



## SUMMARY

33525 Binnacle Dr, Dana Point CA  
92629  
David & Lesley Midkiff  
July 1, 2021

Randall Meadows  
InterNACHI CPI #19012717  
FOCUS Home Inspection Authority  
949-945-0111  
[focusinspectionauthority@gmail.com](mailto:focusinspectionauthority@gmail.com)



FOCUS Home Inspection Authority (FHIA) endeavors to perform a visual inspection of the home in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at [www.nachi.org/sop](http://www.nachi.org/sop). FHIA is here providing you with a written report identifying the defects/deficiencies that we (1) observed and (2) deemed material. As such, we inspected the readily accessible, visually observable, installed systems and components of the home as designated in the InterNACHI SOP. When said systems or components designated in the InterNACHI SOP are present but not

inspected, the reason(s) the item was not inspected is identified within the "Limitations" tab of this report. This report may contain observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or near the end of their service lives. The report is only supplementary to the seller's disclosure. Unless otherwise indicated in writing within your Agreement, we did NOT test for the presence of radon, a harmful gas, or mold. Unless otherwise indicated in writing, we do not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. This inspection report is for your use only. You must give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of this report and all rights to it. We are not responsible for its use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. Please see your written and signed Agreement for further details on the above. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms and you may view them at [www.nachi.org/buy](http://www.nachi.org/buy). We hope that this inspection report will prove helpful to you. As you review the inspection report, please keep in mind that our inspection is NOT a pass or fail test. Just like you can't fail a physical (no matter how poor your health may be), a house can't fail an inspection. A home inspection is simply a visual examination of a house's overall condition. The home inspection report describes a house's physical shape and identifies what might need crucial repair or replacement. It is important to understand that there are "no perfect homes." They don't exist. We always find areas in need of repair or replacement, and we'll always find both deferred maintenance issues and components that are working very well. Therefore, keep the right expectation and remember that the inspection is designed to provide you with an overview of the overall condition of the home, providing the information you need that will assist you in making the best decisions when purchasing a home.

Finally, we know that you have a choice of inspection companies, and so we appreciate very much your trust in allowing FHIA to inspect your home. "Your Satisfaction Is Our FOCUS," so please let us know if you have any questions regarding our report.

91

ITEMS INSPECTED

22

MINOR/MAINTENANCE  
ITEM

33

DEFICIENCIES

15

SIGNIFICANT AND/OR  
SAFETY CONCERN

### 2.1.1 Coverings

#### DAMAGE AND WEAR (GENERAL)

Deficiencies

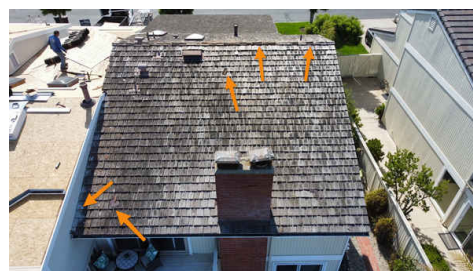
Roof coverings showed moderate damage in various areas, due to age and weathering, including curling, cracking, granule loss and fiberglass mat base showing/reveal. Roof is approaching natural end of life. Recommend a qualified roofing professional evaluate and repair/replace as indicated. This item should be budgeted in for a anticipated future replacement.



Front First Story Elevation over Garage



Front Second Story Elevation



Back Second Story Elevation



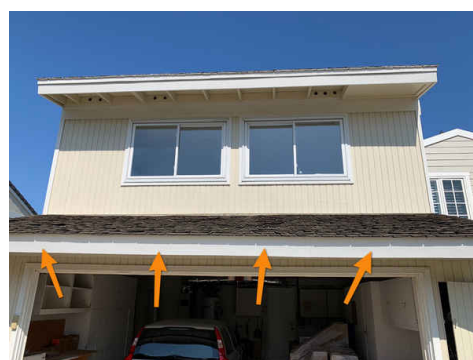
Front Left Second Story Elevation

### 2.2.1 Flashings

#### MISSING ROOF FLASHING

Deficiencies

Flashings were missing in one or more areas at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.



No Drip Edge

2.2.2 Flashings

**DAMAGED ROOF FLASHING**

Deficiencies

Observed one or more damaged flashing at corner edge tile. Corner edge tile also appears damaged. This should be reported to your HOA for repair

Recommendation  
Contact a qualified professional.



Left Side

2.2.3 Flashings

**CHIMNEY FLASHING DEFECT**

Deficiencies

CHIMNEY FLASHING DEFECT - I observed a defect at the chimney flashing. Prone to water leaking at this area.

Recommendation  
Contact a qualified roofing professional.



Cricket Flashing



Side View Left



Side View Right

2.4.1 Skylights, Chimneys, Solar Panels & Other Roof Penetrations

**CHIMNEY CAP/CROWN CRACKING**

Deficiencies

Chimney crown or cap was cracked and loose. Properly sealed crown/cap is important to maintain to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney sweep to repair or replace.

Recommendation  
Contact a qualified professional.



2.4.2 Skylights, Chimneys, Solar Panels & Other Roof Penetrations

**CHIMNEY CRACK**

Deficiencies

Observed horizontal chimney crack below crown. Should be further evaluated for repair.

Recommendation  
Contact a qualified professional.



2.4.3 Skylights, Chimneys, Solar Panels & Other Roof Penetrations  
**CHIMNEY VENT CAP/RAIN COVER/SPARK ARRESTOR LOOSE**

Deficiencies

Observed one or more chimney caps/cover that appear to be loose and should be checked & re-secured

Recommendation  
 Contact a qualified professional.



2.4.4 Skylights, Chimneys, Solar Panels & Other Roof Penetrations  
**SKYLIGHT CRAZING**

Deficiencies

Small cracks or crazing were observed in one or more skylight features. Crazing is caused by weathering and UV exposure over time. Eventually the small cracks can widen due to sudden temperature change or slight impact. Hazing can also occur and the plastic can become brittle. Recommend monitoring and further evaluation for potential replacement needs by qualified professional.

Recommendation  
 Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

**SIDING & GROUND CLEARANCE**

Deficiencies

Inadequate clearance between siding and/or weep screed and ground. Recommend a minimum clearance between bottom of siding and ground or hardscape of at least 2 to 4 inches. Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects and/or moisture intrusion or affect proper drainage and airflow in the case of stucco weep screed clearance.

3.1.2 Siding, Flashing & Trim

**WOOD ROT/DETERIORATION OF SIDING**

Deficiencies

SOUTH END OF HOME

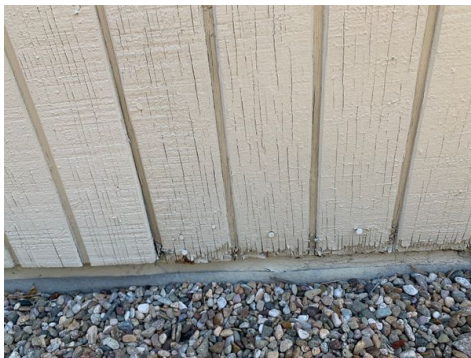
Observe one or more areas of wood rot and/or deterioration and paint fade or flaking of siding. This should be evaluated further for repair or replacement of affected areas.

Recommendation

Contact a qualified professional.



South Wall



3.1.3 Siding, Flashing & Trim

**WOOD ROT/DETERIORATION OF TRIM**

Deficiencies

NORTH END OF HOME

Observed wood rot and/or deterioration in one or more areas of trim, located at entry window sill, window seal fourth bedroom, and faux balcony railings second story elevation of third Bedroom.

Recommendation

Contact a qualified professional.



### 3.1.4 Siding, Flashing & Trim

## EXTERIOR HOUSE/COACH LIGHTS LOOSE

Deficiencies

FRONT ENTRANCE

Observed one or more exterior house/coach lights that were loose and should be re-secured.

Recommendation

Contact a handyman or DIY project



### 3.2.1 Exterior Doors and Window Exterior

## DOOR SILL/TRIM

Deficiencies

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.



Front Door

### 3.3.1 Driveways, Walkways & Patios

## CEMENT CRACKING - MINOR

Minor/Maintenance Item

Minor cosmetic cracks observed, less than 1/4" which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



### 3.4.1 Decks, Balconies, Porches & Steps

#### WOOD ROT OBSERVED STAIRS/DECKING/BALCONY

Deficiencies

Wood rot was noted at the bottom ends and top rail of Balcony. Rot was also observed on one beam support under the decking. Recommend further evaluation for repair or replacement.

Recommendation

Contact a qualified professional.



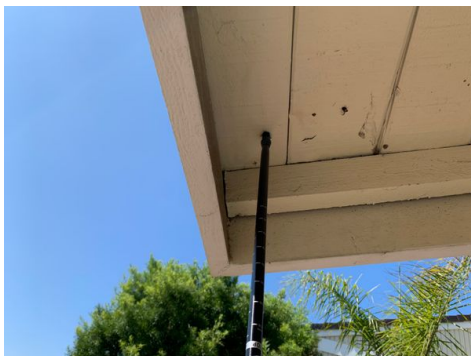
### 3.5.1 Eaves, Soffits & Fascia

#### FASCIA AND/OR EAVE ROTTED

Deficiencies

SE CORNER

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.



### 3.5.2 Eaves, Soffits & Fascia

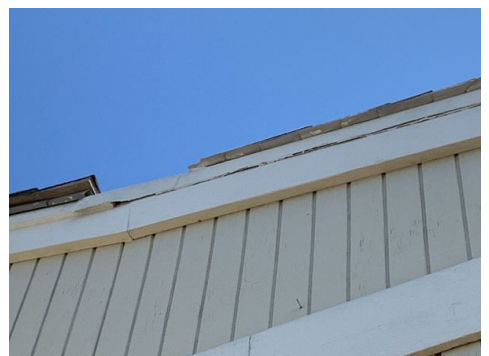
#### FASCIA DEFICIENCY - PAINT FADE/WEATHERED

Minor/Maintenance Item

Observed one or more areas of fascia in need of repainting. Fascia board should be repainted as a home maintenance every 5 to 6 years to prevent further weathering and deterioration.

Recommendation

Contact a qualified professional.



### 3.6.1 Vegetation, Grading, Drainage & Retaining Walls

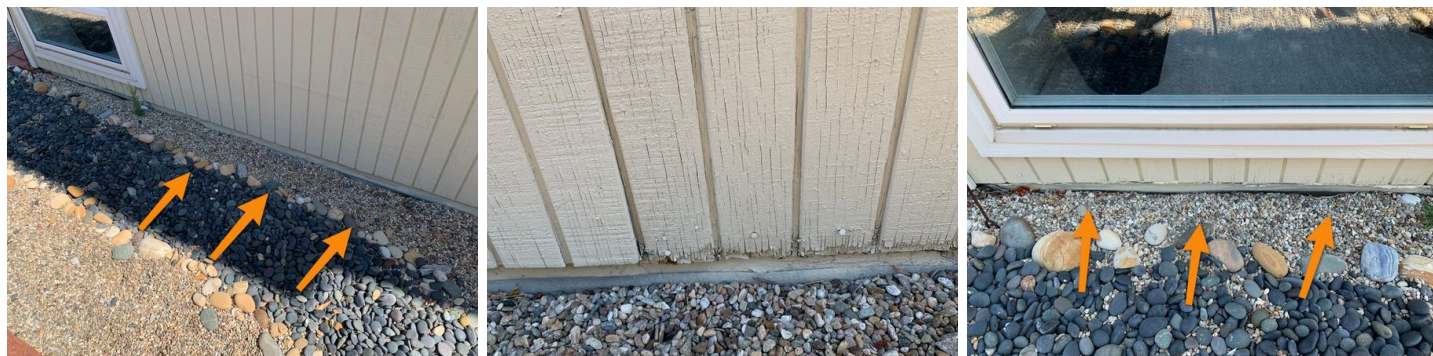
#### **NEGATIVE GRADING**

 Deficiencies

##### SOUTH END OF HOME

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home. This may require installation of French drains or other adjustments.

[Here is a helpful article](#) discussing negative grading.



### 3.6.2 Vegetation, Grading, Drainage & Retaining Walls

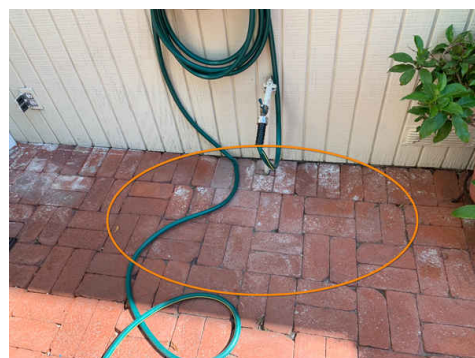
#### **STANDING WATER**

 Deficiencies

##### FRONT ENTRANCE

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.



Evidence of standing water

### 3.6.3 Vegetation, Grading, Drainage & Retaining Walls

#### **OVERGROWTH OF TREES VEGETATION AGAINST SIDE OF STRUCTURE**

 Minor/Maintenance Item

##### SOUTH END OF HOME

Observed trees/vegetation in need of trimming away from structure. Overgrowth against the structure may facilitate entry of moisture or vermin into the structure or deterioration of siding. Recommend the trimming of shrubs and trees away from the structure.

##### Recommendation

Contact a qualified professional.





### 3.6.4 Vegetation, Grading, Drainage & Retaining Walls

#### PRIVACY WALL CRACKS

 Minor/Maintenance Item

SOUTH END OF HOME

Observe cracks along the border line of privacy wall of property. Recommend monitoring. If correction as needed, your HOA should be notified As this may be listed under common area walls depending on CC&Rs.

Recommendation  
Contact a qualified professional.



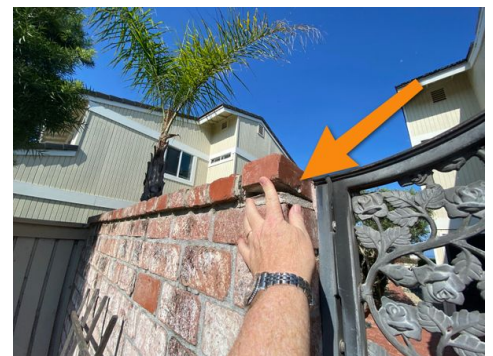
### 3.7.1 Fence/Gate/Walls

#### WALL CAP DEFICIENCY

 Deficiencies

Noted cap on brick wall was loose. Recommend re-securing.

Recommendation  
Contact a qualified professional.



### 5.1.1 Equipment

#### FILTER DIRTY

 Minor/Maintenance Item

The furnace filter is dirty and needs to be replaced every 3- 6 months.



### 5.1.2 Equipment

## NEEDS SERVICING/CLEANING



Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

### 5.1.3 Equipment

## YELLOW BURNER FLAMES



A blue steady flame in the burner compartment is a sign your furnace is producing complete combustion. If the flame is yellow or yellowish orange, it may indicate incomplete combustion or the possibility of a breach in the systems sealed heat exchanger. Recommend further evaluation by qualified HVAC technician.



#### Recommendation

Contact a qualified professional.

### 5.3.1 Distribution Systems

## TRANSITE TYPE VENT PIPE NOTED



Transite type vent pipe is not recommended material as it may contain asbestos. Suggest further review by qualified contractor if this component is being replaced upon upgrade.

#### Recommendation

Contact a qualified professional.



### 6.1.1 Ceiling

## MOISTURE INTRUSION



Garage ceiling shows signs of moisture intrusion. To prevent further damage or growth of mold, I recommend a qualified contractor evaluate the source of moisture intrusion.



#### 6.5.1 Garage Door Opener

### **GARAGE DOOR BOTTOM SENSING EDGES**

 Minor/Maintenance Item

Observe that one or more of the garage door bottom sensing edges were not operational. Although this is not required, we point this out as an observation and for potential installation upon upgrade in the future.

Recommendation  
Contact a qualified professional.

#### 6.6.1 Occupant Door (From garage to inside of home)

### **SELF CLOSING DOOR MALFUNCTION**

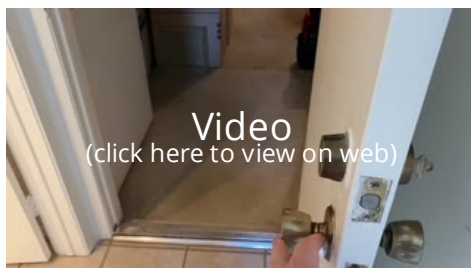
 Significant And/Or Safety Concern

Self Closing Tension Device is not set to close the door completely. Recommend adjusting tension hinges for proper closing.

Recommendation  
Contact a qualified professional.



Tension Hinge Deficiency



6.6.2 Occupant Door (From garage to inside of home)

Deficiencies

**DOOR NOT LABELED AS FIRE RATED**

We were unable to locate any fire rating label for the door. Fire door between garage and residence should be solid wood not less than 1 3/8 inches or 1 5/8 in thickness, solid wood or honeycomb core steel door. It should have a 20 minute fire rating and equipped with self-closing device.

Note: Due to the age of this property and the likelihood that this door is original construction material, it is possible that the door is not fire rated.

Recommendation  
Contact a qualified professional.



Not A Fire Rated Door

6.6.3 Occupant Door (From garage to inside of home)

Minor/Maintenance Item

**FIRE DOOR HARDWARE LOOSE**

Door hardware on fire door was loose. Requires maintenance to adjust and tighten.

Recommendation  
Recommended DIY Project



7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Significant And/Or Safety Concern

**ZINSCO OR ZINSCO-SILVANIA ELECTRIC PANEL**

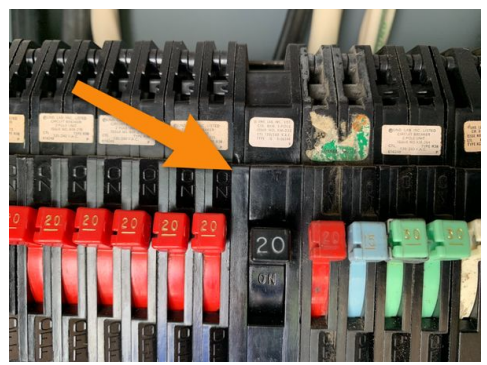
ELECTRICAL PANEL: Needs Attention Be Advised: Zinsco Functionally Obsolete Panel is Present: The main electrical panel is a Zinsco brand panel box. Zinsco panels were discontinued in the 1970's. There are problems with these panels that can, in some cases, be serious. Some Zinsco panels have aluminum bus bars (the bars that run down the middle of the panel to which the breakers connect). Over a period of years, oxide forms on the aluminum causing a poor connection with the breakers and leading to arcing, overheating, and, eventually, breaker failure. Other problems with Zinsco panels include circuit breakers (depending on the vintage) with a dismal performance record and the possibility of unbalanced multi-wire circuits. Zinsco panels were original sold and owned by the local electrical service provider, but since then the panel now belongs to the home owner. **The manufacture recommends that the inside cover plate not be removed unless the meter is removed.** Therefore, the inside cover plate was not removed for inspection. Issues inside panel may require additional repairs other than just the replacement of the panel. Recommend upgrade & further evaluation by qualified licensed electrical professional person before the end of your inspection contingency period and the close of escrow.

For more information on this type of Electrical panel please click on this link  
<http://ismypanelsafe.com/index.aspx>

Recommendation  
Contact a qualified professional.

**AFTERMARKET CIRCUIT BREAKERS PRESENT**

ELECTRICAL PANEL: Be Advised Needs Attention: One or more circuit breakers do not appear to be the same brand as panel manufacturer, this is not a recommended electrical practice. Breakers should be same brand as panel manufacturer as some circuit breakers are not interchangeable. Recommend further evaluation by a qualified licensed electrician before the end of your inspection contingency period and the close of escrow.



Recommendation  
Contact a qualified electrical contractor.

**COVER PLATES DAMAGED**

PRIMARY BEDROOM

One or more receptacles or light switches have a damaged cover plate. Recommend replacement.



Primary Bedroom

**COVER PLATES MISSING**

One or more receptacle cover plates are missing. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. Recommend installation of cover plates.

Recommendation  
Contact a qualified professional.



Primary Bath Closet

**PAINTED RECEPTACLE**

DINING RM

Electrical receptacles in the home have been painted, making insertion of a plug difficult. Some receptacles will need to be replaced for this reason. All electrical work should be performed by a qualified electrical contractor.

Recommendation  
Contact a qualified electrical contractor.



Dining Rom

7.5.1 GFCI & AFCI

**GFCI PROTECTION NOT PRESENT/FOUND**

 Significant And/Or Safety Concern

GFCI protection was not present/found at the referenced area(s), at the time of inspection. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as kitchen and bathroom receptacles within 6 feet of a sink's edge. Repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

7.6.1 Smoke Detectors

**INSUFFICIENT NUMBER OF SMOKE DETECTORS**

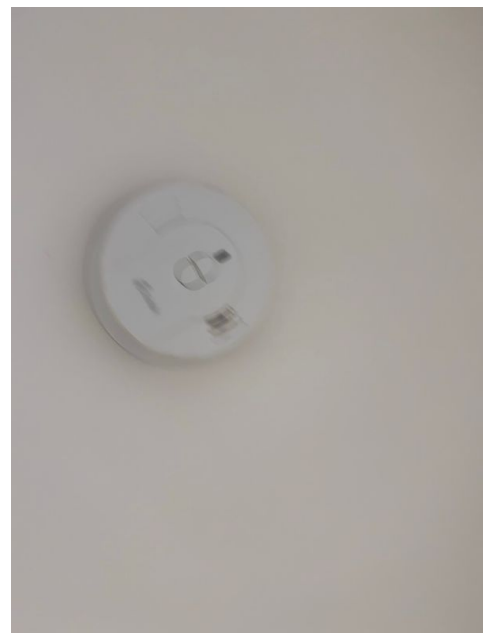
 Significant And/Or Safety Concern

There are no smoke detectors located in any of the bedrooms or on first floor. This is recommended by the NFPA.

NFPA - Smoke detectors/alarms should be located inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

Recommendation

Contact a qualified professional.



7.6.2 Smoke Detectors

**NO CARBON MONOXIDE ALARM**

 Significant And/Or Safety Concern

We did not find any carbon monoxide alarms in this residence. Recommend installation upon upgrade especially with gas appliances and or fireplace inside residence.

Recommendation

Recommended DIY Project

**INSUFFICIENT NUMBER OF CO DETECTORS**

DOWNSTAIRS AND MASTER BEDROOM

There was an insufficient number of carbon monoxide detectors. Locations noted above.

Recommendation

Contact a qualified professional.



Significant And/Or Safety Concern

## 8.4.1 Hot Water Systems, Controls, Flues &amp; Vents

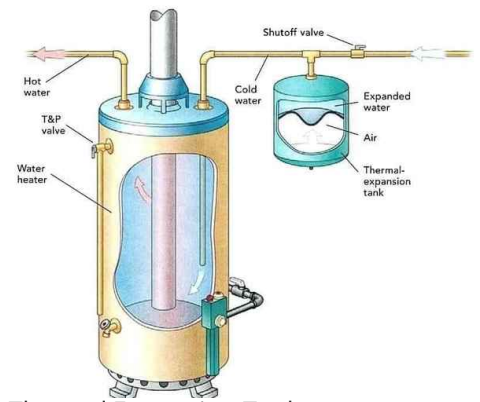


Minor/Maintenance Item

**NO EXPANSION TANK**

Needs Attention Be advised: One or more water heaters had no expansion tank(s) installed to allow for thermal expansion of water in the plumbing pipes. Expansion tanks are required in some city's or county's for new installations. Recommend consulting with a qualified plumbing contractor to determine if a expansion tank is necessary installation on this water heater system or upgrade on future installation.

Note: Some manufacturers may even void your water heater warranty if you have a closed plumbing system but don't have an expansion tank for your water heater. Expansion tanks work like shock absorbers on your car. They absorb excess water pressure, protecting your water heater from damage and early failure.



Thermal Expansion Tank

## 9.3.1 Damper Doors

**DAMPER INOPERABLE**

LIVING ROOM - OPEN POSITION

Damper was inoperable, which could allow toxic fumes into the home. Recommend a qualified fireplace contractor evaluate and repair.



Deficiencies



Living Room

## 9.4.1 Frame, Firewall &amp; Clean Out

**CREOSOTE BUILDUP**

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.



Deficiencies

## 10.1.1 Attic &amp; Insulation

**EXPOSED WIRES IN JUNCTION BOX**

Observed one or more junction boxes in the attic with wires exposed. Recommend a proper cover be placed on the junction box to prevent shock or fire hazard.

Recommendation

Contact a qualified professional.



Significant And/Or Safety Concern



Exposed Electrical



Exposed Electrical



Electrical Wire Not Capped

10.1.2 Attic & Insulation

**TRANSITE TYPE VENT DUCTS NOTED**

 Minor/Maintenance Item

Transite type vent pipe is not recommended material as it may contain asbestos. Suggest further review by qualified contractor if being replaced. We bring this to your attention for your information.

Recommendation

Contact a qualified professional.



10.1.3 Attic & Insulation

**FIREWALL DRYWALL NOT TAPED/SEALED**

 Deficiencies

Firewall taping along seams in attic or not complete. Drywall joints shall be taped or sealed. Joints shall be fitted so that the gap is no more than 1/20 inch with joint back by either solid wood or another layer of drywall such that the joints are staggered. Refer to a qualified contractor for corrective repair.

Since this is an older residence, updates may not be mandatory. Check with local code.

Recommendation

Contact a qualified professional.



10.4.1 Exhaust Systems

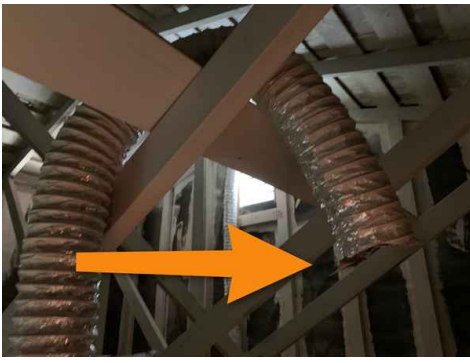
**BATHROOM DUCT VENTS INTO ATTIC**

 Deficiencies

PRIMARY BATH CLOSET

Bathroom fan duct vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install or repair exhaust ducting to terminate to the exterior.





11.2.1 Windows

**MISSING OR DAMAGED SCREENS**

 Minor/Maintenance Item

L/R

One or more windows have missing and/or damaged screens. Recommend replacement/repair.

Following Location: Master bedroom center window screen.

Recommendation  
Contact a qualified window repair/installation contractor.

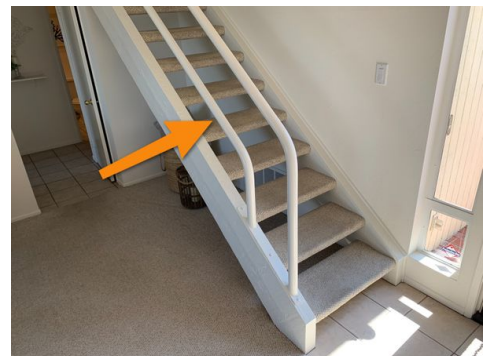


11.6.1 Steps, Stairways & Railings

**BALUSTER SPACES TOO WIDE**

 Deficiencies

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.



12.2.1 Kitchen Cabinets & Countertops

**BACKSPASH GROUT/CAULKING DEFECIENCY**

 Minor/Maintenance Item

Observed one or more areas requiring grout touch up along counter backsplash.

Recommendation  
Contact a qualified professional.



12.3.1 Garbage Disposal

**DISPOSAL SPLASH GUARD DEFICIENCY**

 Minor/Maintenance Item

Observed disposal splashguard damaged. Splashguard keeps garbage from splashing up above the sink. Recommend replacement. Maintenance item. Easy fix.

Recommendation  
Contact a qualified professional.



13.1.1 Laundry Room Inspection

**DRYER VENT MAINTENANCE REMINDER**

 Minor/Maintenance Item

**DRYER MAINTENANCE REMINDER Info Only:** Excessive lint accumulation around the dryer vent exhaust cover can cause the damper to stick open from lint. This can be a potential fire hazard and will also allow for air leakage and pest intrusion. The exhaust vent was fairly clean at the time of inspection, however we recommend that you have the dryer duct and terminal cleaned yearly or as needed.

Here's a helpful article on this topic, click here:

[Keeping Your Dryer Clean and Safe](#)



Recommendation  
Contact a handyman or DIY project

13.1.2 Laundry Room Inspection

**NO GFCI OUTLET**

 Significant And/Or Safety Concern

The laundry room did NOT have a GFCI outlet. The NEC requires GFCI protection for all standard receptacles serving laundry areas. Recommend GFCI be installed in the outlet located in the laundry area. Required since 2017. See electrical notation.

Recommendation  
Contact a qualified professional.



### 13.1.3 Laundry Room Inspection

## EXCESSIVE LINT BUILDUP AT DRYER VENT TERMINATION

 Significant And/Or Safety Concern

Observed excessive lint build up at the termination of the dryer vent opening. This may indicate a blockage of the vent and/or duct which may cause a fire hazard. Recommend cleaning of dryer vent duct at earliest opportunity.

Recommendation

Contact a qualified professional.



Ext Termination

### 13.1.4 Laundry Room Inspection

## RUBBER SUPPLY HOSES

 Minor/Maintenance Item

Recommend replacement of rubber type laundry supply hoses. Install stainless steel braided hoses. This is the simple advice that we usually give during home inspections. Stainless steel braided hoses are much more resistant to bursting, and they're fairly inexpensive. See link on this subject above under general comment.

Recommendation

Contact a handyman or DIY project



### 14.2.1 Primary Bathroom Inspected

## TOILET FAN DEFICIENCY

 Deficiencies

Fan was not working properly at time of inspection. Switch would turn on the fan randomly and not on demand.

Recommend a qualified contractor to evaluate further and correct.

Recommendation

Contact a qualified professional.



### 14.2.2 Primary Bathroom Inspected

## NO GFCI RECEPTICLE

 Significant And/Or Safety Concern

GFCI NOT PRESENT in BATHROOM: Not Acceptable: The National Electrical Code now requires extra protection for outlets in specific areas of the home, such as kitchens, baths, utility rooms, garages and outdoors. Ground-fault circuit interrupters (GFCIs)- which are identifiable by their TEST and RESET buttons-are generally required in proximity to wet locations. Older homes that have not been upgraded are likely missing GFCI protected Receptacles. If your wiring has not been upgraded with GFCIs you're not protected. Recommend immediate upgrade by qualified licensed electrician.

Informational: Ground-Fault Circuit Interrupter (GFCI) is a device to protect against shock hazards by interrupting current when an imbalance of 6 milliamps or more is detected.

Recommendation  
Contact a qualified professional.



Example of GFCI Receptacle

### 15.2.1 Bedroom Inspected **NO SMOKE DETECTOR**

 Significant And/Or Safety Concern

No smoke detector was present in the bedroom

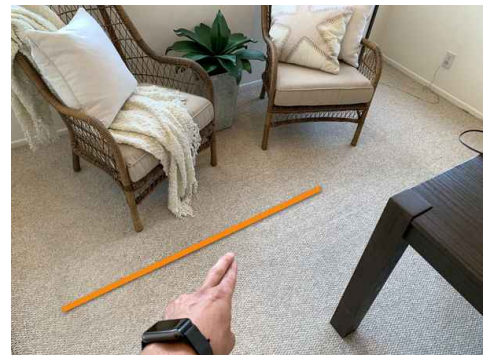
Recommendation  
Contact a qualified professional.

### 15.2.2 Bedroom Inspected **SUBFLOOR MODERATE CREAKS/SQUEAKS/SLOPE**

 Deficiencies

Observed Moderate creaking/squeaking and downward slope of subfloor in one or more areas. This is usually due to a lifting or loosening of subfloor screws or nails, connecting the subfloor plywood to the floor joice. Recommend further evaluation by a flooring contractor for re-securing and proper leveling as indicated.

Recommendation  
Contact a qualified professional.



Slope

### 15.2.3 Bedroom Inspected **WINDOW SEAL DEFICIENCY**

 Deficiencies

Observed window deficiency in bedroom. Window is fogged indicating window seal failure. Recommend replacement of window glass.

Recommendation  
Contact a qualified professional.



16.2.1 Bedroom Inspected  
**NO SMOKE DETECTOR**

 Significant And/Or Safety Concern

No smoke detector was present in the bedroom

Recommendation  
Contact a qualified professional.

16.2.2 Bedroom Inspected  
**SUBFLOOR MINOR SQUEAKING/CREAKING**

 Minor/Maintenance Item

Observed creaking/squeaking of subfloor in one or more areas of the bedroom. This is usually due to a lifting or loosening of subfloor screws or nails, connecting the subfloor plywood to the floor joice. Recommend re-securing as a maintenance repair.

Recommendation  
Contact a qualified professional.

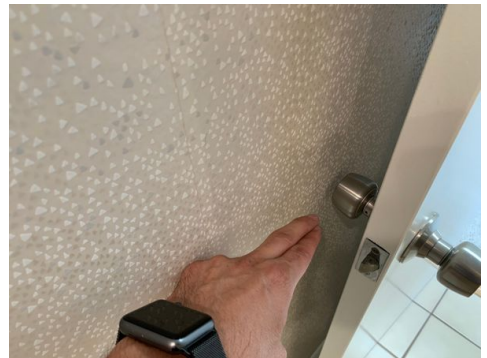


17.1.1 Bathroom Inspection  
**DOOR STOP OR STOP TIP MISSING**

 Minor/Maintenance Item

Doorstop broken. This could damage the drywall if not replaced.

Recommendation  
Contact a handyman or DIY project



17.1.2 Bathroom Inspection  
**SINK STOPPER DEFICIENCY**

 Minor/Maintenance Item

Observe sink stopper deficiency. Stopper is not functioning properly. It should be repaired.

Recommendation  
Contact a handyman or DIY project



17.1.3 Bathroom Inspection  
**NO GFCI PRESENT**

 Significant And/Or Safety Concern

GFCI NOT PRESENT in BATHROOM: Not Acceptable: This Item is also mentioned in the Electrical Section of this report.

The National Electrical Code now requires extra protection for outlets in specific areas of the home, such as kitchens, baths, utility rooms, garages and outdoors. Ground-fault circuit interrupters (GFCIs)- which are identifiable by their TEST and RESET buttons-are generally required in proximity to wet locations. Older homes that have not been upgraded are likely missing GFCI protected Receptacles. If your wiring has not been upgraded with GFCIs you're not protected. Recommend immediate upgrade by qualified licensed electrician.

Informational: Ground-Fault Circuit Interrupter (GFCI) is a device to protect against shock hazards by interrupting current when an imbalance of 6 milliamps or more is detected.

Recommendation  
Contact a qualified professional.



Example of GFCI Receptacle

#### 17.1.4 Bathroom Inspection

### TUB STOP



Observed that the tub stopper does not work. Recommend correction of this deficiency.

Recommendation  
Contact a qualified professional.

#### 18.1.1 1/2 - 3/4 Bath Inspected

### NO GFCI OUTLET



Outlet is not GFCI rated. Recommend replacement

Recommendation  
Contact a qualified professional.



#### 18.1.2 1/2 - 3/4 Bath Inspected

### DOOR STOP MISSING



Observed a doorstop was missing. A doorstop if I should be installed to avoid door hitting bathroom fixtures.

Recommendation  
Contact a handyman or DIY project



18.1.3 1/2 - 3/4 Bath Inspected  
**DOOR CLOSURE DEFICIENCY**

Deficiencies

Door does not close smoothly. Binds at frame. Recommend maintenance repair and adjustment for proper closure.

Recommendation  
Contact a qualified professional.



18.1.4 1/2 - 3/4 Bath Inspected  
**HIGH MOISTURE READING BASE OF TOILET**

Deficiencies

Noted high moisture reading at base of toilet area. Recommend further evaluation by qualified contractor/qualified plumber, to determine cause of high reading. This may be due to wax seal breach from the toilet or other deficiency.

Recommendation  
Contact a qualified professional.

