or over fusing was noted.

3- Electric wire coming in through the bottom of the panel is not protected with a wire clamp or anti-fray bushing. One should be installed.↓



4- The 30-amp breaker in the bottom left corner of the panel is oversized for the wire used. And appropriately sized breaker should be installed. This is a potential fire hazard. ↓



5- Electric receptacles on the south wall of the garage are not GFCI (Ground Fault Circuit Interrupt) protected. They should be.

6- Other electric receptacles tested appeared functional.

7- Exterior electric receptacles are GFCI protected.

8- Smoke detectors have been installed. They look to be older devices due to color change noted. It is recommended that smoke detectors be replaced every 10 years.

9- The laundry room ceiling fan was nonfunctional. It should be evaluated and repaired.

Interior

1- The interior walls are gypsum board. They appeared in functional condition.

2- The ceilings are gypsum board. They appeared functional.

3- The flooring is carpeting and a Pergo type flooring. They appeared in functional condition.



Kitchen

1- Kitchen electric receptacles are GFCI protected.



2- The gas range was operated and appeared functional.

3- The range does not appear to have an anti-tip bracket. This is an important safety feature that should be installed.

4- The hood fan and its light were operated and appeared functional.

5- The garbage disposal was operated and appeared functional.

6- The refrigerator icemaker was not operated. The refrigerator might not be connected to a water source.

7- The kitchen counter, cabinets, appliances, fixtures, water lines, drains, and electric receptacles appeared functional.

Bathroom

1- The bathroom electric receptacle is GFCI protected.

2- The showerhead is clogged with mineral deposits it should be cleaned or replaced.

3- Bathroom tubs, showers, faucets, sinks, drains, countertops, vanities, toilets, and electric receptacles operated and appeared functional.

Laundry



1- The washer and electric dryer were operated and appeared functional. There is a stub out for a gas line.



Garage

1- The attached garage is finished in gypsum board.

2- The electric garage door opener was operated and appeared functional.

3- Cracks were noted in the garage slab. There is a lip in areas between the cracks. This could indicate settling. They should be monitored.

4- The garage door gasket appeared damaged. It should be replaced. →

Please feel free to contact me with any questions.

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July 18, 2019

