As with any special equipment, whirlpool baths need to be operated properly and safely. You should try to secure a copy of the manufacturer's operating instructions in order to understand fully the way this equipment functions and the safety precautions one should follow.

#### SWIMMING POOL

Electronically Filed Mar 12 2021 03:07 p.m.

The swimming pool consists of an in-ground concrete with pebble Elizabeths Arr Brown by a stone deck. It is served by a cartridge filtering system. In addition, i Clerk of Supreme Court equipment:

- Separate spa
- Water fall, which was operating
- Fire Pit, which was operating
- Gas heater, which was operating
- Spa and pool lights which were operating
- In-floor cleaning heads, which were operating
- Automatic leveling device, which was operating
- Time clock(s), which appeared to be operational
- Automatic chlorinator which was not tested

The spa equipment is integrated with the pool equipment. The swimming pool and its related equipment were in operation and appear to be in serviceable condition. The exception to this is that the water distribution for the water wall should be adjusted to reduce splashing.

The pool pebble finish was visible during the inspection from above the water line and appears to be in good condition.

The waterline tile was intact and in good condition except for a liming condition (white scale) above and along the waterline.

Our inspection of the in-ground pool does not include any subsurface investigation or testing of underground piping systems. This inspection should not be considered a certification of the pool as that would require a more extensive inspection. Our pool inspection is limited to those portions above the water line. A complete structural inspection of the pool would require draining the pool.

Our "test" is not an evaluation of performance but is only to verify that the equipment "works." It is possible that time clocks may be defective, thermostats may be out of calibration, etc., and the equipment can still "pass" our abbreviated test. Equipment can fail at any time without warning. There are insurance policies available to you that may provide some protection. Your agent can supply information on this subject.



You should note that while there is a fence surrounding the backyard there is no fence around the pool area itself. This allows for unwanted entry into the pool by individuals who need close supervision, especially small children.

#### CONCLUSION

In summary, we consider this home to be in somewhat above average condition. Good quality materials and workmanship are evident throughout. While there is some work to do, as we have discussed in this report, in general, you should consider this home to be of good quality. It should serve you well for quite some time.

In general, keep in mind that many of the suggestions we make in this report represent improvements to this home rather than deficiencies. Thus, much of the work we suggest can be handled as time, finances and personal preference dictate. Owning any home can be overwhelming. Thus, keep in mind that not all of the things we recommend must be done immediately.

There is no one way to build, renovate or remodel a home. As a result, you may encounter contractors whose opinions about the condition of this home will differ from ours. We cannot be responsible for any action you may take based on those opinions unless we have the opportunity to review the situation and examine the relevant conditions before any repairs and/or modifications are made.

Additional data concerning this home are noted on the enclosed field notes and photographs. To aid in your understanding of the field notes, we have enclosed a listing of the standard abbreviations that we have used.

This report has been prepared in strict confidence with you as our client. No reproduction or re-use of this report for the benefit of others is permitted without expressed written consent. We will not release this report to anyone without your permission.

We have also enclosed a *Glossary* to help you understand some of the technical terms that are used in this report or in discussions about homes and their component parts.

As noted, the inspection represented by our report focuses on the major systems in this home. While a spot check of things like electrical switches, outlets, appliances and other equipment was made, the condition of these things can change unexpectedly. Therefore, we recommend that you visit this home at least one more time before taking ownership to confirm that everything is in operating order. Enclosed is a *Pre-Title Checklist* we have developed for your use during this final visit.



If you have any questions about this report or inspection, please feel free to call our engineer for clarification. There is no additional charge for a reasonable number of phone consultations. Should an additional visit to the home be necessary, however, an additional fee will be charged.

Thank you for the opportunity to be of assistance to you.

Criterium - McWilliam Engineers, LLC

DT/eas



#### PROFESSIONAL QUALIFICATIONS AND EXPERIENCE

#### DAVID TAYLOR, E.I.

#### **Area of Expertise**

David Taylor is an engineer with Criterium - McWilliam Engineers, LLC. He has gained experience in the construction industry through his work with major development projects and recent quality evaluations. David has reviewed over 4,000 single-family homes and high-rise condominiums during construction since 2005, and has been responsible for evaluation of existing and new residential construction. As well as doing residential home inspections, David has also done commercial inspections since he began working with this firm in 2005.

#### Qualifications

David is a degreed Mechanical Engineer. He has worked with various construction regimens since entering the engineering field in 1983. David was mentored on home inspections by Charles "Chay" McWilliam, P.E., Master Inspector, and earned his State Residential Inspector of Structures License in 2007 and his Inspector of Structures General License in 2012. David having met all the requirements set by the State of Nevada Real Estate Division earned his Master Inspector of Structures License in 2013.

#### Education

Mr. Taylor earned his Mechanical Engineering Degree from Virginia Polytechnic Institute in 1983. He has been involved with the Las Vegas construction industry since January 2005. David also has an E.I.F.S. Certification with American Wall Ceiling Institute.



#### APPENDIX A

#### MAINTENANCE PLAN

Prepared for:

Todd Swanson

Property:

42Meadowhawk Lane, Las Vegas, NV 89135

To help provide a perspective for the work that we have recommended for this home, the following schematic maintenance plan is offered. This list should not be considered all-inclusive since there will surely be other things you will want to make part of this list. Our purpose in providing this list is to help you organize some of the work that we have recommended, with particular emphasis on those things that need attention within the next year or so.

#### Items to be addressed before releasing the contractor:

- Maintain heating/air conditioning equipment
  - The door at the right side air handler is damaged and does not close properly.
- Repair plumbing fixtures
  - There are leaks at both recirculation pumps.
  - There is a pluming leak above the ceiling of the basement bathroom.
  - The drain cleanouts should have permanent screw-type caps.
  - There is no air gap on the ice maker drain line. In addition, we recommend that the drain line hose be cleaned.
  - The locking lug is missing from one water heater enclosure.
  - The tubs in the second floor bathroom have controls for some unknown feature. This should be investigated further.
  - The automatic solenoid valves on the pool fill circuit are noisy and create a
    water hammer effect throughout the house. This should be investigated
    further, and repaired as needed.
- Repair electrical system
  - There is an open outlet at the lower patio.
  - All outlets within six feet of a sink should be protected by GFCIs. The outlets by the master bathroom sinks were not.
  - There is no power at the outlet in the master closet. The cover is also missing from this outlet.
  - The outlet covers are loose at the media room wet bar cabinet.



- The door at the control box for the automated panel door can not close. The power cord is routed through the door.
- The whirlpool tub is not GFCI protected.
- The screws are missing from the deadman covers at the main electrical panels.
- Review entire electrical system.

#### Make interior repairs

- The drywall is damaged at the right side mechanical closet.
- The whirlpool tub is not supported from the floor.
- The cover is missing from the vent fan in the media room.
- There is a loose light fixture in the master shower.
- The access cover at the basement hall does not close properly.
- There are no secondary latches on the patio sliding glass doors.
- One burner valve at the patio grill is not functional.
- There is no hardware in the basement bedroom closet.

#### Repair exterior

- The handrail has been removed from a second floor window. The handrail should be properly replaced or the wall penetrations sealed.
- The grout is missing from the tile joints on the patio stairs.
- There is no landing at the exterior door in the kitchen.
- There is unfinished stucco surface at the roof feature.
- The screens for the patio slider doors do not latch.
- The patio slider in the basement media room does not latch.
- The automated panel doors do not close properly.

#### Make roof repairs

- The primary debris guards are not sealed to the roof.
- The debris guards should be removed from the secondary drains.
- The cap should be removed from the plumbing vent at the left side roof.
- The elimination of low spots that accumulate standing water.
- The gutter downspouts should be made to discharge away from the house.
   Therefore, a splashblock should be placed under each downspout to direct the water away from the foundation. This on the left side of the house.
- Further investigation of fire sprinkler controls
- Repair garage firewall



- Maintain/repair the whirlpool bath
  - The jet nozzles are missing. They should be installed.
  - There is no support under the tub, appropriate support should be installed.
- Maintain/repair the swimming pool and equipment
  - The water distribution for the water wall should be adjusted to reduce splashing.

#### Routine maintenance/improvement items:

Within the first five years of ownership:

- Install caulking at the exterior
- Paint the exterior trim
- Maintain roofing

Within the first ten years of ownership:

- Install caulking at the exterior
- Paint the exterior sidewall and trim
- Maintain roofing

#### Annual maintenance requirements:

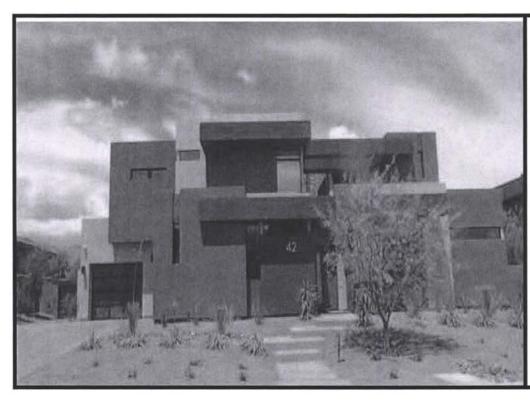
- Continue annual heating/air conditioning equipment maintenance
- Maintain irrigation system
- Test GFCIs
- Test AFCIs
- Test smoke alarms
- Test carbon monoxide detectors
- Maintain/repair the swimming pool and equipment
- Continue general maintenance



**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015

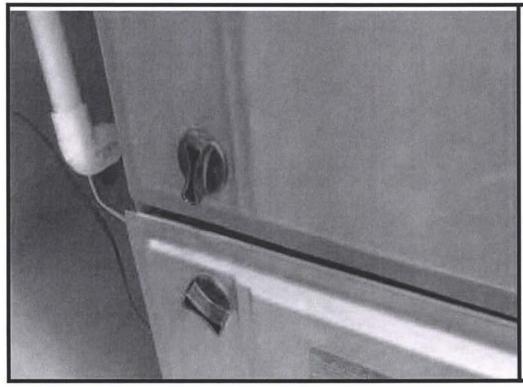




### **Description:**

The front view of the house.

Photo Number



# **Description:**

The door is not secure at the right side air handler.

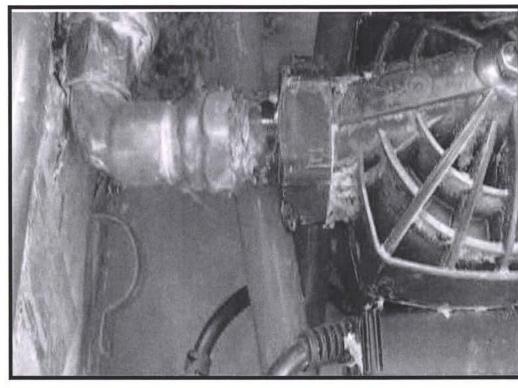
Photo Number

STANICONIONOS

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015

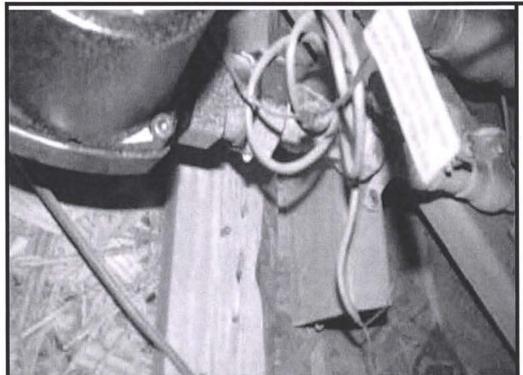




## **Description:**

There are leaks at the hot water recirculation pumps.

Photo Number 3



## **Description:**

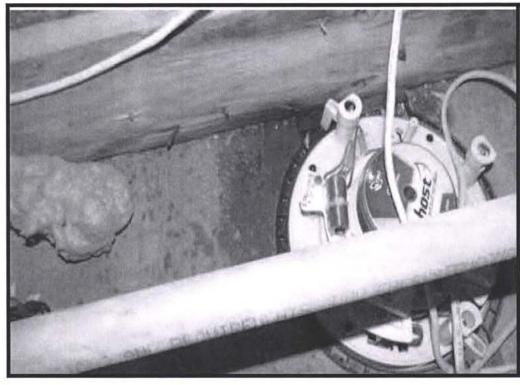
There are leaks at the hot water recirculation pumps.

Photo Number

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015

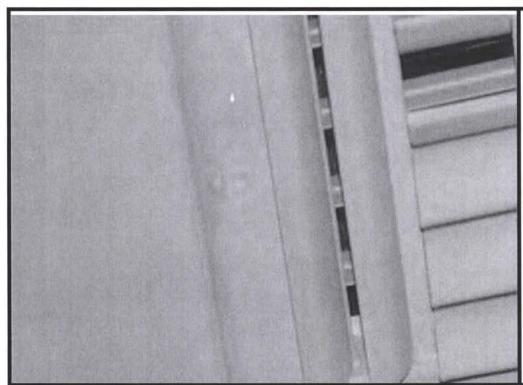




## **Description:**

There are leaks at the hot water recirculation pumps.

Photo Number 5



# **Description:**

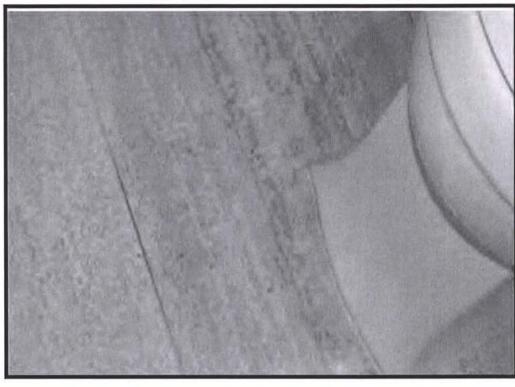
There is a plumbing leak at the ceiling of the basement bathroom.

Photo Number

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015





## **Description:**

There is a plumbing leak at the ceiling of the basement bathroom. This is the water on the floor under the drip.

Photo Number

7



## Description:

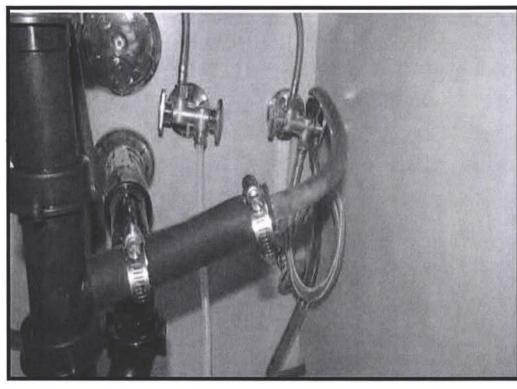
The drain cleanouts should have permanent screw type caps.

Photo Number

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015





### Description:

There is no air gap on the ice maker drain line. The discoloration of the drain line should also be investigated.

Photo Number

\_



### Description:

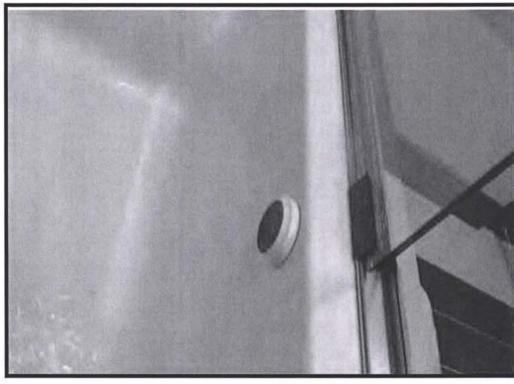
The locking mechanism is missing from one water heater cover.

Photo Number 10

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





### Description:

The controls at the second floor tub should be investigated further.

Photo Number



## Description:

There is an incomplete outlet at the wall of the lower patio.

Photo Number

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015

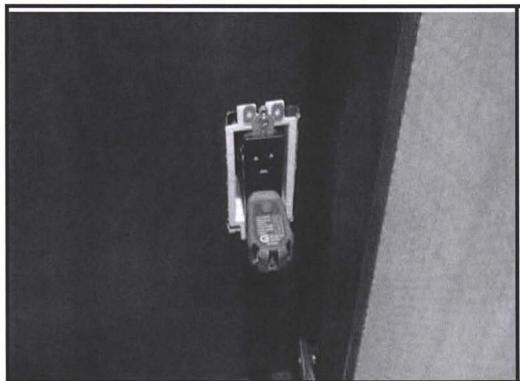




### **Description:**

The outlets at the master bathroom sinks are not GFCI protected.

Photo Number 13



## **Description:**

One outlet in the master closet does not have power.

Photo Number

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015

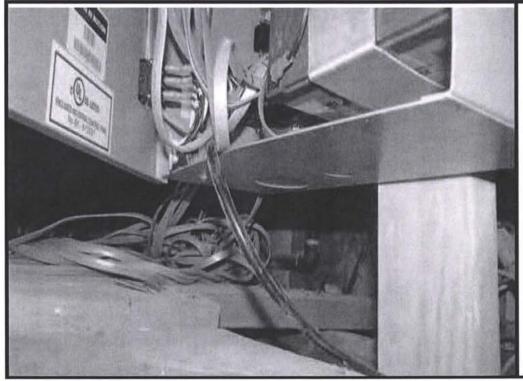




## **Description:**

The outlet covers are loose at the media wet bar counter.

Photo Number



## Description:

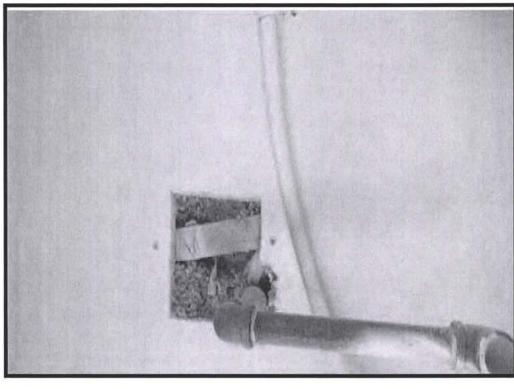
The power cord is routed through the door at the panel door controls.

**Photo Number** 

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015

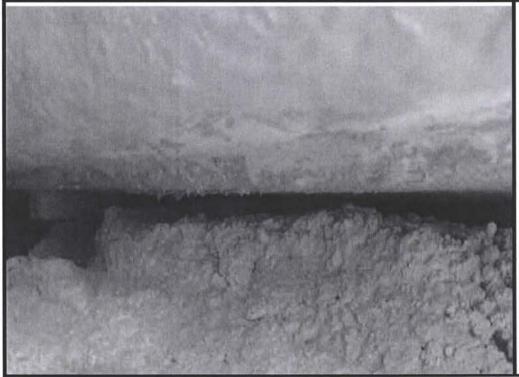




## **Description:**

The drywall is damaged at the right side exterior mechanical closet.

Photo Number 17



# **Description:**

The whirlpool tub is not supported from the floor.

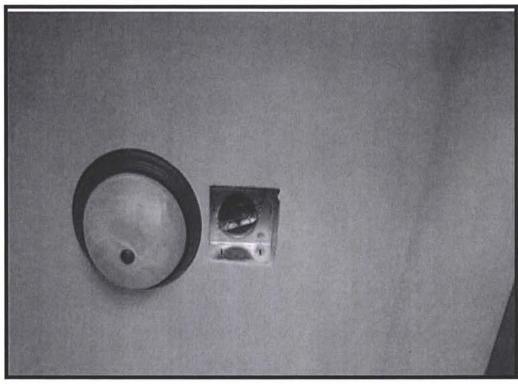
Photo Number 18

SWANSON000088

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015





## **Description:**

The cover is missing from the vent fan in the media closet.

Photo Number 19



# Description:

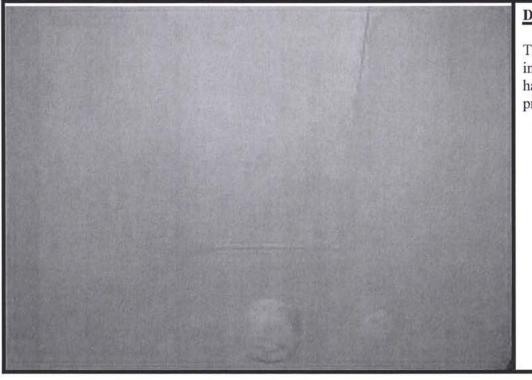
There is a loose light in the master shower.

Photo Number 20

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015



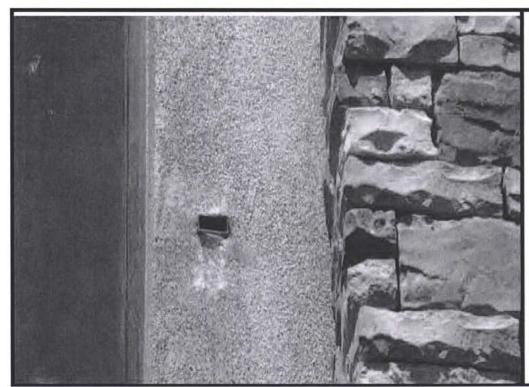


# Description:

The access cover in the basement hall does not close properly.

**Photo Number** 

21



## Description:

The handrail components at the second floor window should be repaired and sealed.

**Photo Number** 

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015





### Description:

The handrail components at the second floor window should be repaired and sealed.

Photo Number 23



# Description:

There are open grout joints at the steps to the basement.

Photo Number

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015





## **Description:**

There is no landing at the exterior door in the kitchen.

Photo Number 25



# Description:

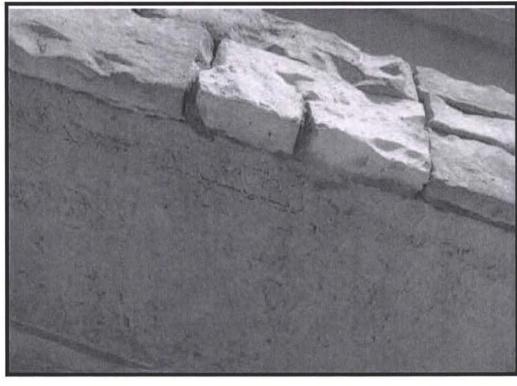
There is unfinished stucco at the roof parapet feature.

Photo Number

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015

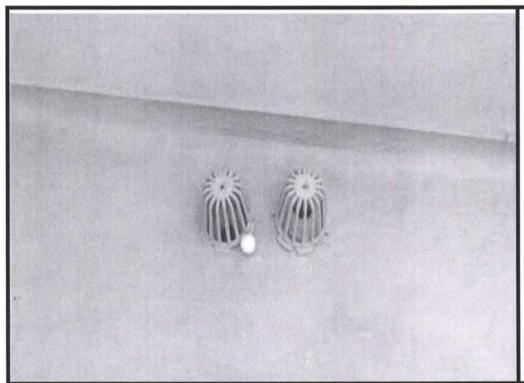




## **Description:**

There is unfinished stucco at the roof parapet feature.

Photo Number 27



## **Description:**

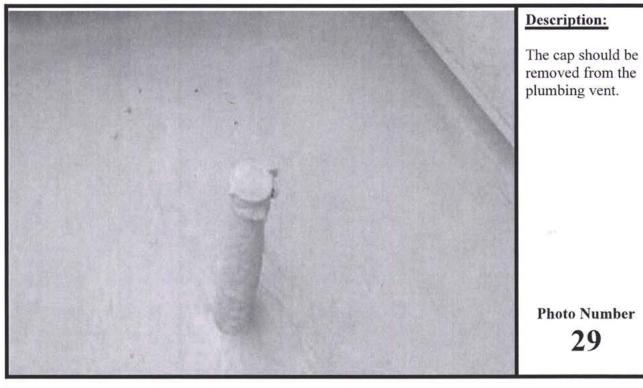
The debris guards should be removed from the secondary drains.

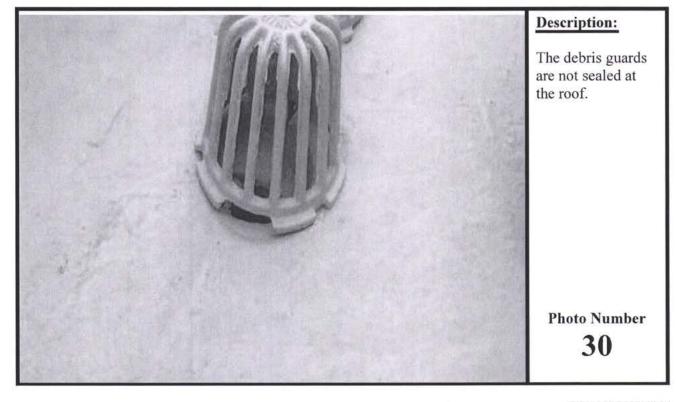
Photo Number

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015



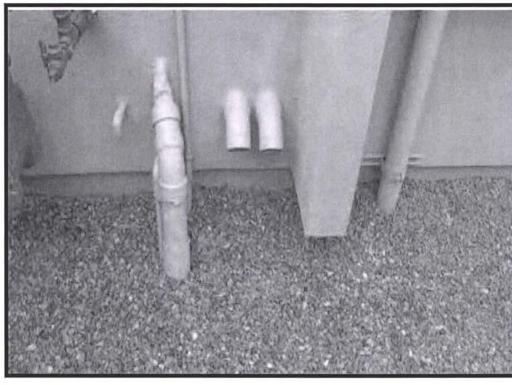




**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015

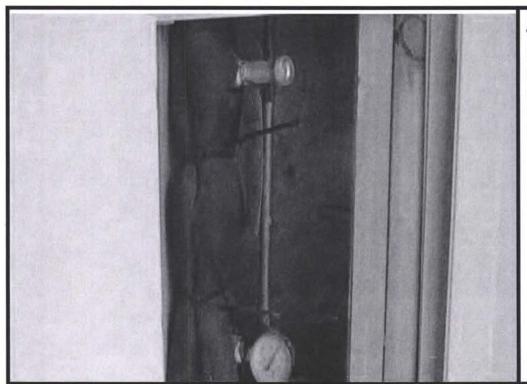




### **Description:**

Splash blocks should be placed at all down spouts.

Photo Number 31



## Description:

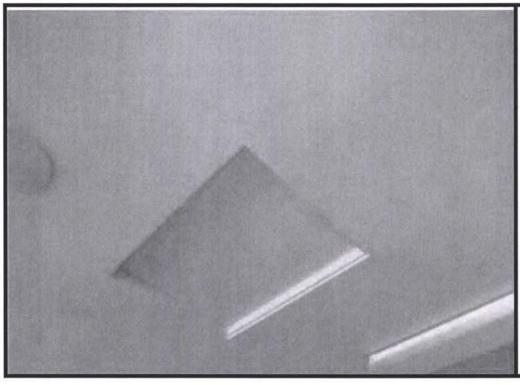
The configuration of the sprinkler controls is not what is typically found.

Photo Number

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015

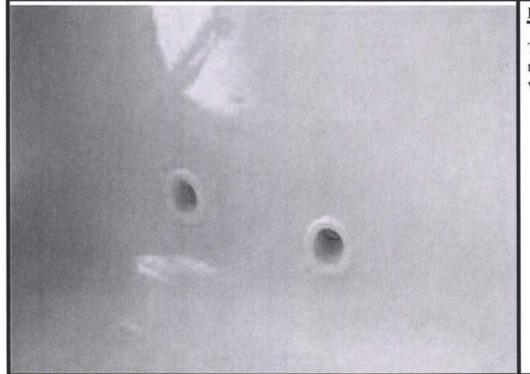




## **Description:**

The attic access and speaker at the garage ceiling violate the garage firewall.

Photo Number 33



## **Description:**

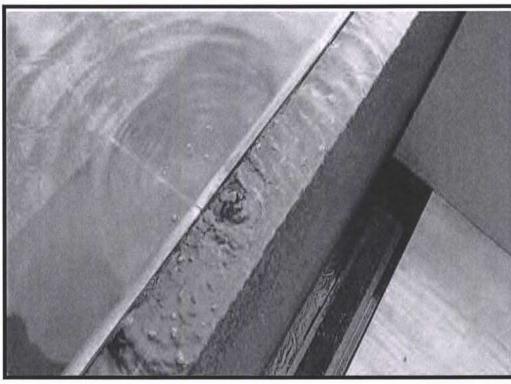
There are no jet nozzles at the whirlpool tub.

Photo Number

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015





## **Description:**

The water flow at the water feature should be adjusted to prevent splashing.

Photo Number 35

#### APPENDIX B

#### ABBREVIATIONS USED IN THE FIELD NOTES

WALLS		PMP	Pump		
MALLA		FAN	Blower/fan	CEILINGS	
WS	Wood siding	TPRV	Temperature/pressure		
CLAP	Clapboard	manacyan	relief valve	PL.	Plaster
CS	Cedar shingle	PRV	Pressure relief valve	DW	Drywali, gypsum board,
ASB	Asbestos	ASV	Automatic shutoff valve	<b>D</b>	Chatella bullion (Vittle III) logist extremolation
STCO	Stucco	COOLING			sheetrock
ST	Stone	COOLING		PT	Painted
AL	Aluminum	EVAP	Evaporative coil/cooler	PP	Papered
VNL	Vinyl	COND	Condensing unit	WP	Wall paper
BLK	Block	REF	Refrigerant		and the state of t
BRK SB	Brick Slump block	RI.	Refrigerant line	AC	Acoustic tile
VN	Veneer	All	Air handler	AT	Acoustic tile
PLY	Plyword	FAN	Blower/fan	PAN	Panelled
TIO	Texture 1-11			WD	Wood
нв	Hardboard	PIPING			
		CPR		TL	Tile
ROOF		CU	Copper Copper		
		GALV	Galvanized steel	WINDOWS	
A/F	Asphalt/fiberglass	CI	tron		
CS	Cedar shakes/shingles	BR	Brass	con.	e-
SL	Slate	LD	Lead	SP	Single pane
ASB	Asbestos	PB	Lead	112	Single pane
T&G	Tar and gravel	PVC	Polyvinyl Chloride	DB	Double (thermal) pane
BF RR	Bituminous felt	CPVC	Chlorinated polyvinal	2P	Double (thermal) pane
MTL	Roll roofing Metal	chlor	ide		COLEMAN STATE OF CALCULATION CO.
SS	Standing seam	PBS	Polybutylene styrene	IG	Insulating glass
BU	Built-up	ABS	Acrylonitrile butadiene	DH	Double hung
MB	Modified bitumen		styrene	CSMT	Casement
TD	Torched down	PERCENTAGE		SL	Slider
MEMB	Membrane	ELECTRICAL		F	
		GFCI	Ground fault circuit		Fixed
GUTTERS/LEAL	DERS		interrupter	AWN	Awning
100000	688	GFI	Ground fault interrupter	JAL	Jalousie
CPR	Copper	V	Voltage, volts		
AL.	Aluminum	Α	Amperage, amps	n a a n a	
GALV WD	Galvanized steel Wood	CPR	Copper	DOORS	
VNL	Vinyl	CU	Copper		
1110	v myr	AL.	Aluminum	HC	Hollow core
HEATING		R	Receptacle, outlet	SC	Solid core
		sw	Switch		
0	Oil	KAT	Knob and tube	WD	Wood
G	Gas	BX	BX (metal-clad) wiring	INSUL	Insulated
E	Electric resistance	INTERIOR WA	2110	PAN	Panel
HP	Heat Pump	TOTAL WAY	datas	SGD	Sliding glass door
HW	Hot water	PL	Plaster		
HA	Hot Air	DW	Drywali, gypsum board,	PATIO	Patio/atrium door
ST	Steam		sheetrock	LUAN	Luan mahogany he door
F	Forced	PT	Painted	W/GL	With glass
G RAD	Gravity Radiator	PP	Papered	BI-F	BI-fold
CONV	Convector	WP	Wall paper		
GR	Grill	PAN	Panelled	SI.	Sliding doors
BB	Baseboard	WD	Wood		
		TL	Tile		
RH	Radisat near				
RH PR	Radisat heat Pipe riser				



### APPENDIX C

Field Notes



JA002919

	INSPECTI	ON FIELD NOTES	5	Page 1 of 13
Client Swaw		5/4/20 Location		
Address	Along	Y N	CV, NY B) BS	<u> </u>
	Weath	er Con Type/Stor	ies 2/54	
Engineer Davio	loy wa	Approxim	ate Age 2015	
NV = Not Visible, O	Good F = Fair, P = Poor, = Operating, NO = Not Opera	ting, A = Average, B.	1 = Below Average.	AA = Above Average
Į.	iK = Unknown, NI = Needs Inv	estigation, (*) = See I	Report for More Deta	ш
CONDITION	1.1	EXTERIOR		
1.1 Exterior Wall	s: Material/Type 57000			(*etc.)
Trim	ico			
Caulking	Pointing 1	Othe	1 1	
Paint/Stain: W	alls (2)	Trim 60		
	7			
1.2 Roof: Mater	ial/Type UNTHAND FO	ter-		Exp. Life 15-20
Flashing 6				
Eaves/Soffits/	A		···	
Penetrations/S	rs/Downspouts: 2245 A-			
- Gutters/Leader	s/Downspouls:			
GA 13 Windows: M	aterial/Type METAL			
Stormsash: N	one Not All Materi			
1	7.6.7.			
1.4 Doors: Mate	rial/Type MEDAL+ GALS	1 60		
	None Not All Materi	al/Type		
1.5 Grounds: Slop	on that Gover	Low Spots	<u> </u>	
Drainage Syste	ems GO			
	ems/Hose Bibbs GO/G			
Retaining Wal				
Fences/Gates	Ilkways (Fotryway GO			
Shrubs/Plantin				
Shruos/Fiantin	gs Gay			
1.6 Decks/Porche	s/Balconies/Patios: Dews	FROM		RAUL
Type	Chen	Was	7	werm.
Material	STU FLEON	STU / WILL	- 79	かべ ノケン とうひ~
Condition	,	3		6-10
Railings & Sal		N		NA
1.7 Chimney: No.	/Location			
Material/Type				
Clearance/Help				
Weatherlightne	36			
Lining:				
<u> </u>	V 8 / / - / - / - / - / - / - / - / - / -			
	Meter/Piping CPS		- NA	
# Elec. Entrance	Over/Under Ground Less	Ext. Wirin	g	C. D. CARP THE RESIDENCE OF FACE CONTRACTOR OF THE CO.
<i>'</i>				
THE RESERVE AND THE PERSON NAMED IN			at an experienced as a set	1 march 2 marc
NOTE: These inspect	tion field notes are used to voilect field dat	a and should be considered or	ну от соприненен мат усы	* marinite repost
Copyright 1990 CRITERIUM E	MOINEERS . GUASON	Pario	F	om HI Iot
	Bow	~ 1-		SWANSON000100

Client	SWANSM Date 5/e/215	Page 2 of /3
	2 O STRUCTURAL	/
CONDITI	2.9 STRUCTURAL	
	Basement/Crawl Spage.	
	Accessible (Y) N Partial	
_1	Basement Finished N Partial	
	Walls/Footings/Piers: Material/Type Cracks Y N(NV)	
	Bulging/Distortion: Y N (NV)	
+	Floor/Slab: Material Cracks Y N NV	
-	Columns: Material/Type No.	
-	Girders: Material/Type V	34
-	Vapor Barrier Y N NV	
_	Moisture/Watcr: Y N W	
7	Sump Pump (V) Number   Discharge   Discharge	
	Doors/Access Co	
	Windows/Vents NO	
1		
G 2.2	Attic: Accessible (Y) N Cartial	
-	Roof Rafters: Material/Type Zx4	
+	Floor Joists: Material Type	
+	Flooring PANTIUM Leaks/Weathertightness GO	
+	Leaks/Weathertightness 60	
7.3	Other Framing:	
	Walls (NV)	
$\perp$	Special Structural Systems: NA	
60		
2.4	Ventilation	
+	Basement/Crawl Space Down	
+	Mechanical Ventilation K17 BATHS LAURA	
-	Weethanical Ventiation	
2.5	Energy Efficiency	
	Basement Insulation Y N NV Material/Type NA Approx. Amt	
	Floor/Slab Insulation Y N NV Material/Type Nh Approx. Amt.	
	Wall Insulation Y N NV Material/Type Approx. Amt.	41/2
200	Attic Insulation (Y) NV Material/TypeApprox. Amt.	270
+	Caulking/Weatherstripping ON NV Material/Type 74	
60		
	Wood Boring Insects and Rot:  Evidence of Rot or Other Problems Y (NV)	
	Evidence of Termites or Other insects YNV	
4-	exidence of Termiles or Other taseets	
1 9 11 2/11 3 22	· CELLERIUM ENGINEERS	FintH.
		53 07 183 77
		SWANSON000101
		JA002920

JA002921

Client	Swan	NOW	Date	5/0/10	Page 3 of
1 13200000000000000000000000000000000000				5/8/201-	1.86 30/13
CONDI	TION	3.0 AIR CONDITION	VING & HEATING	SYSTEMS	112
GA 3.	1 System: A/C: GM	Furnace:	MAN	_ Heat Pump:	
	Mfr: CAR A	Model No	18 HM (20)	_ Capacity	Location LOC
	Mfr:	Model No		_ Capacity	Location
+	Operating Y N			700,0	- CAT
1 3	2 System: A/C: BM	An Furnace: KA	MAN	_ Heat Pump:	
1	Z Mir: CARN	000 Model No. 1	SKY (SU)		Location LAM
+	Mfr:	Model No.			Location Zota
工	Operating N				luz
				***************************************	
CONDI	1 System: A/C: Bo	3.0 AIR CONDITIO	NING & HEATING	SYSTEMS Heat Pump:	
-42 3.	2 MF (A)3 U	Model No. Q		Capacity 21/2	Location LO7
+	Mfr:	Model No			Location Zo Cul
+	Operating Y) N				
1	operating				
3.	2 System: A/C:	Parnace:		_ Heat Pump:	
$T_{-}$	Mfr:	Model No.		Capacity	Location
I	Mill	Model No.		Capacity	Location
	Operating: Y N				
		1			
		4			
CONDI	TION TO	3.0 AIR CONDITIO	NING & HEATING		8:
CONDI	1 System: A/C: KA	WAN Furnace: K	MAM	_ Heat Pump:	
CONDI Condi	1 System: A/C: KA 4 Mfr: CDISO	PO 36 Model No. C	Weix (30)	Heat Pump:	Location R
CONDI Sp. 3.	1 System: A/C: KA 4 Mfr: CADO	WAN Furnace: K	Weix (30)	_ Heat Pump:	Location Kalba
CONDI S 3	1 System: A/C: KA 4 Mfr: CDISO	PO 36 Model No. C	Weix (30)	Heat Pump:	
57	1 System: A/C: KA 4 Mfr: CDISO Mfr: Operating Y N	PO 36 Model No. C	WAN (30)	Heat Pump: Capacity 3 Capacity 6406	Location Kalba
57	1 System: A/C: KA 4 Mfr: CDISO Mfr: Operating Y N	PO 36 Model No. Company Model No. Model No.	MAM (30)	Heat Pump:	Location Kgs/r
S# #	1 System: A/C: KA 4 Mfr: CDISO Mfr: Operating Y N	Furnace: K  Model No. C	MAM (30)	Heat Pump: Capacity 3 Capacity 6406  Heat Pump: Capacity 4	Location Pd
S# #	1 System: A/C: KA 4 Mfr: CDISO Mfr: Operating Y N 2 System: A/C: Bey 5 Mfr: CAB	PO 36 Model No. Company Model No. Model No.	MAM (30)	Heat Pump: Capacity 3 Capacity 6406  Heat Pump: Capacity 4	Location 29
	1 System: A/C: KA  4 Mfr: CDISO  Mfr: Operating Y N  2 System: A/C: Box  5 Mfr: CAB  Mfr: Operating Y N	Furnace: K  Model No. C	MAM (30)	Heat Pump: Capacity 3 Capacity 6406  Heat Pump: Capacity 4 Capacity BODGO	Location 29
CONDI	1 System: A/C: KA  4 Mfr: CDISO  Mfr: Operating Y N  2 System: A/C: Beau  5 Mfr: CAIS  Mfr: Operating Y N	Furnace: K  Model No. C  Model	MAM (30)  MAM  AM  AM  MAM  MING & HEATING	Heat Pump: Capacity 3 Capacity 6406  Heat Pump: Capacity 4 Capacity 60000	Location P
S 3	1 System: A/C: KA  4 Mfr: CDISO Mfr: Operating Y N  2 System: A/C: Bey Mfr: CAYS Mfr: Operating: Y N  HON 1 System: A/C:	Furnace: K Model No. C Model N	MAM (30)  MAM  AM  AM  AM  MING & HEATING	Heat Pump: Capacity 3 Capacity 6406  Heat Pump: Capacity 60000  SYSTEMS Heat Pump:	Location Range Location Range Location Range
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CONDITATE OF THE PROPERTY OF T	1 System: A/C: KA  Mfr: CDSO  Mfr: CDSO  Mfr: CDSO  Mfr: CAS  Mfr:	Furnace: K Model No. C Model N	MAM (30)  MAM (30)  MING & HEATING  Exchanger - Sepa  Insulation/Times	Heat Pump: Capacity 3 Capacity 6006  Heat Pump: Capacity 6000  SYSTEMS Heat Pump: Capacity Capacity Capacity Capacity Capacity  Tale Heat Exchanger	Location
CONDITATE OF THE PROPERTY OF T	1 System: A/C: KA  Mfr: CDSO  Mfr: CDSO  Mfr: CDSO  Mfr: CAS  Mfr:	Furnace: K Model No. C Model N	MAM (30)  MAM (30)  MING & HEATING  Exchanger - Sepa  Insulation/Times	Heat Pump: Capacity 3 Capacity 6006  Heat Pump: Capacity 6000  SYSTEMS Heat Pump: Capacity Capacity Capacity Capacity Capacity  Tale Heat Exchanger	Location PALLOCATION Location Location Location Location

SUMMING PURPLES  3.1 Sistem: A/C: Furnace: Heat Pump: Model No. Capacity Location Operating: Y N Model No. Capa	Client	Summo	2	Date \$2/215	Page 50f
Model No. Capacity Location Model No. Capacity Location Operating: Y N  3.2 System: A/C. Furnace: Heat Pump: Mfr: Model No. Capacity Location Operating: Y N  Model No. Capacity Location Operating: Y N  Model No. Capacity Location Operating: Y N  Heat Exchangers: Gist Model No. Capacity Location Operating: Y N  Heat Exchangers: Gist Model No. Capacity Location Operating: Y N  Heat Exchangers: Gist Model No. Capacity Location Operating: Y N  Heat Exchangers: Gist Model No. Capacity Location Operating: Y N  Heat Exchangers: Gist Model No. Capacity Location Operating: Location Operating: Y N  Heat Exchangers: Gist Model No. Capacity Location Capacity Location Operating: Location Operating: Y N  Heat Exchangers: Gist Model No. Capacity Location Capacity Location Operating: Locatio					9/3
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3.2 System: A/C. Fugnece: Heat Pump:  Mfr: Model No. Capacity Location  Operating: Y N  Heat Exchangers: Gas Condenser Pad Condenser Pad Condenser Pad Air Handler Platform  Refrigerant Line Insulation Ducts Condition  Air Filters Air Flow Gas Line Condensate Line Pump Condensate Line Pump Secondary Sump  Sump/Panel Condition  Recirculating Pump Fan Electric Wicing/Ground  All Water Supply: Public Pressure Pump Type Condition  At Supply Piping: Poy Conditions  At Water Lipsposal: Public Conditions  At Water Lipsposal: Public Conditions  Supply Piping: Poy Conditions  At Water Lipsposal: Public Con	-		Model No.	Capacity	Location
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Refrigerant Line Insulation  Ducts  Combustion Air  Air Filters  Combustion Air  Condensate Line  Vent Pipe  Secondary Sump  Secondary Sump  Secondary Sump  Secondary Sump  Secondary Sump  Fun  Damper: Manual Barometric  4.1 Water Supply: Plant  Pump Type  Augustion System  Pump Type  Augustion Air  Absorption Field  Conditions  Augustion  Conditions  Absorption Field  Drain/Waste Lines  Conditions  Augustion Field  Drain/Waste Lines  Conditions  Augustion  Conditions  Augustion  Absorption Field  Drain/Waste Lines  Conditions  Augustion  Conditions  Absorption Field  Drain/Waste Lines  Conditions  Augustion  Conditions  Augustion  Absorption Field  Drain/Waste Lines  Conditions  Absorption Field  Drain/Waste Lines  Conditions  Augustion  Absorption Field  Drain/Waste Lines  Conditions  Augustion  Augustion  Mixing Valve  Augustion  Alum Onv  Alum	4	Condenser Pad	Air Wa	Air Handler	
Air Filters Location Location Air Follow Gas Line Vent Pipe Secondary Sump Second	-	Defrigerant Line Incul	Air Ha		
Air Filers  Air Flow  Gas Line  Condensate Line  Condensate Line  Pump  Sump/Panel Condition  Medda  Electrical Witing / Ground  Electrical Witing / Ground  Pump Type  Al PlumBING SYSTEM  Pump Type  Al Controls/Backflow  Priping  Pressure  Water Treatment  4.2 Supply Piping:  Conditions  Awaste Disposal:  Conditions  Conditions  Awaste Disposal:  Conditions  Conditions  Awaste Heater: Separate Unit  Electric / Oil / Solar Gas  Pressure Relief Valve / Drain  And Sumply Piping  Support  Al Water Heater: Separate Unit  Electric / Oil / Solar Gas  Pressure Relief Valve / Drain  And Drain Water Heater: Separate Unit  Electric / Oil / Solar Gas  Pressure Relief Valve / Drain  And Drain Water / Drain / Water / Drain  And Drain / Water / Drain  And Drain / Water / Separate Unit  Electric / Oil / Solar Gas  Pressure Relief Valve / Drain  And Drain / Water		Ducts Co	Combu	etion Air GD	
Gas Line Vent Pipe Secondary Sump  Red  Absorption  Fan  Electrical Wising/Ground  Fan  Electrical Wising/Ground  Aught Lines  Fump Type  Aught Controls/Backflow  Fint  Figure  Figur	_		Comba	Location PA	-
Gas Line Coders to Condensate Line Pump Secondary Sump Secondary Sump Secondary Sump Secondary Sump Sump/Panel Condition Media Electrical Wising/Ground Paner: Manual Barometric Damper: Manual Barometric Pump Type May Controls/Backflow Trat Septies Pressure Water Treatment Secondary Sump Pressure Sumply Piping Pressure Water Treatment Secondary Sump Pressure Sumply Piping Pressure Septies Tank Absorption Field A				Temperature	
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3.3 Evaporative Cooler: Location Media Recirculating Pump Fan Damper: Manual Barometric  4.1 Water Sumply: PUBLIC Pump Type Ma Controls/Backflow Fint Pressure Water Treatment Promote Conditions Type  4.2 Supply Piping: Por Support Water Treatment Pressure Pressure Supply Piping: Por Support Malation My Conditions Type  4.3 Waste Disposal Public Septic Tank A Absorption Field Prain/Waste Lines Conditions Installation/Venting Malation/Venting Mal			Pump	Co Seri	andary Sumn
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Media   Electrical Wiring/Ground   Damper: Manual Barometric	. 3.3	Eveporative Cooler: L	ocation	Sump/Panel Condition	
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Drain/Waste Lines Conditions  4.4 Water Heater: Separate Unit - Integral Heat Exchanger - Separate Heat Exchanger Electric / Oil / Solar Gas Insulation/Timer M Load Controller M- Pressure Relief Valve/Drain Mixing Valve Gas  5.1 Electric Service: Amps Entrance Panel Main NV Grounding Brkrs/Fuses No. Circuits 16/19 Circuits 1.D. Circuits Overfused Mixing: One Main NV Mixing NV  Wiring: Go Alum NV  6.0 SECURITY Window Locks N Partial Door Locks N Partial  Copangla 1992 - CRITERIUM ENGINEERS  SWANSON666103	T				
Conditions  4.4 Water Heater: Separate Unit - Integral Heat Exchanger - Separate Heat Exchanger - Electric / Oil / Solar Gab - Insulation/Timer - Man - Load Controller - Maxing Valve Gab - Pressure Relief Valve/Drain - Mixing Valve Gab - Mix	4.3	Waste Disposal: PUR	Septic Tank		
4.4 Water Heater: Separale Unit - Integral Heat Exchanger - Separate Heat Exchanger   Load Controller   A		Drain/Waste Lines	ABS	Installation/Venting	AGD
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Pressure Relief Valve/Drain  Solution 1992 - CRITERIUM ENGINEERS  Solution 2	69 4.4	Water Heater: Separa	te Unit - Integral Heat Exchanger		
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5.1 Electric Service: Amps Sov Voltage 120/240 Load Controller No. Entrance Panel So Main No. Circuits 110/19 Circuits 1.D. Co Circuits Overfused So Alum No. Circuits 110/19 Circuits 1.D. Co Circuits Overfused Sov Alum No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. Circuits 1.D. Sov Circuits Overfused Sov Alum No. No. No. Circuits 1.D. Sov	+			· · · · · · · · · · · · · · · · · · ·	Mixing Valve
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Client	Swans	Date 5/8/20	Page Page
CONDIT		7.0 ENVIRONMENTAL SCAN  Scan, Based on Available Visual Evidence Only, of Cenain Known H.	5/0
<u>G</u> 9 7.1	Hazardous Materials: Evidence of Asbestos	Y NV Location/Condition	
+	Evidence of UFFI Y Evidence of UST Y Other		
-1-		equired OPTIONAL	
رم آ <sub>8.1</sub>	Smoke Alarms: Type _ Location: 7-01	HAN Operating (Y) N	) Yo-
1 8.2	Other: Glass South		•
#	Emergency Egress 6		
	Site Hazards 50 A R	E / (A)A / (A)	
<u>دم</u> 9.1		(4) 시민들은 그렇게 되었어야 한 사람이 보고 있는데 얼마를 하는데 얼마를 하는데 얼마를 하는데 되었다.	mentary Check Sheet May Apply)
1 9.2	Whirlpool Baths: Loca Installation/Ventilation		DINTRO
٠٠ ١٥	1 C	10.0 GARAGES & OUTBUILDINGS	
10.	1 Garages & Outbuildin Type		
	Foundation		
$\perp$	Walls	_	
1	Roof	Qu'i	
+	Rot or Insect Activity		
4	Elec. Gar. Dr. Opener	YN With Auto Rev YN	
0			ATTIL
		OPTIONAL SECTION	
1. Overa	l Current Condition is :	SUMMARY	PRIORITY ITEMS
4. Restric	ctions or Obstructions to	Inspection: Y N	4
5. Investi	gate Inaccessible Areas:		5.
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+		Material					_ Slope	Tina		L	axs		
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	P 31 F	11	POOME WI	THE DE LIMBERS	c	7/12
CONDI	TION		KOOMS WI	TH PLUMBIN		/12
	1.A Room: Location	1,Amo- 15	_ Cabinets/Ha	rdware We	900	- W
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+	Windows: Material/T		510	Operati	on NA	W'Strip N
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7	Floor: Material Co	Finish	Car Slo			
I	Windows: Material/T	1 -1 -1 -		Operation	on Cues	W'Strip 6
工	Cords/Panes/Seals		2			
1	Doors: Material/Type	50010				
+	Hardware: Door	69		Wi	indow	
+	Trim: Material/Type	wear				
-	Heat/AC 60	<del>                                     </del>	FP/Stove	No		T'stat)
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4	and with the control of the con-	DW Finis		Cracks		Leaks _^	//
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1	Floor: Material		h	Slope _	140		
1	Windows: Material/				Operation	M	W'Strip No
+	Cords/Panes/Seal		<u> </u>				
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+-	Hardware: Door	60			Wir	ndow_NA	
+	Trim: Material/Type	liboo					
7	Heat/AC GO		1		_ T'stat	-AM	/^
(X)	Elec. Outlets 60	GFC	The state of the s	Polarity		Grounded	
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-	Water Pressure 6						
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_	Floor: Material		ne	Slope	Tun	Leaks	
+	Windows: Material/7		4	Stope	Operation	12	W'Strip A
	Cords/Panes/Seals		1-				_
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	Hardware: Door	/	(	200)	Win	dow P	
		Alann			The state of the s		
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± 12	Heat/AC GO Elec, Outlets GO 2.A Room: Location _ Ceiling: Material _	GFC:	No	_ Polarity Cracks	50 Typ	Grounded Leaks	N .
± ± 12	Heat/AC GO Elec Outlets GO 2.A Room: Location Ceiling: Material Walls: Material	GFC  GFC  Finish  Finish	No PT PT	Polarity Cracks	\$0	Grounded	N .
± 12 ± 12	Heat/AC GO Elec Outlets GO 2.A Room: Location _ Ceiling: Material _ Walls: Material _ Floor: Material _	GFC  GFC  Finish  Finish	No PT PT	_ Polarity Cracks	Typ Typ	Grounded Leaks	N V
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Chent					Date	/	age _ or	
2	SA STANDARDO	11.	A ROOMS	WITH PL	UMBING		9/	13
CONDI	ITION	D			ul one			
<u>Con</u> 1	1.A Room: Location	DW Finish	- Cabinets	/Hardware	7000	1 1 4/1		_
-	Ceiling: Material Walls: Material	DW Finish	~	_ Cracks _ _ Cracks	THO	Leaks AV		
+	Floor: Material		五	_ Slope	Tue	Leaks _/Y		
1	Windows: Material/			_ stope	Operation	NA	W'Strip^	2
7		s/Screens	-					
$\Box$	Doors: Material/Typ	e gun						
	Hardware: Door	(5)			Wind	ow 1		
-	Trim: Material/Type	hase				12.00		
-	Heat/ACGO	0701	7			Beo	70	
-	Elec. Outlets 60			_ Polarity _	50	Grounded	80	
+	Fixtures: Type	Material/Type		eal an		ucets/Valves Leaking _		
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-+	Exhaust Fan: ( N		de 🖋					
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		12.A.)	NTERIO	R - ROOM	BY ROOM	1		
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5	12.A Room: Location _ Ceiling: Material _	DW Finish	75	Cracks _	Tun	Leaks N	7	
+	Walls: Material	Finish		Cracks _	TUD	Leaks Ni		
工	Floor: Material Z		cm	Slope	Tuo			
1	Windows: Material/	Type No			Operation _	N	W'Strip	2
-	Cords/Panes/Seal							_
-	Doors: Material/Typ		villa		170 1	14		
+	Hardware: Door Trim: Material/Type	4 10 0			Windo	w		
+	Heat/AC GO	<del></del>	FP/Stove		A	T'sta	1	-
+	Elec. Outlets 60			Polarity_	60	Grounded G		
G 1	2.A Room: Location _							
1	Ceiling: Material	Finish	~ -	Cracks	740	Leaks _W		
+	Walls: Material	Finish Finish		Cracks	Typ	Leaks NV		
+	Floor: Material	Finish .	<u> </u>	Slope	МО	NA-	_ W'Strip	1
+	Windows: Material/7				Operation _	14,	_ w strip	4,
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Chem _		**	A ROOMS	WITH P					10/5
CONDI	TION								/15
	1.A Room: Location	203 HARL	_ Cabinets	/Hardwar	· Wa	20			
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	Cords/Panes/Seals	/Screens No							
_	Doors: Material/Type	= 30 mg							
-	Hardware: Door	Cap-			Wi	indow	~~		
-	Trim: Material/Type	has				T 16	1		
-	Heat/AC GO		-		_ T'stat _	Na		-	
+	Elec. Outlets GO		Tra			_	Ground		
-	Fixtures: Type	<u> </u>	_ Toilet So	al Co	2	Fauce	ts/Valves Leaki	ng	2
-+	Tub/Shower Enclosu		1147	43	_ Leaks/G	irout/	Caulking	-42	<del></del>
+	Water Pressure		4- 1/						
	Exhaust Fan YN	vented to Outsi	de y						
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	2.A Room: Location	Zon los							
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	Floor: Material	C Finish	Ch	_ Slope	Typ				
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-	Cords/Panes/Seals,	- 414 -							
+	Doors: Material/Type	sus							
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(A) 17	2.A Room: Location	OW Finish	DT	Cracks_	Typ		Leaks	٨٨٨	
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		11.	A ROOMS	WITH P	LUMBING		11/13
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-			14	_ Cracks . _ Slope _	Tup	Leaks _	
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-	Cords/Panes/Seal	The second secon	A		_ Operation	1	w 2tub Var
+	Doors: Material/Typ	1					
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1	Fixtures: Type	fur		eal Cop		aucets/Valves Leaking	(S)
			Telf	B	_ Leaks/Gr	out/Caulking	<u> </u>
	Water Pressure 6						
	Exhaust Fan: (Y) N	Vented to Outsi	de Y				
		12,A	NTERIO	R · ROOM	A BY ROO	М	
CONDI	ZA Room: Location 2	tren					
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-	Walls: Material	DW Finish	PT	_ Cracks	Tun	Leaks N	Ž
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+	Hardware: Door	Noop	-		Win	dow	
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+	Heat/AC GO Elec. Outlets GO		FP/Stov		7	Grounded	
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-	Ceiling: Material	DW Finish		Cracks	140	Leaks	,
$\Box$	Walls: Material	Finish	~	Cracks _	Typ	Leaks NV	
1	Floor: Material L	Finish	he	_ Slope	Typ		
1	Windows: Material/T				Operation		W'Strip /
-	Cords/Panes/Seals		7				
-	Doors: Material/Type	1 2 2 2	/5	9		law No	
-	Hardware: Door	14 2000			Wind	low 10	
-+	Trim: Material/Type	wase	FB /0:	N			5)
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	Elec. Outlets GD	OPCI.	John	Polarity_	70	Grounded _C	
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Chem.			ROOMS WITH I			p)
COND	ITION		KOOMS WITH I			19
400	11.A Room: Location _	UREMBER	Cabinets/Hardwa	ure WOOD	,	
7	Ceiling: Material	Area, .	Pr Cracks		Leaks NV	
$\top$	Walls: Material	DW Finish	D7 Cracks		Leaks W	
	Floor: Material	Finish _	Z Slope_	Typ		
$\perp$	Windows: Material/7	уре 🗜		Operation	_^4_	_ W'Strip N
	Cords/Panes/Seal	Screens N				
1	Doors: Material/Typ	5				
+	Hardware: Door	1100		Wind	low	
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+	Elec. Outlets 60	GFCI 6	Polarity		Grounded _	
+	Fixtures: Type		Toilet Seal		ucets/Valves Leaking	<u>S</u>
+	Tub/Shower Enclose		1	Leaks/Gro	out/Caulking	<del></del>
+	Water Pressure 6					
	Exhaust Fan: (Y)N	vented to Outside	7-			
		1		e 1000		
		12.A IN	TERIOR - ROO	M BY ROOM	1	
COND	DITION	0	1-02-2-12-1-17-1			
34	12.A Room: Location _	Beo Sur				
1	Ceiling: Material	DW Finish_	PT Cracks	Typ	Leaks NV	<u> </u>
$\perp$	Walls: Material	DW Finish		Typ	Leaks NY	
1	Floor: Material	Finish 7	Slope_	Typ		
1	Windows: Material/			_ Operation	NA-	_ W'Strip _
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			tal: Swimming Pools		Page 13 9/13
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	NV = Not Visible. O = 0	perating, NO = Not Oper	r = roor, S = Serviceable, NA = rating, A = Average, BA = Below Averavestigation, (*) = See Report for More	age, AA = Ahove	Average
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	Pump VANPLE		Motor ZAP		
-	Pump Seal/Gasket		Pump Basket Cy		
-	Back Wash Valve		_ Air Relief Valve 60		
	Pool Sweep Pump/Motor	NP-			
	Plumbing Header 69				
	Gate Valves 69				
	Whip Filter/Pressure Gaug	es GO			
	Gyro/Turbo Water Valve	3			
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-	Whip Hoses				
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P.3	SURROUNDING AREA, I	ENCLOSURES, AND	SECURITY		
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#### APPENDIX D

Agreement for Services



JA002933

May 06 15 08:38a

Criterium-McWilliam Engin

(702) 294-3168

p.2

#### AGREEMENT FOR SERVICES

Residential Inspection Agreement

This is the complete agreement regarding inspection services to be provided by <u>Criterium-McWilliam Engineers</u>, <u>LLC</u> (CME) related to the property described below. This is intended to be a legally binding agreement between the client and CME. Please read it carefully.

CLIENT:		Todd Swanson						
DATE OF INSPECTIO	N: I	Friday, May 8, 2015, 1:00 PM						
LOCATION OF PROP	ERTY: 4	42 Meadowhawk Lane, Las Vegas, NV 89135						
The fee is based on the	following info	rmation;						
Approx Sq. Ft.	7000	Travel	No					
Year Built _	2015	Crawlspace	e <u>No</u>					
Add'l. Buildings_	No	Moisture	No					
Pool/Spa _	Yes	Photos	Yes					
inspections are perform Inspection Engineers.  After reviewing the des	scriptions beloven. As our cli	ce with established stand w, both the client and Cl ent, you are making a ch	e, a \$50.00 cancellation fee may apply. All dards of the National Academy of Building ME should initial where noted, to indicat hoice of services to be provided. If you he	g e the				
Client (structural, understandi the inspection.	heating, air cond ng of the proper on (without mov	litioning, plumbing, electric ty. This is a limited inspec- ring furnishings, etc.), and it, mold, environmental, ra	deficiencies and/or repairs needed in the major cal, roof, exterior), as well as provide a generation based on visual evidence readily available is the opinion of the engineer performing the adon, or pest inspection. Typical report prepared	e during				
Client general und and require drilling into written per the CLIEN	erstanding of the s invasive lesting wall cavities (to nission. Unlike IT due to any ca	e property. This inspection g which may include moving o check for structural dama the Standard or Limited In-	tiencies and/or repairs needed as well as provide it is specifically not limited to readily visible eng furnishings, removing wall coverings and/orage, for example), and requires the current own aspection, our maximum liability for loss suffection fee or \$10,000.00, whichever is great its.	vidence or ner's (fered by				
page 1 of 2 © Criterium Engineers 2	003		Effective October 1, 200	06				
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May 06 15 08:38a

Criterium-McWilliam Engin

(702) 294-3168

p.3

# AGREEMENT FOR SERVICES (continued) Residential Inspection

MOLD EXCLUSION: This inspection is not for the specific purpose of determining the presence of organic substances in the building. If, however, during the inspection, we knowingly encounter such substances, we will notify you of the presence of these substances without accepting any liability whatsoever for any damage or harm caused by the substances. It is your responsibility to determine if further testing is required and to retain an independent, qualified professional to perform such tests.

You are encouraged to be at the inspection to discuss your questions and concerns. However, the written report is the exclusive source of information regarding our observations and conclusions. All discussions that occur at the inspection are preliminary in nature and should not be the basis for any final decisions regarding this property. Further, owning any property involves some risk. Please understand that no inspection can reveal everything that might be of interest or significance to you regarding this property.

Our inspections are not a guarantee or warranty regarding the condition of this building. Except as otherwise noted herein, our maximum liability relating to services rendered under this agreement for loss suffered by the client due to any cause is limited to our inspection fee. If you bring an action against CME and CME prevails, CME shall be entitled to recover costs and expenses, including reasonable attorney fees.

The above is understood and accepted. (Your agent may not sign for you unless s/he has Power of Attorney.)

Client Signature (one signature binds all parties)

One of the control of the con

page 2 of 2 © Criterium Engineers 2003

Effective October 1, 2006

SWANSON000115

# GLOSSARY

ALLIGATORING: Square-patterned grain cracking of paint surface often caused by too many layers.

AMPERAGE: An ampere is a measure of the "volume" of electrical current available. The more amperage available, the more electrical devices can be connected to the system.

ANCHOR BOLT: L-shaped bolt with threaded end that connects the wooden sill to the top of the loundation wall.

AQUASTAT: A device to regulate the hot water temperature.

ARMORED CABLE: Commonly called BX; a moderately flexible metal sheathed cable.

ARTESIAN WELL: A well that penetrates a confined subsurface water source that is under sufficient pressure to cause the water to rise in the well casing itself.

BACKFILL: Loose fill graded against mesonry walls in an open excavation, covered with top-soil.

BEARING WALL: Walls that transfer structural loads from building components above them.

<u>BLEEDING</u>: 1) Removing trapped air from radiators, convectors, or 2) the appearance of discoloration or stains under a finished, surface coat.

<u>BLISTERING</u>: Bubbles in paint. These are often caused by excassive moisture working through the wall from the inside.

BLOCK: Generally, any masonry unit larger than a brick; usually set in mortar as in a block wall.

BOILER: A heating unit in which hot water or steam is produced.

<u>BOWED</u>: Unsatisfactory timber (specifically framing members) that has been stored or dried unevenly, rasulting in a natural curve along its length.

<u>BRIDGING</u>: Stiffeners fitted between floor joists; common bridging is an X-pattern, solid bridging is a short length of same-size floor joist timber.

BROWN COAT: The rough coat of plaster or stucco.

BTU: British Tharmal Unit: a heat measurament.

BUILDING PAPER: Thick, pinkish paper used between plywood subfloor and finished flooring.

<u>BUILT-UP ROOFING</u>: Layers of asphalt-based roofing overlapped, sealed and bonded with hot tar; applied to flat roof decks.

BX: Common term for semi-flexible, metal-encased electrical wiring. (See Armored Cable.)

CESSPOOL: A subsurface wastewater disposal chamber with no attached drainage field (leach bad).

<u>CHECKING</u>: A short, narrow crack along the grain of structural timbers. Different from a split that goes through tha full thickness of the wood.

<u>CHECK VALVE</u>: Fitting that prevents the reverse flow of water in piping; commonly used on sump pump installations or floor drains. CHLORDANE: Poisonous chemical used for eradicating termites.

<u>CIRCUIT BREAKER</u>: Switches mounted in the main electrical panel that trip automatically to prevent overloading the circuit.

<u>CIRCULATOR</u>: Pump and motor mounted on hot water furnace that pushes heated water through the piping system.

CLEAR LUMBER: The highest grades of lumber; free from visible defects and knots.

CLOSED VALLEY: Pattern of overlapping, inter-laced shingles across the intersection of two sloping roofs. An open valley usas metal flashing.

COMBUSTION EFFICIENCY: A massure of the amount of fuel burned that actually produces heat. For example, 75% combustion efficiency means 75% of the fuel burned is producing heat.

COMPACTNESS: As it relates to energy efficiency and interior traffic flow, compactness suggests the maximum amount of interior space for the minimum amount of exterior wall area. A sphere (while impractical) would represent the most compact shape and floor plan a home could have.

COMPRESSOR: Mechanical heart of a cooling system that forces refrigerant through the system.

<u>COUNTER FLASHING</u>: A metal strip that covers the top edge of conventional flashing (frequently used around chimneys); allows for expansion and contraction between different building materials without breaking the flashing seal against the weather.

<u>COURSE</u>: One row of shingles, bricks or masonry block pleced horizontally.

CRAWL SPACE: Area between the floor joists and the ground surrounded by the foundation wall.

<u>CREOSOTE</u>: Liquid chemical applied to raw timber that protects it from the weather.

<u>CRICKET</u>: Metal flashing placed on the "up-roof" side of the chimney to deflect roof water to either side of the chimney.

<u>DEFLECTION</u>: Downward force on rafters, joists and girders, causing the center of the timber to bow downward over the center of the span.

<u>DRIP BEAD</u>: Common form of capillary break groove cut under window sills.

<u>DRIP EDGE</u>: Lengths of L-shaped metal flashing placed along the edges of a roof to seal the space between the shingles and the roof deck from the weather.

<u>DRY ROT</u>: Timber decay characterized by sponginess and crumbling; caused by dampness and spread by a bacteria.

DRYWALL: Common form for paper-finished gypsum wallboard; also called sheetrock.

<u>DRY WELL</u>: Rock-filled hole in the ground to collect and distribute roof water or excessive ground water. <u>DUG WELL</u>: A dug well is usually not more than ten or twenty feet deep and penetrates a subsurface water source (ground water) close to the surface.

EAVES: The overhanging section of a sloping roof.

EFFLORESCENCE: White powder residue on concrete masonry, usually indicates moisture migration through concrete.

FASCIA: A wide vertical board running horizontally across the ends of the rafters.

<u>FELT PAPER</u>: Common term for asphaltimpregnated building paper applied between wood roof decking and shingles.

<u>FLASHING</u>: Metal stripping to seal seams between sections of roofing or between roofing and other materials or metal caps sealing the joint between upper door and window frames and exterior siding.

FLOOR ZONES: Areas of a floor plan that can be distinguished by their function. For example, garage, workshop, hobby area, kitchen, family area, etc.

<u>FOOTING</u>: Enlargement at the base of a foundation wall to support and distribute the load.

FORCED AIR: An air conditioning or heating system that relies on a motor-driven fan for distribution.

FOUNDATION: Lower part of the building that supports the superstructure.

FRAME: The skeleton of a home including the major framing members such as ratters, studs and joists.

FURNACE: A heating unit in which hot air is produced.

GABLE: Triangular section of the end wall of a building with a sloping roof.

G.F.C.I. (or G.F.I.): Ground Fault Circuit Interrupter, a quick-tripping circuit breaker that can cut off power 25 milliseconds after datecting current leakaga. NOTE: The National Electrical Code requires these circuit breakers in all newly built bathrooms, exterior outlats and kitchens.

GHOSTING: Darkening and discoloration of wallboard nailheads and compound-filled wallboard joints caused by unequal temperature and moistura transmission through the wall.

GIRDER: Timber (sometimes a steel I-beam) that supports beams and floor joists.

GRAVITY DISTRIBUTED: In heating systems, hot water and hot air are sometimes distributed by the natural thermal currents within the air or water. This is raferred to as gravity distribution.



<u>GRAVITY DRAIN</u>: A drain which slopes from the house to any ground level nearby which is lower, allowing for the natural or "gravity" downward flow of water.

GROUND WIRE: Electrical wire that protects against shock hazards by transferring leaking or abnormal current back through the grounding system into the earth.

HARD WATER: Water with a high mineral content.

<u>HEADER</u>: Timber across an opening in the framing system that supports framing members interrupted by the opening.

<u>HEAT PUMP</u>: A year-round heating and cooling plant best suited to moderate climates; technically a compressor-driven, refrigerant cooling system that functions as a heater when the cooling cycle is reversed.

HEAVING: Upward pressure of earth caused by frost action.

INSULATION: Any material that effectively restricts the flow of heat (thermal transmission) through it. Fiberglass, cellulose, foam, etc. are common examples.

<u>JACK STUD</u>: Part-height support stud placed beneath the ends of a header across an opening, nailed to a full-length stud that extends above the header.

<u>JOIST</u>: Wood or steel framing member directly supporting a floor or ceiling.

K.D. Short for kiln-dried, signifying lumber with extreme dimensional stability due to low moisture content.

<u>LEACHING FIELD</u>: Elongated, buried piping or chamber system placed beyond the septic tank in a waste disposal system which gradually filters liquid wastes into the earth.

LEADER: Vertical pipe running between the gutter and the ground or an underground piping system.

LEDGER: Timber nailed flush with the bottom of a beam or joist, used to support a timber butting at right angles.

<u>LIGHT</u>: Individual panel of glass; describing the design of a double-hung window as in 8 over 8 lights.

LINTEL: Structural member across the top of an opening: commonly a stone or masonry equivalent to a wood frame header.

LOOP: Self-contained circuit of a hot water heating system.

MITERING: Joining two boards by cutting an equal angle at the end of each one.

NOSING: Rounded extension of a stair tread that projects beyond the vertical riser.

<u>PVC</u>: Polyvinylchloride - a type of "plastic" pipe used commonly for drain lines and less commonly for water distribution lines.

<u>PENTACHLOROPHENAL</u>: Chemical impregnated into timbers under pressure to protect them from deterioration.

<u>PERIMETER DRAIN</u>: A common reference for a system of drain pipes located at the base of the foundation wall to collect and carry water away from a basement space.

<u>PERMEABILITY</u>: A measure of the ability for vapor (moisture, air, etc.) to pass through a substance. For example, a window pane is less permeable than a screen

PIER: Masonry load-bearing support independent of the main foundation.

PITCH: Commonly the angle of a sloping roof; the ratio of height to the span (as in 4 on 12).

PLATE: Single or double layer of 2 x 4 or 2 x 6 along the top of a stud wall.

PLENUM: Enclosed air chamber.

PLUMB: Perfectly vertical; at right angles to a perfectly level line

<u>POINTING</u>: Cleaning loose mortar from joints between masonry (also called raking the joints) and refilling with fresh mortar.

<u>POST FOUNDATION</u>: A system of posts (most commonly concrete or wood) set into the ground et regular intervals to support the frame of a home above it.

PRESSURE-TREATED: Wood timbers treated with chemical preservetives under enough pressure to force the treatment deeply into the wood. The purpose is to prevent deterioration.

<u>RAFTERS</u>: Sloping timbers extending from the eaves to the roof ridge.

RECOVERY RATE: The rate at which a water heater will recover from the use of hot water by producing more.

R FACTOR: Measurement of a material's resistance to heat transmission; displayed on insulation; higher numbers give more insulating protection.

RIDGE: The horizontal line along the highest part of the roof

RISER: Vertical board set between stair treads.

<u>ROLL ROOFING</u>: Continuous strips of asphalt roofing applied with an overlap along the horizontal seam, particularly on low roofs.

ROMEX: Plastic-sheathed, flexible wire cable.

ROOF CEMENT: Heavy, pudding-consistency asphalt tar used to seal roll rooting seams, embed flashing and make repairs.

ROUGH LUMBER: Unfinished, untrimmed raw lumber.

SASH: Framework that supports glass in a window.

<u>SEPTIC TANK</u>: A subsurface tank (most commonly of concrete) which allows solids to settle out of wastewater before the water flows to a drainage bed or leaching field.

SERVICE ENTRANCE: The point where the utility company's line enters the main electrical fuse or breaker box.

SHEATHING: Primary covering over framing.

<u>SHIM</u>: Small piece of material used to support adjustments in materials to achieve level or plumb surfaces.

SITE: The lot (property, land, ground, etc.) on which a home or building is located.

SLAB-ON-GRADE: A concrete floor slab placed directly on the ground.

SLEEPERS: Timbers usually laid flat, resting on the ground or concrete slab to support flooring.

SLOPE: A steep or gradual change (up or down) in the ground level.

SOFFIT: Surface under roof eaves overhenging an exterior wall.

STUD: Vertical, structural timber used to frame a wall.

<u>SUBFLOOR</u>: Structural flooring laid directly over the floor joists; covered by finished flooring or under layment. <u>SUMP</u>: A chamber (most typically a hole in the basement floor) into which water (from perimeter drain, etc.) can flow from which it is discharged either by a sump pump or a gravity drain.

<u>SWALE</u>: Shallow depression to collect and transfer water. A type of surface drainage.

TAPING: Process of applying joint compound, perforated tape and successive coats of joint compound to conceal the seams between gypsum wallboard panels.

TERMITE SHIELD: Metal strip fastened over the top of the foundation and angled a short distance down each side or a barrier to separate masonry and wood components of the structure.

THERMAL BUFFER ZONE: A space (not heated or air conditioned) that separates a heated or air-conditioned space from the outside (ambient) climate. Garages, enclosed porches and breezeways are examples of thermal buffer zones.

<u>I AND G</u>: Short form for tongue and groove pattern; a ridge extending along one edge of a board that fits into a matching groove of another.

TOENAILING: Practice of driving nails at an angle through the sides of a stud or other timber near the end where it butts another timber.

TO THE WEATHER: Describes the portion of a material, usually slding, exposed to the elements.

TRAP: U- or S-shaped pipe fitted beneath fixtures so that a water seal prevents septic odor from entering the house.

TREAD: Flat, horizontal stair step.

TRUSS: Triangular, reinforced rafter.

<u>UNDERLAYMENT</u>: Thin, smooth plywood or particle board applied over a rough sub-floor; covered with carpeting, vinyl tile or other material requiring a smooth base.

VALLEY: Intersection created by two sloping roofs, generally meeting at right angles.

VAPOR BARRIER: Thin sheathing to prevent the transmission of moisture through a wall; typically overlapped sheets of polyethylene film.

VENTILATION: Air flow through basements, wall cavities, attics, etc. to prevent accumulation of moisture.

<u>VENTS</u>: The openings (typically louvered or weatherproof) to allow ventilation.

VOLTAGE: (official) One volt is the voltage between two points of a conducting wire carrying a constent current of 1 ampere, when the power dissipated between these two points is 1 watt. (unofficial) A volt is a measure of the "pressure" of an electrical service.

WALLBOARD: Commonly, paper-covered gypsum panels.

WARP: Bending along the flat, wide surface of a board or door.

WEEP HOLES: Small holes drilled in sills or window frames through which condensation escapes; also short sections of pipe placed at the base of retaining walls to release hydrostatic pressure and groundwater.

WET ROT: Timber decay characterized by a charred appearance; caused by a fungus that flourishes in dark wet areas.

WRINKLING: Bioper Rig (I) Knyrod 1 at plevelop in paint that is applied too thickly.

ZONE: Independently controlled section of a heating system (typically hot water).

JA002936

# PRE-TITLE CHECKLIST

The attached report is intended to focus on the major engineering systems (structure, heating, plumhing and electric) in the huilding you're considering. While spot checks of many components (such as switches, outlets, fixtures, etc.) were made during the inspection and any significant deficiencies noted in this report, it's important to understand that the condition of these components can change at any time. Therefore, we highly recommend at least one more visit to these premises he made before taking title. This checklist is offered as a guide for this final visit.

Allow sufficient time to comfortably complete this list. Please note that not all of these items will apply to every building.

Property Address			D:	ate Com	pleted
			By		
	ОК	Not OK		OK	Not OK
DISHWASHER			WINDOW LOCKS		
GARBAGE DISPOSER			LAWN SPRINKLER SYSTEM		
KITCHEN STOVE			SWIMMING POOL EQUIPMENT		
REFRIGERATOR			SIDEWALKS		
CLOTHES WASHER			DRIVEWAY		
CLOTHES DRYER			SEPTIC / WASTE SYSTEM		
WATER PUMP			AIR CONDITIONING		
WATER HEATER			GARAGE DOOR OPENER		
LIGHT FIXTURES			ELECTRICAL OUTLETS		
PLUMBING FIXTURES			SUMP PUMP		
FIREPLACE/WOODSTOVE			HEATING SYSTEM		
ALL WINDOW SCREENS			DOOR LOCKS & LATCHES		
AVAILABLE		<del></del>	(ALL KEYS AVAILABLE)		
MISCELLANEOUS ITEMS A	ND NO	TES			
			8 Witt		

Often weeks and months pass between our initial inspection and your closing on the property. Your involvement in making this final inspection will help assure you of the home your deserve.

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SWANSON000118

#### EXECUTIVE SUMMARY OF FINDINGS

To help provide a perspective for the work that we have recommended be complete before releasing the contractor, we offer the following list of suggested repairs. This list should not be considered all-inclusive since there will surely be other things you will want to make part of this list. Please use this list in conjunction with this Report and the Maintenance Plan provided at the end of this report in Appendix A.

#### Items to be addressed before releasing the contractor:

- Maintain heating/air conditioning equipment
  - The door at the right side air handler is damaged and does not close properly. (I had Sierra come out and try to fix it when my A/C went out-the door closes a switch that

allows the FAU to power on. His first solution was to tape the switch closed

Repair plumbing fixtures with electrical tape, which is not acceptable. Now the door is bent and not

(There are 3 water leaks There are leaks at both recirculation pumps.

inside the house that need to be fixed.)

do?? Are there supposed to be jets

in those tubs??)

There is a pluming leak above the ceiling of the basement bathroom.

The drain cleanouts should have permanent screw-type caps.

There is no air gap on the ice maker drain line. In addition, we recommend that the drain line hose be cleaned.

The locking lug is missing from one water heater enclosure. I had Rakeman come out when I lost (The 2 upstairs secondary The tubs in the second floor bathroom have controls for some unknown feature. bathroom tubs have controls that This should be investigated further. have power, but not sure what they

The automatic solenoid valves on the pool fill circuit are noisy and create a water hammer effect throughout the house. This should be investigated further, and repaired as needed. This is causing a constant pounding noise in the house when the valve closes. I was told that they have soft

Repair electrical system

close solnoid valves that don't make such a pounding sound.

There is an open outlet at the lower patio.

- All outlets within six feet of a sink should be protected by GFCIs. The outlets by the process. (see the master bathroom sinks were not.
- There is no power at the outlet in the master closet. The cover is also missing from this outlet.
- The outlet covers are loose at the media room wet bar cabinet.
- The door at the control box for the automated panel door can not close. The power cord is routed through the door. (up in the garage ceiling)
- The whirlpool tub is not GFCI protected.
- The screws are missing from the deadman covers at the main electrical panels.
- Review entire electrical system.





hot water in my

master shower.

They must have

come out 3-4

times before it

jacked up the

Photo #2)

cover of one of the enclosures in

was finally fixed

(I think), but they

#### Make interior repairs

- The drywall is damaged at the right side mechanical closet.
- The whirlpool tub is not supported from the floor.
- The cover is missing from the vent fan in the media room. (Harry Davis knows this)
- There is a loose light fixture in the master shower. (Harry also knows about this)
- The access cover at the basement hall does not close properly. (near the bathroom)
- There are no secondary latches on the patio sliding glass doors.
- One burner valve at the patio grill is not functional.
- There is no hardware in the basement bedroom closet-

#### Repair exterior

- The handrail has been removed from a second floor window. The handrail should be properly replaced or the wall penetrations sealed. (You already know about this-due to
- replacement of the window) The grout is missing from the tile joints on the patio stairs.
- There is no landing at the exterior door in the kitchen. (I was told this is not compliant with code)
- There is unfinished stucco surface at the roof feature.
- The screens for the patio slider doors do not latch, (the screen door latches don't latch)
- The patio slider in the basement media room does not latch. (I showed you this already)
- The automated panel doors do not close properly. The big glass panel sliders in my family room are not closing/locking at the corner. Rand Sawbuck stopped out to look. He couldn't fix them, and the guy who can fix them is on his honeymoon. Sawbucl
- Make roof repairs
- was going to let him know that he needs to come out and fix the doors.
- The primary debris guards are not sealed to the roof.
- The debris guards should be removed from the secondary drains.
- The cap should be removed from the plumbing vent at the left side roof.
- The elimination of low spots that accumulate standing water.
- The gutter downspouts should be made to discharge away from the house. Therefore, a splashblock should be placed under each downspout to direct the water away from the foundation. This on the left side of the house.
- Further investigation of fire sprinkler controls I was told there should be a shutoff valve on the sprinkler
- Repair garage firewall (see photo)
- system since it does not shut off with the main water
- Maintain/repair the whirlpool bath
- supply.
- The jet nozzles are missing. They should be installed.
- There is no support under the tub, appropriate support should be installed.

iii

- Maintain/repair the swimming pool and equipment
  - The water distribution for the water wall should be adjusted to reduce splashing. Rick Pinney is

Henry: There are also some cosmetic problems that need to be addressed, which I can go over with you (small drywall repairs, touch-up paint, etc.).



coming out to reprogram the pool controls after setting up the fire feature. Lasked him to take a look at this while he is out. If he can't fix it, Anthony Sylvan will need to be notified.

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### Description:

The front view of the house.

Photo Number

1



#### **Description:**

The door is not secure at the right side air handler.

**Photo Number** 

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





# **Description:**

There are leaks at the hot water recirculation pumps.

Photo Number

3



#### **Description:**

There are leaks at the hot water recirculation pumps.

Photo Number

Photo Taken by: David Taylor, E.I.

Date: May 8, 2015





#### **Description:**

There are leaks at the hot water recirculation pumps.

Photo Number

5



#### **Description:**

There is a plumbing leak at the ceiling of the basement bathroom.

Photo Number

Photo Taken by: David Taylor, E.I. Date: May 8, 2015





#### Description:

There is a plumbing leak at the ceiling of the basement bathroom. This is the water on the floor under the drip.

**Photo Number** 

7



#### **Description:**

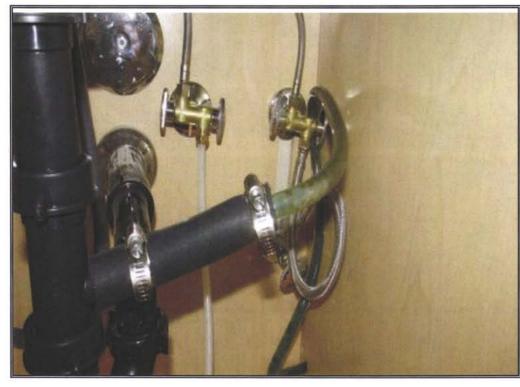
The drain cleanouts should have permanent screw type caps.

Photo Number

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### **Description:**

There is no air gap on the ice maker drain line. The discoloration of the drain line should also be investigated.

Photo Number

9



#### **Description:**

The locking mechanism is missing from one water heater cover.

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### **Description:**

The controls at the second floor tub should be investigated further.

Photo Number



# Description:

There is an incomplete outlet at the wall of the lower patio.

Photo Number

Photo Taken by: David Taylor, E.I. Date: May 8, 2015





#### Description:

The outlets at the master bathroom sinks are not GFCI protected.

Photo Number



# Description:

One outlet in the master closet does not have power.

Photo Number

Photo Taken by: David Taylor, E.I. Date: May 8, 2015

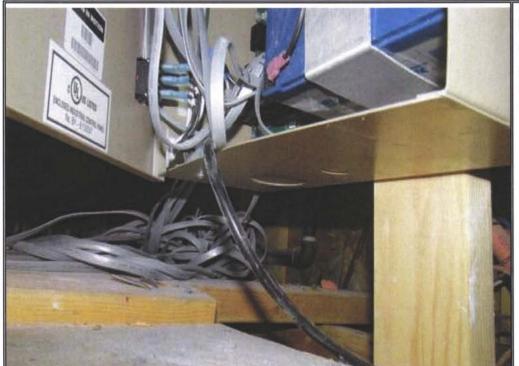




#### **Description:**

The outlet covers are loose at the media wet bar counter.

Photo Number



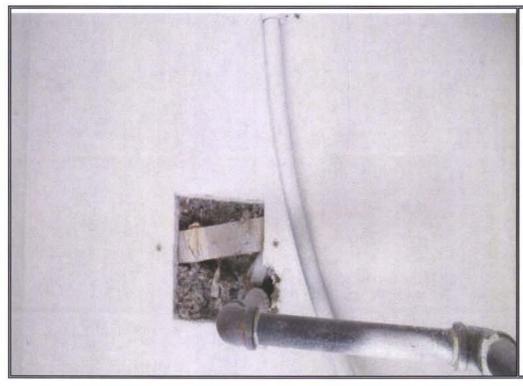
# **Description:**

The power cord is routed through the door at the panel door controls.

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015

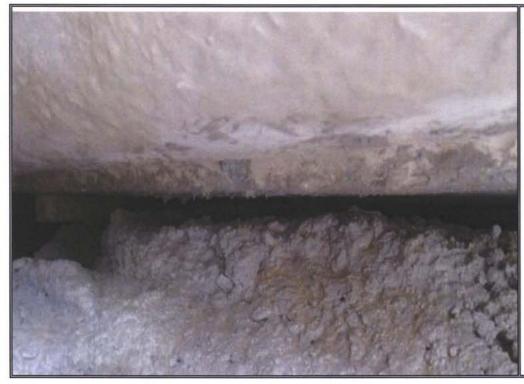




#### **Description:**

The drywall is damaged at the right side exterior mechanical closet.

Photo Number 17



#### Description:

The whirlpool tub is not supported from the floor.

Photo Number

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### Description:

The cover is missing from the vent fan in the media closet.

Photo Number 19



#### Description:

There is a loose light in the master shower.

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### **Description:**

The access cover in the basement hall does not close properly.

Photo Number 21



#### **Description:**

The handrail components at the second floor window should be repaired and sealed.

Photo Taken by: David Taylor, E.I. Date: May 8, 2015





#### Description:

The handrail components at the second floor window should be repaired and sealed.

**Photo Number** 

23



#### Description:

There are open grout joints at the steps to the basement.

**Photo Number** 

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### Description:

There is no landing at the exterior door in the kitchen.

Photo Number 25



#### **Description:**

There is unfinished stucco at the roof parapet feature.

Photo Number

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015



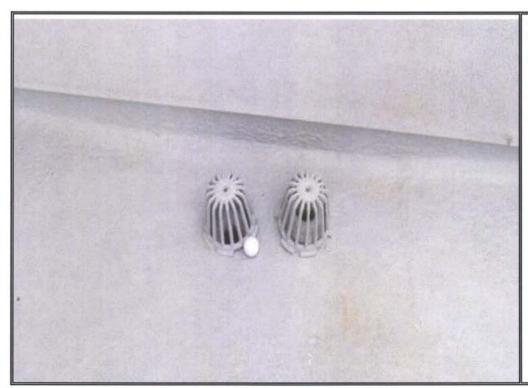


#### **Description:**

There is unfinished stucco at the roof parapet feature.

Photo Number

27



#### **Description:**

The debris guards should be removed from the secondary drains.

**Photo Number** 

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015





#### **Description:**

The cap should be removed from the plumbing vent.

Photo Number 29



# **Description:**

The debris guards are not sealed at the roof.

Photo Number

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015

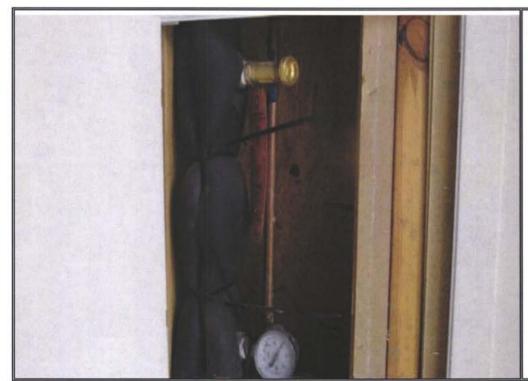




#### **Description:**

Splash blocks should be placed at all down spouts.

Photo Number 31

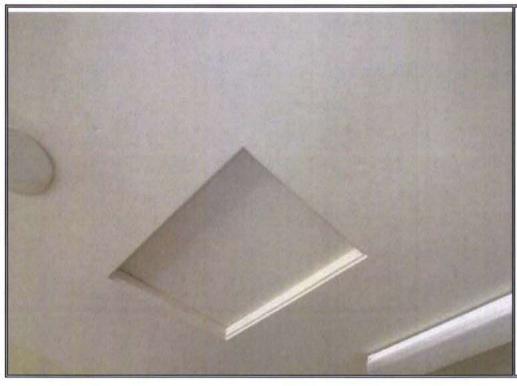


#### **Description:**

The configuration of the sprinkler controls is not what is typically found.

Photo Taken by: David Taylor, E.I. Date: May 8, 2015

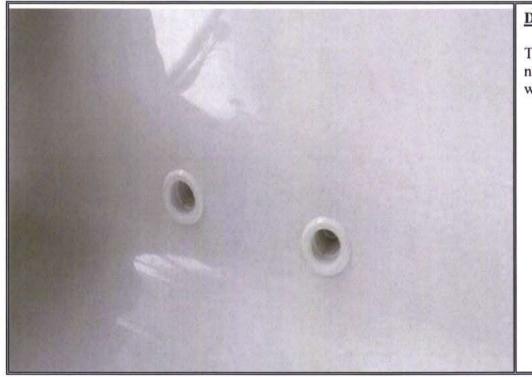




# Description:

The attic access and speaker at the garage ceiling violate the garage firewall.

Photo Number 33



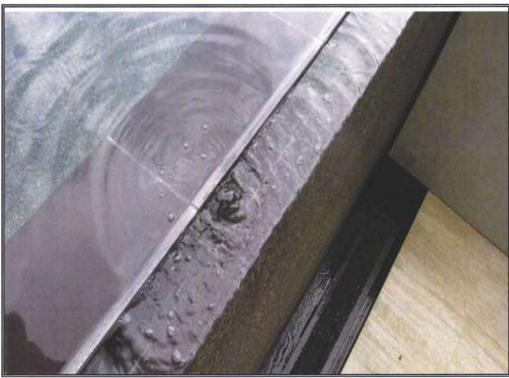
#### Description:

There are no jet nozzles at the whirlpool tub.

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





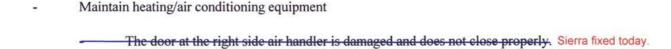
#### **Description:**

The water flow at the water feature should be adjusted to prevent splashing.

#### EXECUTIVE SUMMARY OF FINDINGS

To help provide a perspective for the work that we have recommended be complete before releasing the contractor, we offer the following list of suggested repairs. This list should not be considered all-inclusive since there will surely be other things you will want to make part of this list. Please use this list in conjunction with this Report and the Maintenance Plan provided at the end of this report in Appendix A.

#### Items to be addressed before releasing the contractor:



Repair plumbing fixtures

Fixed by plumber — There are leaks at both recirculation pumps. Need plumber to address They couldn't find it. I'll monitor There is a pluming leak above the ceiling of the basement bathroom. Need plumber to address The drain cleanouts should have permanent screw-type caps. Not necessary per Henry Plumber is addressing There is no air gap on the ice maker drain line. In addition, we recommend that the drain line hose be cleaned. Henry will investigate with plumber Plumber is addressing The locking lug is missing from one water heater enclosure. Plumber needs to fix The tubs in the second floor bathroom have controls for some unknown feature. This should be investigated further. They are to heat tubs. n/a Fixed by Anthony\_Sylvan The automatic solenoid valves on the pool fill circuit are noisy and create a waterhammer effect throughout the house. This should be investigated further, and -repaired as needed. Anthony Sylvan fixed yesterday

Repair electrical system Harry Davis is addressing all of these items

- There is an open outlet at the lower patio. Discussed with electrician
- All outlets within six feet of a sink should be protected by GFCIs. The outlets by the master bathroom sinks were not. Discussed with electrician
- There is no power at the outlet in the master closet. The cover is also missing from this outlet. Discussed with electrician
- The outlet covers are loose at the media room wet bar cabinet. Discussed with electrician
- The door at the control box for the automated panel door can not close. The powereord is routed through the door. This is for the automated doors. Henry will contact Sawbuck
- The whirlpool tub is not GFCI protected. Discussed with electrician
- The screws are missing from the deadman covers at the main electrical panels. Disscussed with
- Review entire electrical system.

Also, the following items need to be addressed (not on this list):

- 1. Pot filler is not anchored well and droops. Need plumber to address Fixed by plumber
- 2. Steamer is not anchored to countertop. Need to address with appliance company 3. Master bathroom light fixtures on mirrors are unstable. I will discuss with electrician

Harry Davis is addressing

4. Main sliding pocket doors in great room do not fully close and latch. Henry to discuss with

Sawbuck 5. Built in wine rack in basement bar area does not hold wine bottles; may cause them to drop

This needs attention. The door has not been fixed so still won't close I am meeting with Jay with Absolute McWILLIAM ENGINEERS

Need someone to address

6. I may have the final drywall, paint, & grouting touch ups done in the next month or so. I will mark areas with blue tape.

7. All double screen doors have no "stop," allowing them to slide all the way off to the side of the Door company needs to address this issue double patio doors in 3 areas. Need to ask door company about this.

powder room. I had 8. I'm still waiting for the correct stone top to be installed in the main floor

This has not been addressed yet Ashley Rogers emailed me 2/13/2015 saying she was working on it.

down inside. Henry to discuss with Absolute Closets



electrician

#### Make interior repairs

Not a major issue The drywall is damaged at the right side mechanical closet. Not a problem, but Henry will discus Plumbers have fixed; I will check The whirlpool tub is not supported from the floor. Henry will talk to plumber about this Harry Davis to address The cover is missing from the vent fan in the media room. (Electrician knows about this) There is a loose light fixture in the master shower. (Electrician also knows about this) Harry Davis to address Sierra knows and says will fix The access cover at the basement hall does not close properly. Sierra will fix. Talked to Chris toda There are no secondary latches on the patio sliding glass doors. Not necessary per Henry One burner valve at the patio grill is not functional. n/a. Appears to be working fine. There is no hardware in the basement bedroom closet. Repair exterior The handrail has been removed from a second floor window. The handrail should Waiting JD Stairs to replace be properly replaced or the wall penetrations sealed. (You already know about this) The grout is missing from the tile joints on the patio stairs. Will address with final touch ups Will address with final touch-up There is no landing at the exterior door in the kitchen. Not needed per Henry There is unfinished stucco surface at the roof feature. Henry will discuss with Chris Myers Ask Chris The screens for the patio slider doors do not latch. Discussed with door/window company today Door company is supposed to fix The patio slider in the basement media room does not latch. Henry will talk to door company Door company needs to fix The automated panel doors do not close properly. Henry will discuss with Sawbuck Sawbuck needs to fix ASAP Make roof repairs The primary debris guards are not sealed to the roof. Not sure what this is about The debris guards should be removed from the secondary drains. Not sure what this is about The cap should be removed from the plumbing vent at the left side roof. Henry will investigate this Henry to investigate The elimination of low spots that accumulate standing water. Already done per Henry The gutter downspouts should be made to discharge away from the house. Henry will discuss with Ask Ghris Therefore, a splashblock should be placed under each downspout to direct the Chris Myers water away from the foundation. This on the left side of the house. Further investigation of fire sprinkler controls Called fire sprinkler company. Valve not necessary. n/a Repair garage firewall 5/8" drywall sufficient per henry Maintain/repair the whirlpool bath The jet nozzles are missing. They should be installed. Henry will call tub installer to provide Plumber to supply jets There is no support under the tub, appropriate support should be installed. Henry will discuss with Plumber fixed: I will check plumber

Maintain/repair the swimming pool and equipment

I think Anthony Sylvan adequately The water distribution for the water wall should be adjusted to reduce splashing. I talked to Anthony addressed this, I will monitor

Sylvan yesterday.



adjustments in the frequency the waterfall runs to see if this resolves the problem.

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015



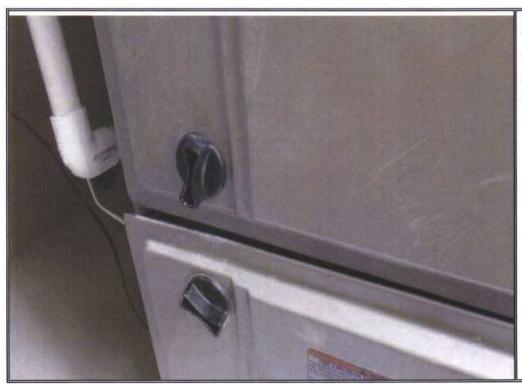


#### **Description:**

The front view of the house.

Photo Number

1



# **Description:**

The door is not secure at the right side air handler.

Sierra fixed today

Photo Number

Photo Taken by: David Taylor, E.I. Date: May 8, 2015





#### **Description:**

There are leaks at the hot water recirculation pumps.

Plumber to address

Photo Number



#### Description:

There are leaks at the hot water recirculation pumps.

Plumber to address

Photo Number

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015



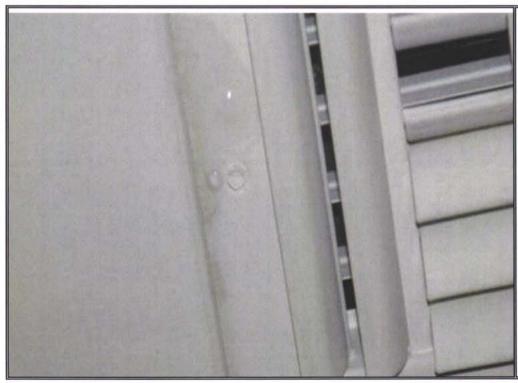


#### **Description:**

There are leaks at the hot water recirculation pumps.

Plumber to address

Photo Number



#### Description:

There is a plumbing leak at the ceiling of the basement bathroom.

Plumber to address



**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### Description:

There is a plumbing leak at the ceiling of the basement bathroom. This is the water on the floor under the drip.

Plumber to investigate

Photo Number

7



#### Description:

The drain cleanouts should have permanent screw type caps.

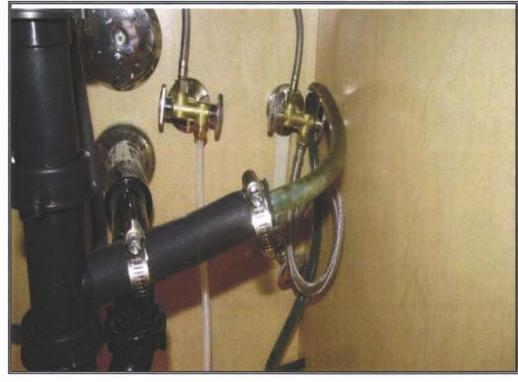
No change necessary

**Photo Number** 

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015



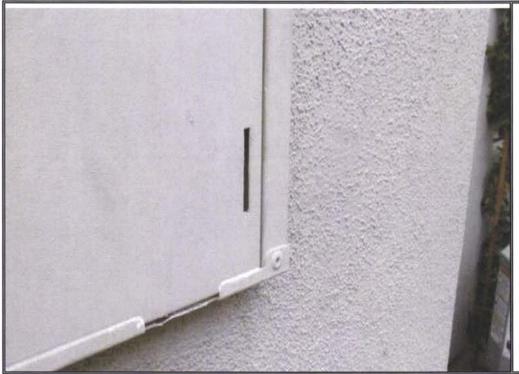


#### **Description:**

There is no air gap on the ice maker drain line. The discoloration of the drain line should also be investigated.

Henry will investigate with plumber

Photo Number



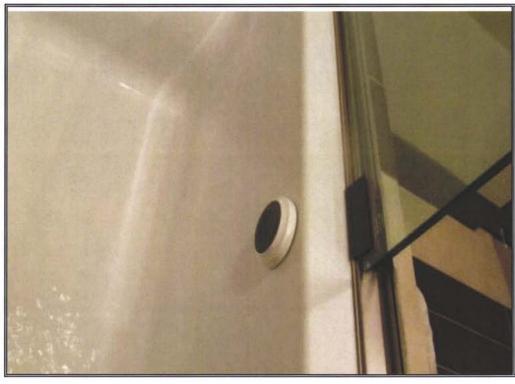
#### **Description:**

The locking mechanism is missing from one water heater cover.

Plumber to address

Photo Taken by: David Taylor, E.I. Date: May 8, 2015





#### **Description:**

The controls at the second floor tub should be investigated further.

n/a

Photo Number



#### Description:

There is an incomplete outlet at the wall of the lower patio.

Electrician/low voltage to address

Photo Number

12

Photo Taken by: David Taylor, E.I.

Date: May 8, 2015





## Description:

The outlets at the master bathroom sinks are not GFCI protected.

Electrician to address

Photo Number 13



## Description:

One outlet in the master closet does not have power.

Electrician to address

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### Description:

The outlet covers are loose at the media wet bar counter.

Electrician to address

Photo Number



## Description:

The power cord is routed through the door at the panel door controls.

Door company to address

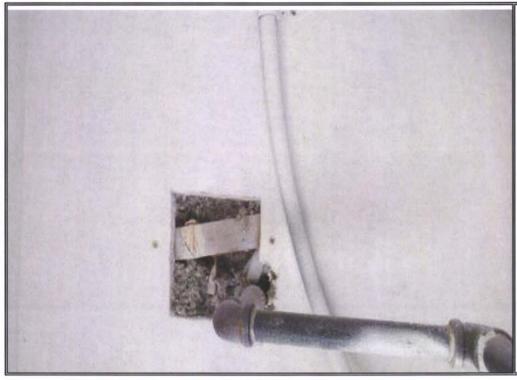
Photo Number

16

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





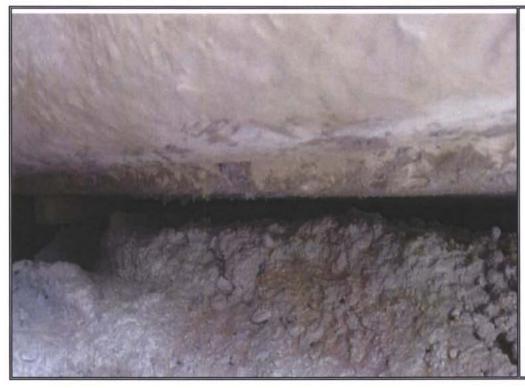
#### **Description:**

The drywall is damaged at the right side exterior mechanical closet.

n/a Henry will inquire

Photo Number

17



## Description:

The whirlpool tub is not supported from the floor.

Plumber to address

Photo Number

18

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





## **Description:**

The cover is missing from the vent fan in the media closet.

Electrician to address

Photo Number 19



## **Description:**

There is a loose light in the master shower.

Electrician to address

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





## **Description:**

The access cover in the basement hall does not close properly.

Sierra aware; will fix

Photo Number 21



## **Description:**

The handrail components at the second floor window should be repaired and sealed.

Henry knows about this. Will repair.

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### Description:

The handrail components at the second floor window should be repaired and sealed.

Henry will have hand rail replaced

Photo Number 23



## Description:

There are open grout joints at the steps to the basement.

To be addressed with final touch up paint/ drywall/grouting

Photo Taken by: David Taylor, E.I. **Date:** May 8, 2015





## **Description:**

There is no landing at the exterior door in the kitchen.

Not necessary per code per Henry

Photo Number 25



## **Description:**

There is unfinished stucco at the roof parapet feature.

Henry will discuss with Chris Myers

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015

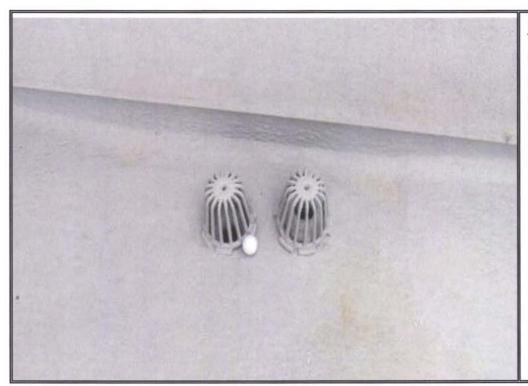




## **Description:**

There is unfinished stucco at the roof parapet feature.

Photo Number 27



## Description:

The debris guards should be removed from the secondary drains.

Not sure why this was recommended. n/a

**Photo Taken by:** David Taylor, E.I.

**Date:** May 8, 2015





### Description:

The cap should be removed from the plumbing vent.

Henry will investigate with plumber

Photo Number 29



## Description:

The debris guards are not sealed at the roof.

Not sure what this is about. n/a

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### Description:

Splash blocks should be placed at all down spouts.

Henry will discuss with Chris Myers

Photo Number 31



# **Description:**

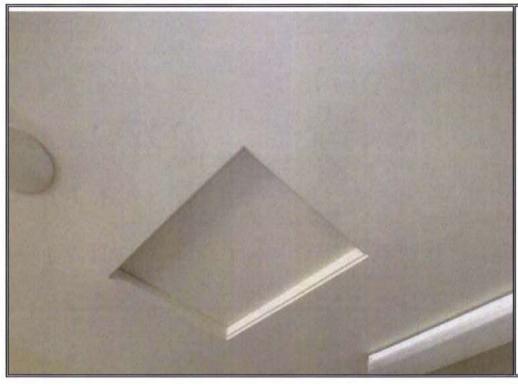
The configuration of the sprinkler controls is not what is typically found.

Valve not necessary per fire sprinkler company (talked to today)

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015



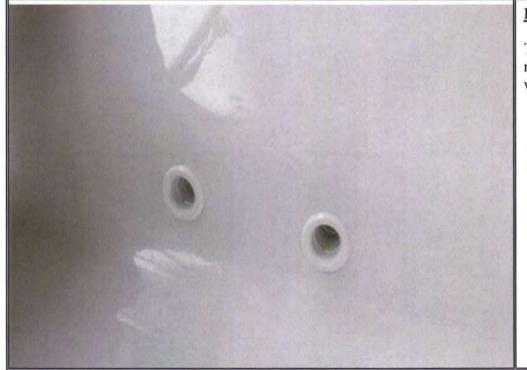


### Description:

The attic access and speaker at the garage ceiling violate the garage firewall.

Firewall OK per Henry because of 5/8" drywall

Photo Number 33



## Description:

There are no jet nozzles at the whirlpool tub.

Henry to request nozzles be installed

**Photo Taken by:** David Taylor, E.I.

Date: May 8, 2015





#### **Description:**

The water flow at the water feature should be adjusted to prevent splashing.

Addressed by Anthony Sylvan yesterday