

# Integrity inspections

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## Home Inspection Report

Prepared For:

**Jaceline Chica**

Property Address:

**28006 Pontevedra Dr.**

**Rancho Palos Verdes, CA 90275**

Inspected on Tue, Jan 26 2021 at 9:27 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# General

Property Type:	Single Family
Stories:	One
Bedrooms/Baths:	4/2
Year Built :	1959
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent

# Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete, Brick, Common cracks Condition: Satisfactory
Walkways:	Concrete , Common cracks Condition: Satisfactory
Steps/Stoops:	Not Present
Patios/Decks:	Concrete, Common cracks Condition: Satisfactory
Fencing:	Masonry , Wood Condition: Satisfactory



Comment 1:  
Gates are locked not tested.

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Stucco, Lap Wood  
Condition: Marginal



Comment 2:  
Cracks on exterior walls.



Figure 2-1

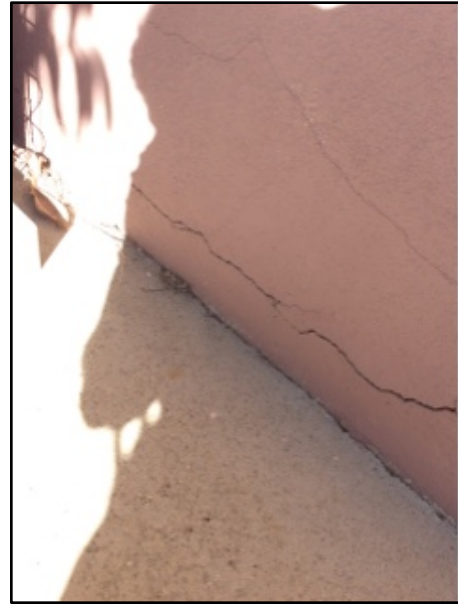


Figure 2-2

Exterior Trim Material: Wood  
Condition: Satisfactory  
Windows: Aluminum  
Condition: Satisfactory  
Entry Doors: Wood  
Condition: Satisfactory

(Exterior continued)

---



Comment 3:

Moisture damage to exterior wood at patio .



Figure 3-1

# Garage

Garage Type: Attached  
Condition: Satisfactory

Garage Size: 2 Car

Door Opener: Screw Drive  
Condition: Satisfactory

Opener Safety Feature: Light Beam  
Condition: Satisfactory

Door To Living Space: Self closing hinge working , Solid/Fire rated door  
Condition: Repair



Comment 4:  
Door needs to close and latch completely .

Exterior Door: Working  
Condition: Satisfactory

Electrical: Lights working , Wiring ok, 3 prong outlet ungrounded  
Condition: Repair



Comment 5:  
3 prong ungrounded outlets are a N.E.C. Violation

(Garage continued)



Comment 6:  
Light not working. Improper wiring off light



Figure 6-1

GFCI Present :

No

Condition: Satisfactory



Comment 7:  
Suggest installing GFCI in garage.

Floor:

Cracks

Condition: Marginal

(Garage continued)



Comment 8:  
Cracks on garage floor if concerned suggest further evaluation.



Figure 8-1



Figure 8-2

Walls/Ceiling:

Ok

Condition: Marginal

Vehicle Door:

Ok

Condition: Satisfactory

# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: From Ground with Binoculars  
Roof Design: Gable, Low slope  
Roof Covering: 3 Tab Shingle, Roll Roofing  
Condition: Further Evaluation Required



Comment 9:  
Shingles starting to wear. If concerned suggest further evaluation



Figure 9-1



Figure 9-2

(Roofing continued)



Figure 9-3



Comment 10:  
Roll roofing starting to wear.



Figure 10-1

Ventilation Present:	Power Ventilator, Gable Ends Condition: Satisfactory
Chimney :	Brick Condition: Satisfactory
Chimney Spark screen :	Not present Condition: Repair

(Roofing continued)



Comment 11:  
Missing spark screen on chimney/spark screen not visible.

Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Suggest Cleaning



Comment 12:  
Suggest cleaning rain gutters.



Figure 12-1



Comment 13:  
Suggest checking flashing around chimney .

Roofs are not water tested for leaks. We always recommend having a separate roof inspection by a roofing company

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Solid Wood Plank
	Condition: Marginal



Comment 14:  
Moisture stains under bathroom areas.

Wall Structure:	Wood Frame
	Condition: Satisfactory

## Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood, Solid Wood Plank
	Condition: Satisfactory
Vent Risers:	Metal
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Marginal

Determining the presence of rodents and other animals or insects are beyond the scope of this inspection. Suggest further evaluation done if concerned about infestation.

(Structure continued)

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	From Access
Ventilation Present:	Yes
	Condition: Satisfactory
Moisture Condition:	Dry
	Condition: Satisfactory



Comment 15:  
Wood flooring on crawlspace access loose .



Comment 16:  
Floor crawlspace access minimum size is 18"X24" this is 18"X22". Space is to small and not deep enough to access

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	General Electric
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Panel Ground:	Unknown Not Visible
Service Voltage:	240 volts
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
	Condition: Satisfactory
Panel Labeled :	Partially
	Condition: Repair



Comment 17:  
Panel not labeled completely.



Figure 17-1

Service Amperage:	Unknown
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(Electrical continued)

Exterior Plugs : Ungrounded  
Condition: Satisfactory  
Exterior Plugs GFCI Location : Not Present



Comment 22:  
Suggest GFCI outlets be installed on exterior.

Lights: Working  
Condition: Satisfactory  
Carbon Monoxide Detector: Not present  
Condition: Repair



Comment 23:  
Carbon monoxide detector needed in hall.

Doorbell: Working  
Condition: Satisfactory

If furnishings are present not all outlets are tested.  
Exterior lighting on photocell or motion detectors are not part of the inspection

# HVAC

HVAC System Type: Central Split System

Some older pre 1981 heating/AC ducting contained asbestos. Asbestos is beyond the scope of this inspection. If concerned suggest having further evaluation

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Hallway
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	York
Heating Fuel:	Gas
	Condition: Satisfactory
Input BTUs:	80,000
Filter Type:	Disposable
	Condition: Suggest changing



Comment 24:  
Replace filter.

Output Temperature:	114 Degrees
Type of Distribution:	Metal Ducting
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condensate Drainage:	To Exterior, Overflow shut off switch
	Condition: Satisfactory
AC Return Air Temp:	56 Degrees
AC Supply Air Temp:	27 Degrees
AC Temperature Drop:	29 Degrees

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems including septic tanks are beyond the scope of a home inspection.

Water Service:	Public
Main Line:	Copper
	Condition: Satisfactory
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter, At main line
Waste Pipe Material:	Cast Iron, Galvanized Steel
	Condition: Near end of lifespan



Comment 25:  
Some corrosion on piping. Older piping



Figure 25-1

Location of Fuel Shutoff:	At Meter, Seismic shut off not installed
Water Pressure :	130 psi
	Condition: Repair



Comment 26:  
Water pressure is high 50-80 psi is normal suggest further evaluation.

Pressure Regulator:	Present
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(Plumbing continued)

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Comment 27:  
Constant dripping at exterior front faucet .



Figure 27-1

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Comment 28:  
TPR valve at main line dripping .



Figure 28-1

(Plumbing continued)

## Water Heater

Manufacturer:	State
Water Heater Location :	Garage
Fuel:	Natural Gas
Capacity:	50 gal
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Satisfactory
Seismic Straps Installed:	Within Sight of Equipment
	No
	Condition: Repair



Comment 29:

Water heater needs two straps one on top one third and one on bottom one third. Attached to studs in the wall with 3/4" X 3" lag bolts



Figure 29-1

(Water Heater continued)

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Comment 30:  
Gas flame needs to be 18" off ground.



Figure 30-1



Comment 31:  
Manufacturers date is 2012.

# Bathrooms

## Bathroom #1

Location:	Hall
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Drain Stopper:	Yes Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Window Condition: Satisfactory
Outlet :	Grounded Condition: Satisfactory
GFCI Protection:	Not Present



Comment 32:  
Suggest GFCI outlet in bathroom.

## Master Bathroom

Location:	Hall/Master Bedroom
Bath Tub:	Not Present
Shower:	Stall Condition: Satisfactory

(Master Bathroom continued)

Sink(s):

Single Vanity  
Condition: Repair



Comment 33:  
Rust/Corrosion on pipes.



Figure 33-1

Drain Stopper:

Yes  
Condition: Repair

(Master Bathroom continued)



Comment 34:  
Drain stopper missing knob on lever handle .



Figure 34-1

Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Glass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Window Condition: Satisfactory
Outlet :	Grounded Condition: Further Evaluation Required

(Master Bathroom continued)



Comment 35:  
Has a weak ground suggest further .



Figure 35-1

GFCI Protection: Not Present



Comment 36:  
Suggest GFCI outlet in bathroom.

(Master Bathroom continued)

---



Comment 37:  
Opening in wall behind toilet .



Figure 37-1

---



Comment 38:  
Door to hall not latching closed properly .

# Kitchen

Cabinets:

Wood

Condition: Marginal



Comment 39:  
Cabinets worn.

Countertops:

Tile

Condition: Repair



Comment 40:  
Cracked/worn/damaged tiles.



Figure 40-1



Figure 40-2

Sink:

Double

Condition: Replace

(Kitchen continued)



Comment 41:  
Older sink/rusted suggest replacing .



Figure 41-1



Figure 41-2

GFCI : Not present , Suggest GFCI  
Condition: Satisfactory



Comment 42:  
Suggest GFCI's in kitchen at countertops 6' from water.

Plugs : 3 prong , Grounded  
Condition: Satisfactory

(Kitchen continued)

---



Comment 43:  
Need sealing at splash guard .



Figure 43-1

---



Comment 44:  
Oxidation/hard water residue on pipes possibly suggest small pin hole leaks.



Figure 44-1

(Kitchen continued)

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

Magic Chef

Condition: Repair



Comment 45:

Broken broiler handle. Oven handle loose



Figure 45-1

Cooktop:

Unknown

Condition: Marginal



Comment 46:

Older unit.

Stove Hood Fan:

NuTone

Condition: Repair/Replace

(Appliances continued)



Comment 47:  
Clean or replace filters.

Dishwasher:

Frigidaire  
Condition: Satisfactory



Comment 48:  
The dishwasher rubs countertop when closing door.

Disposal:

Insinkerator  
Condition: Satisfactory

# Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory
Dryer Fuel Type :	Gas
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes
Outlet :	Grounded
	Condition: Satisfactory

---


 Comment 49:  
Oxidation on pipes and appear to be leaking suggest further evaluation .



Figure 49-1

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Interior Access : Not furnished  
Condition: Satisfactory  
Floors: Tile, Wood, Vinyl  
Condition: Marginal



Comment 50:  
Repair done on flooring in dining room .



Figure 50-1

Walls: Plaster, Wallpaper , Paneling , Cracks  
Condition: Marginal

(Interior continued)



Comment 51:  
Paneling coming away from wall.

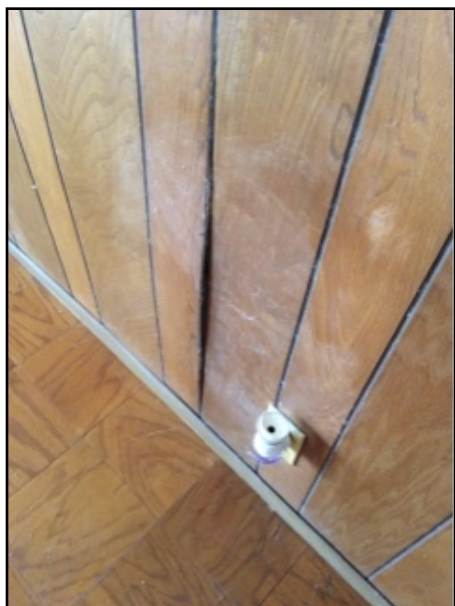


Figure 51-1



Figure 51-2

Ceiling:

Plaster, Acoustic Spray, Cracks  
Condition: Suggest further explanation

(Interior continued)



Comment 52:

Moisture stains suggest prior or present leak suggest further explanation .



Figure 52-1

Window Types:	Sliders
	Condition: Satisfactory
Window Materials:	Aluminum
Entry Door Types:	Hinged
	Condition: Satisfactory
Entry Door Materials:	Wood
Interior Door Materials:	Wood
Exterior Door Material :	Wood, Vinyl
Fireplace:	Manufactured, Gas Burning, Wood Burning



Comment 53:

Suggest having fireplace cleaned and checked by fireplace company before using .

Ceiling Fan:	Working, Off balance
	Condition: Marginal

(Interior continued)



Comment 54:  
Ceiling fan is off balance.

AC Temp:	24 Degrees
	Condition: Satisfactory
Heating Temp:	116 Degrees
	Condition: Satisfactory

Some older acoustic ceilings & floor tiles contained asbestos. Asbestos is beyond the scope of this inspection. If concerned suggest further evaluation

# Lawn Sprinkler

Water Supply:	Municipal
Valves:	Manual
Timer:	None
Sprinkler Heads:	Damaged heads
	Condition: Repair



Comment 55:  
Damaged sprinkler heads.



Figure 55-1

# Bedroom #1

Location: 1st left side  
Bedroom Access : Not furnished  
Condition: Satisfactory  
Walls: Plaster , Cracks  
Condition: Satisfactory  
Floor: Wood  
Condition: Marginal



Comment 56:  
Flooring worn .



Figure 56-1



Figure 56-2

Windows: Aluminum  
Condition: Satisfactory  
Doors: Working  
Condition: Satisfactory  
Electric Plugs/Lighting: 3 prong, 2 prong, Not grounded, Light switch attached to outlet  
Condition: Marginal

(Bedroom #1 continued)



Comment 57:

3 prong outlets not grounded are NEC violations.

Ceiling:	Acoustic spray Condition: Satisfactory
Ceiling Fan:	Not Present
AC Temp:	30 Degrees Condition: Satisfactory
Heat Temp:	112 Degrees Condition: Satisfactory
Smoke Detector Present:	No Condition: Repair



Comment 58:

Needs smoke detector.

## Bedroom #2

Location: 2nd left side  
Bedroom Access : Not furnished  
Condition: Satisfactory  
Walls: Plaster, Cracks  
Condition: Satisfactory  
Floor: Wood  
Condition: Marginal



Comment 59:  
Flooring worn.



Figure 59-1

Door: Working  
Condition: Satisfactory  
Window: Aluminum  
Condition: Satisfactory  
Plugs/Lighting: 3 prong, 2 prong, Ungrounded , Light switch attached to outlet  
Condition: Marginal

(Bedroom #2 continued)



Comment 60:  
3 prong outlets not grounded are NEC violations.

Ceiling:	Acoustic spray Condition: Satisfactory
Ceiling Fan:	Not Present
AC Temp:	30 Degrees Condition: Satisfactory
Heating Temp:	107 Degrees Condition: Satisfactory
Smoke Detector Present:	No Condition: Repair



Comment 61:  
Needs smoke detector.

## Bedroom #3

Location: End of hall  
Bedroom Access : Not furnished  
Condition: Satisfactory  
Walls: Plaster , Cracks  
Condition: Satisfactory  
Floor: Wood  
Condition: Marginal



Comment 62:  
Flooring worn.

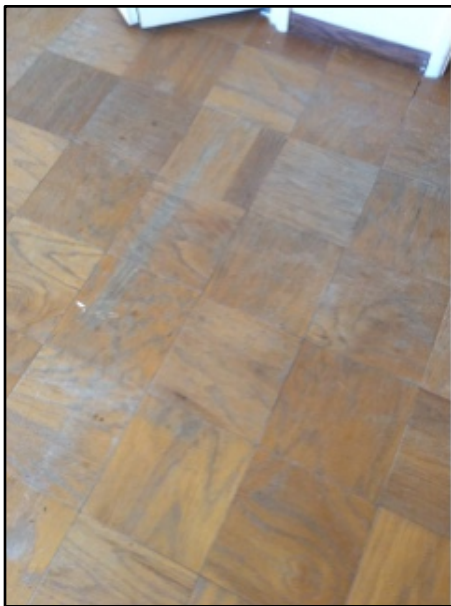


Figure 62-1

Doors: Working  
Condition: Satisfactory



Comment 63:  
Exterior door locked no key present .

Windows: Aluminum  
Condition: Satisfactory  
Plugs/Lights: 3 prong , 2 prong , Ungrounded , Light switch attached  
to outlet  
Condition: Marginal

(Bedroom #3 continued)



Comment 64:

3 prong outlets not grounded are NEC violations.

Ceiling:	Acoustic spray Condition: Satisfactory
Ceiling Fan:	Not Present
AC Temp:	27 Degrees Condition: Satisfactory
Heating Temp:	114 Degrees Condition: Satisfactory
Smoke Detector Present:	No Condition: Repair



Comment 65:

Needs smoke detector.

# Master Bedroom

Bedroom Access : Not furnished  
Condition: Satisfactory

Walls: Drywall , Cracks  
Condition: Satisfactory

Floor: Wood  
Condition: Marginal



Comment 66:  
Flooring worn.

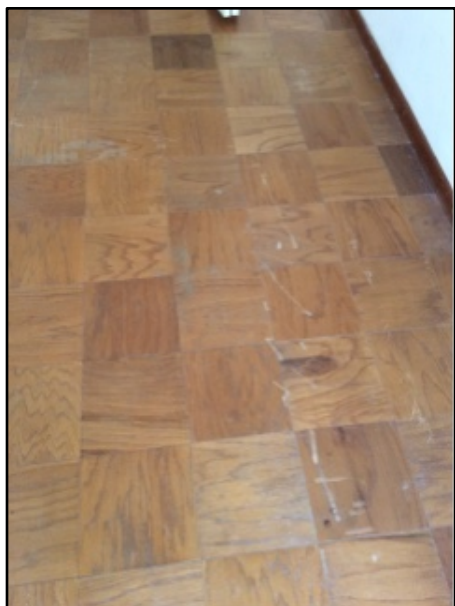


Figure 66-1

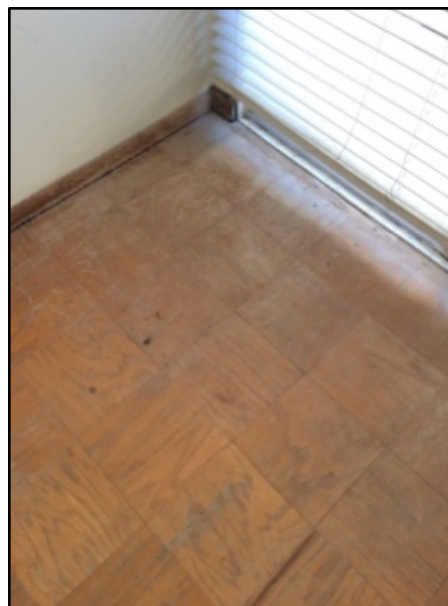


Figure 66-2

(Master Bedroom continued)



Comment 67:  
Possible old separation that was filled in suggest further evaluation .



Figure 67-1

Doors:	Working Condition: Satisfactory
Windows:	Aluminum Condition: Satisfactory
Plugs/Lights:	3 prong , 2 prong , Ungrounded , Light switch attached to outlet Condition: Marginal



Comment 68:  
3 prong outlets not grounded are NEC violations.

Ceiling:	Acoustic spray Condition: Marginal
Ceiling Fan:	Not Present
AC Temp:	29 Degrees Condition: Satisfactory
Heating Temp:	127 Degrees Condition: Satisfactory
Smoke Detector Present:	No Condition: Repair

(Master Bedroom continued)



Comment 69:  
Needs smoke detector.

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Fencing

---

1) Gates are locked not tested.

## Exterior Covering

---

2) Cracks on exterior walls.



Figure 2-1



Figure 2-2

(Report Summary continued)

Exterior

---

3) Moisture damage to exterior wood at patio .



Figure 3-1

Door To Living Space

---

4) Door needs to close and latch completely .

(Report Summary continued)

## Electrical

---

5) Light not working. Improper wiring off light



Figure 6-1

## Floor

---

6) Cracks on garage floor if concerned suggest further evaluation.



Figure 8-1



Figure 8-2

(Report Summary continued)

## Roof Covering

---

7) Shingles starting to wear. If concerned suggest further evaluation



Figure 9-1



Figure 9-2



Figure 9-3

8) Roll roofing starting to wear.

(Report Summary continued)



Figure 10-1

Chimney Spark screen

9) Missing spark screen on chimney/spark screen not visible.

---

Gutters & Downspouts

10) Suggest cleaning rain gutters.

---



Figure 12-1

(Report Summary continued)

### Roofing

---

11) Suggest checking flashing around chimney .

### Subflooring

---

12) Moisture stains under bathroom areas.

### Structure: Crawlspace

---

13) Wood flooring on crawlspace access loose .

14) Floor crawlspace access minimum size is 18"X24" this is 18"X22". Space is to small and not deep enough to access

### Panel Labeled

---

15) Panel not labeled completely.



Figure 17-1

### Service Amperage

---

16) Service amps not listed on breaker .

(Report Summary continued)

### Overcurrent Protection

---

17) 2 wires on a 1 wire breaker.



Figure 19-1

### Smoke Detectors

---

18) Smoke detector needed in hall & bedrooms.

### Carbon Monoxide Detector

---

19) Carbon monoxide detector needed in hall.

### Filter Type

---

20) Replace filter.

(Report Summary continued)

### Waste Pipe Material

---

21) Some corrosion on piping. Older piping



Figure 25-1

### Water Pressure

---

22) Water pressure is high 50-80 psi is normal suggest further evaluation.

### Plumbing

---

23) Constant dripping at exterior front faucet .



Figure 27-1

24) TPR valve at main line dripping .

(Report Summary continued)



Figure 28-1

### Seismic Straps Installed

25) Water heater needs two straps one on top one third and one on bottom one third. Attached to studs in the wall with 3/4" X 3" lag bolts



Figure 29-1

(Report Summary continued)

Plumbing: Water Heater

---

26) Gas flame needs to be 18" off ground.



Figure 30-1

Sink(s)

---

27) Rust/Corrosion on pipes.



Figure 33-1

(Report Summary continued)

### Drain Stopper

---

28) Drain stopper missing knob on lever handle .



Figure 34-1

### Outlet

---

29) Has a weak ground suggest further .



Figure 35-1

(Report Summary continued)

Bathrooms: Master Bathroom

---

30) Opening in wall behind toilet .

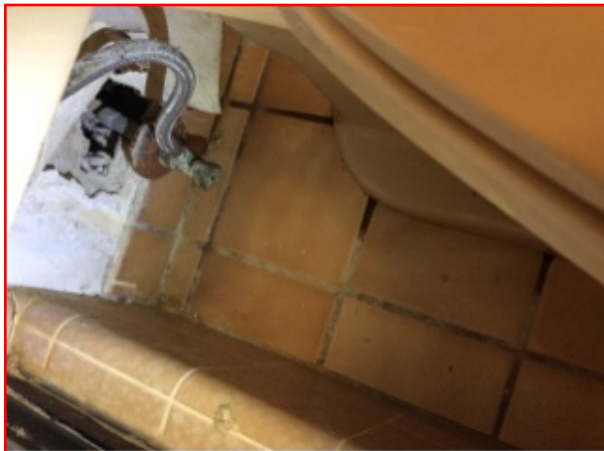


Figure 37-1

31) Door to hall not latching closed properly .

Cabinets

---

32) Cabinets worn.

(Report Summary continued)

### Countertops

---

33) Cracked/worn/damaged tiles.



Figure 40-1



Figure 40-2

### Sink

---

34) Older sink/rusted suggest replacing .



Figure 41-1



Figure 41-2

(Report Summary continued)

Kitchen

---

35) Need sealing at splash guard .



Figure 43-1

36) Oxidation/hard water residue on pipes possibly suggest small pin hole leaks.



Figure 44-1

(Report Summary continued)

Oven

---

37) Broken broiler handle. Oven handle loose



Figure 45-1

Cooktop

---

38) Older unit.

Stove Hood Fan

---

39) Clean or replace filters.

Dishwasher

---

40) The dishwasher rubs countertop when closing door.

(Report Summary continued)

## Laundry

---

41) Oxidation on pipes and appear to be leaking suggest further evaluation .



Figure 49-1

## Floors

---

42) Repair done on flooring in dining room .



Figure 50-1

(Report Summary continued)

## Walls

---

43) Paneling coming away from wall.

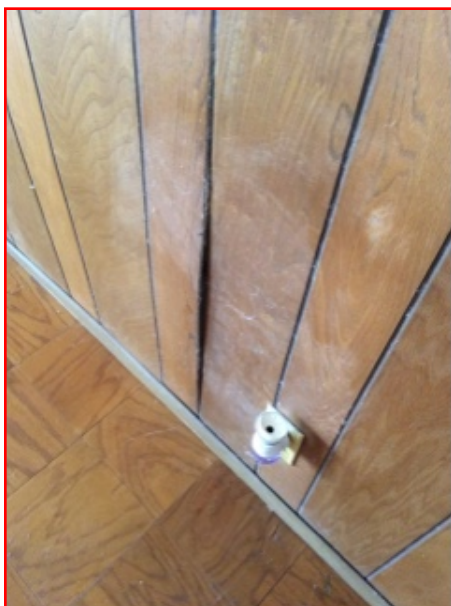


Figure 51-1



Figure 51-2

## Ceiling

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44) Moisture stains suggest prior or present leak suggest further explanation .

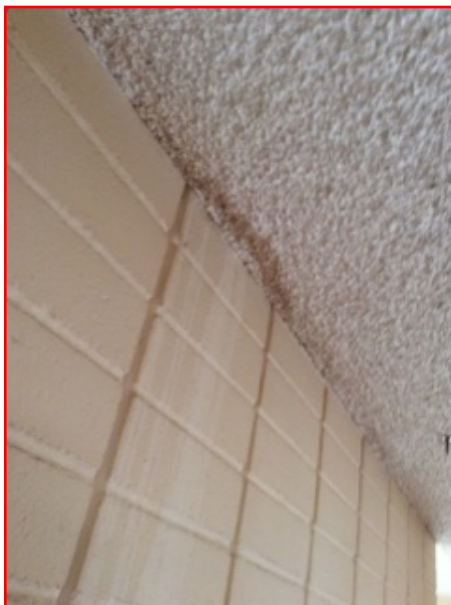


Figure 52-1

(Report Summary continued)

### Fireplace

---

45) Suggest having fireplace cleaned and checked by fireplace company before using .

### Ceiling Fan

---

46) Ceiling fan is off balance.

### Sprinkler Heads

---

47) Damaged sprinkler heads.



Figure 55-1

(Report Summary continued)

Floor

---

48) Flooring worn .



Figure 56-1



Figure 56-2

Smoke Detector Present

---

49) Needs smoke detector.

(Report Summary continued)

Floor

---

50) Flooring worn.



Figure 59-1

Smoke Detector Present

---

51) Needs smoke detector.

(Report Summary continued)

Floor

---

52) Flooring worn.



Figure 62-1

Doors

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53) Exterior door locked no key present .

Smoke Detector Present

---

54) Needs smoke detector.

(Report Summary continued)

Floor

---

55) Flooring worn.



Figure 66-1

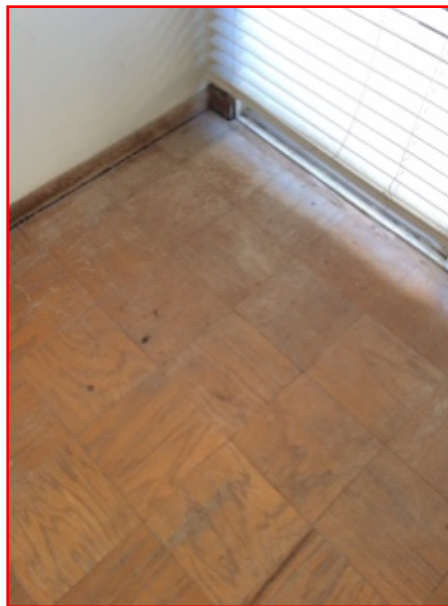


Figure 66-2

56) Possible old separation that was filled in suggest further evaluation .



Figure 67-1

Smoke Detector Present

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57) Needs smoke detector.