

Macro Keys

Name	Value
zaa	The a/c filter is caked with dirt. Recommend the unit be checked for cleanliness.
zac	There are indications of A/C condensation problems evident mainly by water dripping from the secondary condensate drain line.
zad	The ductwork insulation is damaged/torn in the attic.
zaf	The cooling fins are damaged/flattened on the coils of the outside A/C condensing unit.
zai	There are indications of possible a/c condensation problems, evident by ---.
zam	The A/C-Heating filter is missing/damaged. Recommend unit be checked for cleanliness.
zan	There is not an electronic service disconnect within sight of the outside a/c unit.
zao	The outside A/C condensing unit does not respond to the thermostat with electricity present at the outside unit.
zap	The HVAC system was inspected by a specialist prior to/during the home inspection and was not rechecked during this inspection. Recommend referring to contractor's report for further information regarding condition of unit.
zar	Recommend consulting an A/C specialist for further evaluation/repair and to check for other repairs that may be needed at that time.
zas	The insulation on the A/C suction line is damaged or missing in ---. Recommend repair to prevent condensation from dripping on the ceiling below.
zat	The --- A/C unit is not operating properly, evident by a high/low temperature differential of --- degrees.
zau	The air duct system is not uniformly delivering air into the --- . Recommend the system be balanced.
zb	bathroom
zbb	There are --- broken or split rafters in the attic near --- .
zbd	The insulation has been heavily compressed by storage and/or varmints in some areas of the attic and does not meet normal energy requirements.
zbe	The bathroom exhaust vents terminate in the attic.
zbg	The gable vent screen in the attic is torn and there are indications of birds nesting in the attic.
zbid	The insulation depth is less than recommended in some areas of the attic, mainly in the -- - .
zbim	The insulation is missing in some areas; mainly in the --- area of the attic.
zbo	broken windowpane
zbr	breakfast room
zbs	The attic pull-down stairs do not close properly allowing conditioned air to be lost into the attic.
zbt	between
zbu	Some areas in the attic are not readily accessible due to ---.
zbv	There is poor ventilation in the attic.
zbw	There is not an adequate workspace and/or pathway to the --- located in the attic as recommended.
zbwc	brickwork/mortar cracks
zc	crawlspace

zcd The fireplace firebox and flue are dirty.

zcf There are cracks in the firebox liner, however the liner is performing its function as intended at this time.

zch chimney

zcl This fireplace is intended for gas logs or radiant heater only.

zcm There is deterioration of the mortar, and bricks are cracked in the firebox of the fireplace.

zcn corner

zco The fireplace damper does not open/close properly due to --- .

zcon continuously

zcp Recommend the fireplace damper in the --- have a positive stop to ensure proper ventilation for the gas logs.

zcr Recommend fireplace specialist be consulted, and after repairs/cleaning, re-checking the fireplace for proper and safe operation.

zcs There is a gap between the fireplace and the firebox. Recommend sealing the gap for safety.

zcwp cracked windowpane

zcd door

zda damaged

zde There is debris in the gutters.

zdi dining room

zdis dishwasher

zdl drain line

zdn downstairs

zdot Marked with a red dot.

zdr dish-racks

zds food waste disposer

zdt The --- door casing is not sealed to the threshold. This can allow moisture penetration to the unpainted base of the casing and potentially into the wall cavity.

zdw downspout

ze electrical

ze1 The breakers in the main electrical panel are not labeled.

ze2 For information only: This house was originally wired with a two wire system. Most of the electrical outlets and fixtures are not grounded.

zea This house has some aluminum electrical wiring. Some of the electric terminals and circuit breakers were checked, and are not marked "CO-ALR". There are indications of - --- at the electric terminals.

zeb There are # broken electrical outlets in the ---.

zec Unable to access some of the crawlspace due to electrical wires on the ground and/or low clearance. Recommend the wires be properly secured.

zed There are --- amp circuit breakers in the main electrical panel that are double wired.

zee There is some extension cord type electrical wiring in the --- . Recommend wiring be removed.

zef Unable to determine the function of at least --- light switches marked with red dots. Recommend consulting with homeowner for more information.

zefp1 This house is equipped with a Federal Pacific labeled main and/or sub-electrical panel. There is significant information that suggests that panels and circuit breakers of this

- manufacturer have a high rate of failure. Zefp2
- zefp2 The failures are not readily visible or apparent without dismantling the panel box which is beyond the scope of inspection. Recommend Federal Pacific manufactured panel boxes be evaluated by a qualified electrician.
- zeg The GFCI (Ground Fault Circuit Interrupter) electrical outlet in the --- does not trip when tested.
- zegm The GFCI (Ground Fault Circuit Interrupter) in the main electrical panel is not operating properly. It does not trip when tested.
- zego The GFCI (Ground Fault Circuit Interrupter) electrical outlet in the --- does not operate properly. It did not trip when tested.
- zei The --- light fixture did not respond to the control.
- zek There are at least --- missing knockouts in the main electrical panel.
- zel There is some lamp style cord type wiring in the ---. Recommend the wiring be removed or properly wired.
- zem The main electrical panel is located in a clothes closet. This is noted as a hazardous location as required by TREC.
- zen There are at least ---electrical outlet in the --- that register no electricity. Marked with a red dot.
- zeo There are at least ---electrical outlet in the --- that register open ground. Marked with a red dot.
- zep There are at least --- electrical outlet in the --- that register reverse polarity. Marked with a red dot.
- zer Recommend a licensed electrician be consulted for further evaluation and/or repairs.
- zet --- amp circuit breaker tripped during the inspection. It was reset and remained set for the remainder of the inspection.
- zeu There are at least --- visible, unprotected wiring splices in the ---. Recommend the wiring be properly enclosed.
- zev evident by
- zex extension
- zf flashing
- zf2 There is poor drainage in some areas around the perimeter of the foundation, mainly along ---. This should be corrected to help minimize future foundation problems. This is a maintenance item.
- zf3 There are indications of past foundation repair. We recommend you refer to the structural engineer's report if available for further information of repairs, warranty and proper maintenance of the foundation.
- zf4 There are indications of past foundation repair. However, there are some significant signs of subsequent movement. Recommend a structural engineer and/or drainage specialist be consulted for re-evaluation and/or possible repairs.
- zfa The foundation has shifted in one or two areas evident mainly by ---. There is poor drainage in some areas around the perimeter of the foundation, mainly along ---. Recommend this be corrected to help minimize future foundation movement. zfm
- zfar The foundation has shifted in one or two areas, evident mainly by --- . There is poor drainage in some areas around the perimeter of the foundation, mainly along --- . This should be corrected to help minimize future foundation movement. zfr
- zfb front bedroom

- zfc Recommend this be corrected to help prevent future foundation movement.
- zfc
zfc
zfd front corner bedroom
The soil is very dry around the perimeter of the foundation and has separated from the edges of the slab. This should be corrected to help prevent future foundation problems. WATER SHOULD NEVER BE Poured INTO THE CRACKS NEXT TO THE SLAB.
- zfe Recommend sealing the exposed post tension cables noted mainly along the --- sides of the house to help prevent premature deterioration.
- zfed front entry door
- zff Recommend some fill dirt be added along the foundation at the ---.
- zfh hairline cracks in the exterior brickwork and mortar separation, mainly on the ---.
- zfl The door lock hardware is missing from the ---.
- zfm However, I do not believe foundation repairs are warranted at this time. Proper maintenance should be maintained to minimize foundation movement.
- zfo foundation
- zfp Poor drainage and ponding were noted in the yard along the --- side of the house. Recommend correcting drainage in this area.
- zfr Recommend a structural engineer and/or drainage specialist be consulted for further evaluation.
- zfre The foundation rebar is exposed along the --- . Recommend this be sealed to help prevent deterioration.
- zfs There are indications of possible water penetration evident mainly by stains and discoloration of the vinyl flooring in the --- . Unable to determine cause or condition of underlying materials.
- zft The soil level is higher than recommended and in contact with the siding materials mainly along the --- . Recommend lowering the soil line to help prevent damage to the siding materials.
- zfu Unable to access some areas of the crawlspace due to low clearance, plumbing lines or A/C-Heating ductwork.
- zfw I do not feel that foundation repairs are warranted at this time, however, you may wish to consult a structural engineer and/or drainage specialists for further evaluation.
- zg garage
- zga The gas furnace closet uses living space air for combustion through the louvered doors. Recommend sealing the louvers and providing outside air for combustion through approved methods.
- zgb Brass is no longer approved for natural gas supply lines. Recommend the brass supply line to the --- be replaced with an approved type. After replacement, the gas meter should be rechecked for signs of leaks.
- zgc Copper is no longer approved for natural gas supply lines. Recommend the copper supply line to the --- be replaced with an approved type. After replacement, the meter should be checked for signs of leaks.
- zgp There is some gas passing through the gas meter with all gas appliances and associated pilot lights turned off in the house. Recommend a licensed plumber be consulted to locate and repair the leak.
- zgu There is no gas meter or regulator installed. Could not inspect the gas-fired equipment and appliances at this time.

zgv Recommend the un-vented gas space heater in the --- bath be used with EXTREME CAUTION or removed.

zha There is no automatic safety gas control valve for the furnace/water heater pilot.

zhb There is significant accumulation of rust flakes on and around the main burners in the heat exchanger. Recommend heating specialist be consulted for to check the heat exchanger and to check the furnace for proper and safe operation.

zhd The gray plastic covering on the A/C-Heating ducts in the attic is beginning to deteriorate.

zhf The flexible gas line for the gas-fired furnace passes through the air handler without an anti-vibration bushing. Recommend an anti-vibration bushing be installed or a black steel pipe nipple be installed to help prevent damage to the flex line.

zhk The gray plastic ductwork in the attic is known to prematurely deteriorate.

zhm Recommend heating specialist be consulted to check the heat exchanger and to check the furnace for proper and safe operation due to flame deviation of the main burners.

zhr Recommend heating specialist be consulted to check the heat exchanger and to check the furnace for proper and safe operation.

zhs The flame shield is missing for the main burner compartment of the heat exchanger. This is a safety item.

zht The thermostat is damaged/missing. Note: the A/C and heating system was checked with temporary connections at the thermostat control wires.

zhu Unable to check the furnace due to ---.

zhv The gas furnace is not properly vented due to ---.

zhy hydrotherapy tub

zia Some areas do not appear to be covered by the system or are not responding to the control mainly in --- .

zid There are at least --- broken sprinkler heads in zone --- .

zidw There is a damaged head in zone --- of the lawn & garden sprinkler system. Water pressure is lost in this area and the remainder of the zone is not able to get proper flow.

zih Recommend adjusting the sprinkler head along the --- so that it does not spray the house. Allowing the sprinkler to spray the house can cause water damage and/or penetration.

zii indications

zir Recommend a sprinkler specialist for further evaluation/repairs and check for other repairs that may be needed at that time.

zis The lawn & garden sprinkler system did not respond to the control. Unable to operate or fully evaluate system. Recommend landscaping specialist be consulted for further evaluation/repairs, and to check for other repairs that may be needed at that time.

ziv The valve to the --- is frozen in the --- position.

ziz The lawn & garden sprinkler system did not respond in zones --- & --- .

zju junction box

zk kitchen

zk1 The water heater T & P (Pop-Off) valve was not tested. The drain line has been reduced in size from the valve.

zk2 The food waste disposal is not operable.

zk90 The water heater T & P (Pop-Off) valve drain line does not have a properly installed 90 elbow to safely direct the high-pressure discharge from the valve where it exits the exterior.

zka The smoke detector in the --- was tested with the test button only. It did not respond.

zkb The dishwasher dish-racks are beginning to rust.

zkc The oven clock or timer is not operable.

zkd The oven OR dishwasher door springs are sprung and the door falls freely.

zkdd The dishwasher door springs are sprung and the door falls freely.

zkdo The oven door springs are sprung and the door falls freely.

zke There are indications of electrolysis noted at the water heater supply fittings evident mainly by rust and corrosion.

zkf The food waste disposer is rusted and the teeth are worn.

zkg The --- oven or dishwasher door gasket is damaged.

zkh The water heater is less than 18 inches from the floor.

zki The internal flame shield is missing from the burner opening of the gas water heater.

zkl The water heater T & P (Pop-Off) valve was not tested. The drain line is plumbed uphill or terminates in the house.

zkld The water heater closet uses living space air for combustion through the louvered doors. Recommend sealing the louvers and providing outside air for combustion through approved methods.

zklt The water heater T & P (Pop-Off) valve was not tested. The drain line terminates in the house.

zklu The water heater T & P (Pop-Off) valve was not tested. The drain line is plumbed uphill.

zkm The T & P (Pop-Off) valve drain line is plumbed with "CPVC". This material is not rated for the temperature and pressure designed for the valve. zkm1

zkm1 Although some municipalities accept this as code most T & P (Pop-Off) valve manufacturers do not recommend it.

zkn There is no anti-tip device for the oven/range.

zko The oven bake temperature measures --- degrees with the temperature control set at 350 degrees.

zkp There is no T & P (Pop-Off) valve on the water heater in the --- .

zkq There is no drain line for the T & P (Pop-Off) valve on the water heater. Recommend a drain line be properly installed.

zkr There are some rollers missing from the lower or upper dish-racks in the dishwasher.

zks The food waste disposer splash guard is missing/damaged.

zkt Water drips continuously from the end of the water heater T & P (Pop-Off) drain line.

zku The control knob is missing from the --- . Unable to operate or fully evaluate.

zkv The range vent pipe terminates in the attic. Recommend it be extended to the outside. This is a potential fire hazard.

zkw Water seeps out from under the dishwasher during the wash cycle. Was unable to run the dishwasher through a complete cycle.

zle There are at least

zlg There is a gap in the siding or trim mainly along the --- .

zli livingroom

zll The siding and/or trim is loose or damaged mainly along the --- .

zlm There is some missing siding along the --- .

zlp There are indications of Louisiana-Pacific brand siding material on the house. No visible damage was noted at this time, however recommend contacting LP at www.LP.com and determine if the siding meets their standards for repair.

- zlpd There are indications of Louisiana-Pacific brand siding material on the house. Damage or degradation of the materials were noted in some areas, mainly along the --- . Recommend contacting LP at www.LP.com to determine if the siding meets their standards of repair.
- zlr The home is in need of routine painting and repairs of the siding and trim to help prevent moisture penetration and damage.
- zlt Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage of building materials.
- zlu The siding and/or trim is unsealed or painted mainly along the --- . Unpainted siding and trim has no protection from the environment.
- zm master bedroom
- zma The homeowner's association may maintain the exterior of the building, including the lawn sprinkler system as common area items. Recommend contacting the homeowner's association for further information.
- zman The overhead garage door did not respond to the manual safety reverse (block) test.
- zmat materials
- zmb The baluster spacing of the --- stairs is greater than the currently recommended four inches.
- zmb2 The handrail for the stairs is loose at the wall.
- zmc This is one unit of a multi-family dwelling. This report covers the roof over, the foundation under and immediate surrounding walls of this unit only.
- zmd Smoke detectors were not noted in all recommended areas. Refer to the handbook provided at the time of inspection for further information.
- zme This house has an External Insulation Finishing System (EIFS). Full evaluation is not within the scope of our inspection. Recommend contacting a specialist in this field for further evaluation concerning proper installation and maintenance of the system
- zmf The deck on the --- exterior of the home is installed flush with the door threshold. It is recommended that the deck be lower than the threshold to prevent standing water and possible water penetration.
- zmg There is no GFCI (Ground Fault Circuit Interrupter) protection for all recommended electrical outlets in the kitchen, bathrooms, garage or the outside.
- zmh There is no visible, dedicated GFCI (Ground Fault Circuit Interrupter) protection for the master bath hydrotherapy tub.
- zml The weather strip is damaged around the --- door; it does not seal properly and light is visible around the door.
- zml2 The weather-strip for the --- door is damaged/gapped along the latch/hinge side. Recommend repairs to help prevent water penetration.
- zmm Indications of mold/fungus were noted evident mainly by --- . Mold/fungus is caused by moisture or wet conditions. zmm2
- zmm2 Addressing the moisture/water penetration is recommended to help assure that mold/fungus does not develop or exist. Testing for the presence and/or type of mold/fungus is recommended for health and safety.
- zmo This is an older house, and there have been several renovations. There may be some items that are not readily or reasonably accessible for the inspection.
- zmp At least --- cracked windowpanes were noted and are marked with red dots.

- zmp2 At least --- windows did not stay open when tested and are marked with red dots.
- zmr Wood rot was noted mainly along the ---. Unable to determine the condition of the underlying materials.
- zmr2 There is some deterioration or damage to the exterior siding mainly along the --- side of the house. Unable to determine the condition of the underlying materials. See photo.
- zms Safety glass was not noted in all recommended areas. Refer to the handbook provided at the time of inspection for further information.
- zmsp *There are at least --- broken sprinkler heads in zone --- . Some areas do not appear to be covered by the system or are not responding to the control mainly in --- . Recommend a sprinkler specialist for further evaluation/repairs and check for other re
- zmt master bathroom
- zmu Unable to determine the condition of the underlying materials.
- zmw There are at least --- window panes that have lost their thermal seals: # in the --- and # in the --- . Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. zmw2
- zmw2 Some windows with lost seals may not have been evident at the time of the inspection. Recommend a specialist check all windows for further lost seals.
- zna There are nails backing out under the shingles mainly on the --- slope.
- zo overhead garage door
- zob The electric garage door opener did not properly reverse when the manual safety reverse was block tested.
- zod The lock for the overhead garage door has not been removed/disabled as recommended by the electric garage door manufacturer.
- zoe The infrared beam for the electric garage door opener is installed higher than recommended.
- zon The overhead garage door is not properly braced for an electric garage door opener; manual safety reverse was not block tested.
- zop At least --- panel of the overhead garage door is splitting, dented or damaged. Unable to block test the manual safety reverse of electric garage door opener, however door opens and closes as expected at this time.
- zos The overhead garage door spring is loose/damaged and the door falls closed. Re-tensioning/Replacing the spring is dangerous and should only be performed by a professional.
- zot electrical outlet
- zov overhead garage door frame
- zp1 The kitchen sink vegetable sprayer is not operable.
- zp2 The kitchen sink vegetable sprayer leaks at the handle.
- zp3 Recommend anti-siphon devices be installed on the exterior water faucets.
- zp4 There are un-insulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather.
- zpa After the water leak is repaired, the water meter should be re-checked for movement indicating other possible leaks.
- zpb The --- bathtub drains very slowly.
- zpc The --- bath commode is loose, and needs to be properly attached to the floor.
- zpch The hall bath commode is loose, and needs to be properly attached to the floor.
- zpcm The master bath commode is loose, and needs to be properly attached to the floor.

zpd The drain stop for the --- bath tub/sink is missing or does not seal properly.

zpd2 The shower diverter in the --- bath does not transfer water completely from the tub to the shower.

zpe There is a water leak at the stem of the exterior water faucet.

zpf There is a water leak at the water faucet handles on the ---.

zpg The --- bath tub/shower enclosure needs caulk grout repair to help prevent water penetration to the underlying materials. Am unable to determine condition of underlying materials.

zph There is a water leak under the hall bath sink at the ---.

zphc The hot and cold water faucet controls are reversed at the --- .

zpi There is an indication of a past water leak ---, but no leak was detected at this time.

zpk There is a water leak under the kitchen sink at the --- .

zpl There is a water leak at the base of the kitchen sink faucet.

zpm There is a water leak under the master bath sink at the ---.

zpn There is a water leak at the stems of the hot and/or cold water faucets.

zpo The sprayer transfer valve in the kitchen sink faucet sticks. Does not transfer from faucet spout to sprayer properly.

zpp There is some water passing through the water meter with all water shut off in the house. Recommend a licensed plumber be consulted to locate the leak and repair.

zpr Recommend a licensed plumber be consulted for further evaluation and/or repairs.

zps When the adjoining shower is running in the --- .

zpt This house is plumbed with the majority of the original galvanized pipe. This may need future repair or replacement. However, no detectable water leaks noted at this time.

zptf A temporary type plumbing fitting has been used --- , however no water leak was noted at this time.

zpu Unable to determine the cause or source of the leak.

zpv The vacuum breaker for the sprinkler system was not located/damaged/improperly installed.

zpw Water seeps out from under the --- . zps

zpx This house is connected to a septic sewer system. We do not inspect these systems. Recommend consulting with the County Health Department for information regarding inspection, certification and maintenance of the septic systems.

zrb The shingles on the roof are showing indications of blistering and some of the blisters have popped. Unable to determine cause. zrr

zrc Checked water stain on the --- ceiling with a moisture indicator. It registered ---% indicating it is not an active water leak at this time.

zrcb rear corner bedroom

zrd Some shingles are deteriorated, mainly on the --- slope of the roof.

zre The --- did not respond to the control.

zrf There are --- cracked rubber plumbing vent flashings.

zrfd The roof flashing is damaged/loose/lifted around the --- . Recommend repairs to help prevent water penetration.

zrg The rain gutters are full of debris; recommend they be cleaned, checked for proper drainage and checked for other repairs that may be needed at that time.

zrg2 Recommend the gutter downspout at the --- side of the house be directed away from the foundation to help promote proper drainage.

zrh There are rust holes in the --- stacks on the roof.

zri There are some indications of water leaks in the attic.

zrl There are at least two layers of shingles on the roof. The flashings have not been properly set, there are some missing granules in some areas and at least --- nails are noted backing out through the shingle. Samples marked with yellow chalk. zrr

zro This is an older roof and there are some indications of repair. However, there are no indications of water penetration at this time.

zrp There are at least --- lead plumbing vent flashings that do not properly extend over the pipe, or are not properly sealed. Recommend this be corrected to help prevent water penetration. See photo.

zrr Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.

zrs Some ridge shingles are split or missing over the --- .

zrt Tree limbs should be kept trimmed to help prevent damage to the roof.

zrv Recommend a rain cap for the --- vent stack to help prevent water penetration.

zss shingles

zsb There is no evidence of electrical bonding between the pool and the pool equipment.

zsc The protective cover is missing from inside the electrical timer box.

zsd The bottom of the pool was covered with leaves and debris, and the water was murky. Could not clearly observe the surface of the entire pool shell for adequate evaluation.

zse The swimming pool fill valve is not properly equipped with a vacuum breaker and/or leaks.

zsf The pool filter, pump, and motor are not operable.

zsg There is no GFCI (Ground Fault Circuit Interrupter) protection in the pool and/or spa light circuit.

zsh sheetrock

zsi There are indications of a crack or patch in the pool surface along the --- . Unable to determine the condition of the underlying materials.

zsl The pool and/or spa light did not respond to the control.

zsr Recommend pool specialist be consulted for further evaluation and/or repairs.

zsrc sheetrock cracks

zst Tiles are missing, chipped and/or damaged on the --- side of the pool near the --- .

zstt The --- stick in the frames.

zsv The valve to the --- is frozen in the --- position.

zta carpet tack strips

zth There are indications of water penetration to the --- evident mainly by --- .

zu upstairs

zub upstairs bathroom

zuf upstairs front corner bedroom

zur upstairs rear corner bedroom

zv vent flashing

zw window

zwc There are indications of water penetration under the added wall of the garage conversion.

zwo wood rot

zwt Recommend caulking between the wood trim and siding mainly along --- to help prevent water penetration.

zww Caulking is needed around some of the windows between the window framing and
zx exterior brickwork to help prevent water penetration.
zx exterior