Inspection Report

Suzanne Markham

8605 Washington
La Mesa, California

Inspected By
Chris Dembroski NACHI10071406
Smart Home Inspection
(619) 846-5737
chris@smarthomeinspection.net
5582 Forbes Ave
San Diego, CA
92120
www.smarthomeinspection.com

Thursday
January 9, 2025

Thursday, January 9, 2025
Suzanne Markham
8605 Washington
La Mesa, California

Dear Suzanne Markham,

We have enclosed the report for the property inspection we conducted for you on Thursday, January 9, 2025 at:

8605 Washington
La Mesa, California

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

S = SAFETY: A system, condition or component that shows a safety concern that should be corrected. For this reason all safety concerns should be further evaluated or corrected by a qualified professional.

R = REPAIR NEEDED: The system or component is deficient and needs repair, replacement or service by an appropriate qualified professional. It's advised that this repair be made.

W = WARNING: These conditions have the potential to develop into severe or problematic conditions. It's advised that the issues be prevented or addressed.

M = MINOR MAINTENANCE /REPAIR: A system or component requiring maintenance or minor repair.

U = UPGRADE: A system or component that would benefit from an improvement or modernization.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Chris Dembroski
Smart Home Inspection

SMART HOME INSPECTION
The Smart Choice in Home Inspection

Table of Contents

Introductory Notes

ORIENTATION
1: For purposes of identification and reporting, the front of this building faces north.

NOTES
2: The house was estimated to be approximately 84 years old.

3: Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.

4: The weather was sunny at the time of our inspection.

5: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

6: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

7: The inspection does not include reporting on the presence of Mold or Fungus these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

8: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

9: Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that you have the residence inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

Exterior/Site/Ground

BASIC INFORMATION
10: Site grading: Sloped towards structure
11: General lot topography: Uneven lot
12: Retaining wall location: On property at the front and rear areas of the property
13: Retaining wall material: brick
14: Driveway: Concrete on grade
15: Walkways: Concrete
16: Walkways: Pavers set on a compacted gravel and/or sand bed
17: Patio: Concrete
18: Primary exterior wall covering: Stucco
19: Primary exterior window material: Vinyl/plastic or vinyl clad
20: Primary exterior window materials: Wood frame
21: Primary exterior window material: Metal frame

LIMITATIONS
22: Portions of the building exterior and/or the building site and grounds could not inspected due to the presence of storage/vegetation. No adverse conditions are suspected, but clearing obstructions may reveal reportable conditions.

EXTERIOR ELEVATION PHOTOS

23: Exterior elevation photos






GRADING

W **24:** Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

W **25:** The surface drainage within 10 feet of the home is inadequate. The hard surface drainage or soil does not meet the 2% minimum slope. This can lead to water intrusion and may premature damage to the foundation.

W **26:** Planters and/or areas of high grading can promote water accumulation near the building leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

DRAINAGE

W **27:** The surface drainage within 10 feet of the home is inadequate. The hard surface drainage or soil does not meet the 2% minimum slope. This can lead to water intrusion and may lead to premature damage to the foundation.

ELEVATIONS

W **28:** Some of the crawlspace vents are below or at grade and are susceptible to water intrusion. Preventative measures should be taken to prevent this from happening.

GUTTERS

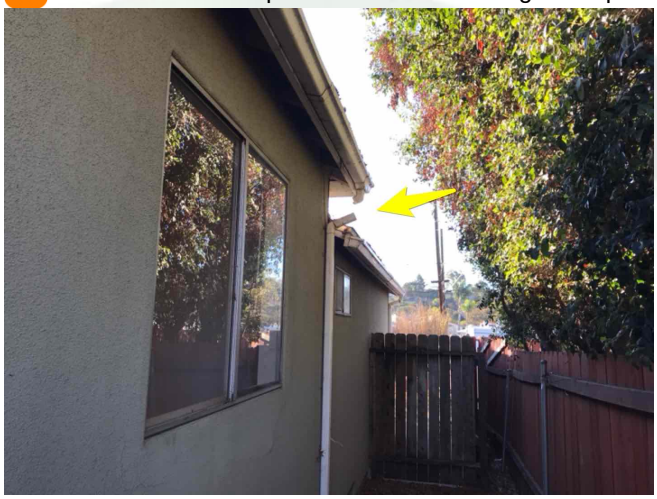
M **29:** The gutters are filled with debris. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time. It's advised that gutters be cleaned out annually. It is also a good idea to install a protective leaf barriers to stop the buildup of debris.

W **30:** The gutters are installed in a substandard manner. We recommend repair or replacement.

DOWNSPOUTS

U **31:** Splash blocks, directing water away from the foundation, were not at the base of every downspout. We recommend that a splash block be installed for every downspout.

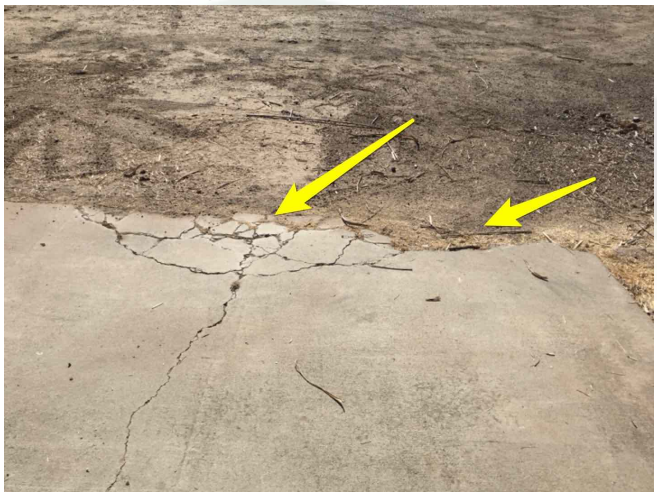
R **32:** Several downspouts have been damaged. Replacement is recommended.



M **33:** One or more of the downspouts are buried in soil. We recommend shortening the downspout(s) and installing an extension or a splash block to facilitate flow of water away from the foundation.

DRIVEWAY

R **34:** In our opinion, the major cracks in the driveway cannot be filled, sealed, or repaired effectively. We recommend that the driveway be replaced.



WALKWAYS

35: The walkways appear to be properly installed and are in serviceable condition.

PATIO SURFACE

W **36:** The patio is not properly sloped away from the house. Water pooling or moisture intrusion could result if this condition is not corrected.

37: The patio shows normal cracking and/or minor settlement. This does not impact its integrity. No action is indicated.

FENCING

M **38:** There is deterioration/damage to the fencing. We recommend the fencing be monitored and repaired and/or replaced as necessary.

R **39:** There is major damage to the fencing. We recommend the fencing be repaired and/or replaced.

GATES

M **40:** The gate or gates located at left side exterior are in need of service to operate properly.

S **41:** The property does not meet with minimum pool safety requirements, and potential drowning hazards exist. A property with a pool is commonly required to have self-closing gates that open away from the pool area, be a minimum 5 feet in height, and include a latch at fifty-four inches. In addition,alarms are required to be installed at all exterior doors accessing the pool area, including garage side doors. However, since safety requirements can differ significantly from area to area, and as potential hazards have been identified, we strongly recommend that you have the fencing and gating provisions at the property evaluated by an appropriately qualified specialist for further remarks and recommendations.

STUCCO

W **42:** There is water staining to the exterior stucco. The gutters, flashing, exterior drainage and sprinkler system should be serviced to prevent future staining.

R **43:** There are moderate sized cracks in the stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid cementitious patching compounds.

W **44:** There is cracked stucco indicating movement at the addition. These surfaces can be patched, but if movement in the structure is not addressed, the cracks may return and/or become more noticeable.

R **45:** Sections of the stucco are stained/cracked and/or deteriorated. We recommend the stucco be patched, repaired or replaced.

46: The stucco extends over the foundations below the finished grade. This configuration is no longer approved but was accepted practice when installed. Because hidden fissures may facilitate infestation, a periodic pest inspection would be prudent.

47: The stucco has areas with minor blemishes that need service. Dents and minor surface damage are present.

WOOD SIDING

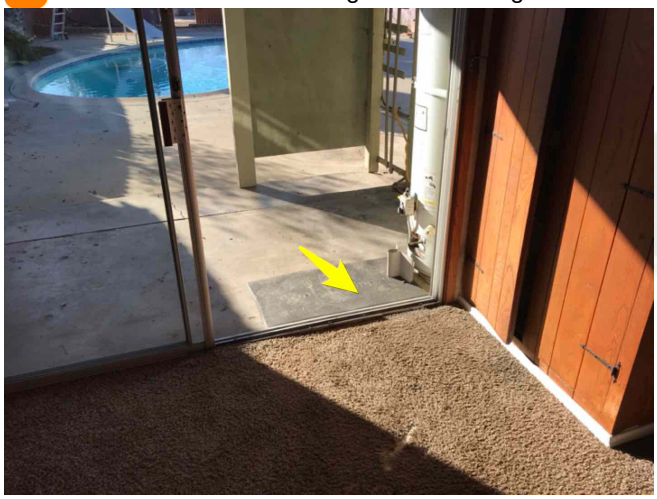
W **48:** The siding shows routine wear but is generally in serviceable condition. We recommend minor maintenance to ensure maximum service life.

R **49:** Sections of the siding are deteriorated. We recommend these sections be repaired or replaced.

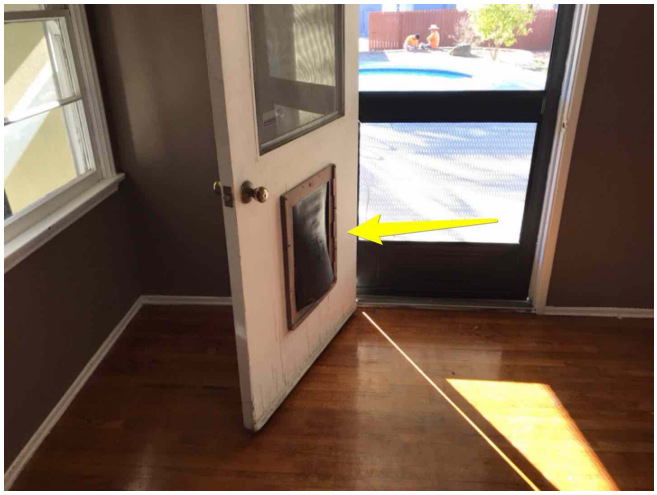
W **50:** There is earth-to-wood contact at the garage, which makes the siding vulnerable to deterioration. We recommend all earth-to-wood contacts be broken to prevent moisture or pest related damage.

DOORS

R **51:** The track on the sliding door is damaged. We recommend it be replaced.



S **52:** There is a pet door in the rear of the house. Pet doors can be an easy point to break into a home, it's advised that precautions be made to prevent this from happening.



WINDOWS

W **53:** The exterior of the homes windows need to be sealed to prevent moisture intrusion.

R **54:** The window at multiple sides of the home have broken glass and needs to be repaired or replaced.

W **55:** The windows are generally in serviceable condition but the finish is very worn on several windows. We recommend they be refinished for a better appearance and to maximize their service life.

56: One of the window sills at the hallway bathroom is deteriorated. We recommend it be repaired or replaced.

R **57:** Several window screens are damaged. We recommend they be repaired or replaced.

W **58:** The screens for several of the windows are missing. We recommend they be replaced.

SCREENS

M **59:** The patio screen door is missing and should be replaced.

WEATHERSTRIPPING

M **60:** The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

TRIM

M **61:** The trim shows routine wear but appears to be properly installed and in serviceable condition. We advise routine maintenance to ensure maximum service life.

W **62:** The homes trim shows signs of wood destroying pest. If the home has not yet been inspected by a pest control professional it is advised that a full inspection be preformed.

FASCIA

63: Portions of the fascia are weathered, with blistered and/or peeling paint. This will require surface preparation and refinishing in the course of routine property maintenance to restore surface appearance.

EAVES/SOFFITS

R **64:** Sections of the eaves at the rear of the home are deteriorated. We recommend repair or replacement.

VEGETATION

65: There are trees on or adjacent to the property that your home inspector is not qualified to evaluate, but that you may wish to have them examined by an appropriately qualified specialist (an arborist is considered best qualified).

RETAINING WALLS

66: True retaining walls are engineered structures retaining earth which, if it collapsed, would adversely affect the integrity of buildings, driveways, pools or other improvements. We are not qualified to analyze such structures.

67: The retaining walls on this property are the decorative variety and are not necessary to provide support for existing improvements.

68: Although damage is minor, the decorative retaining wall should be monitored for further deterioration. As further damage or deterioration develops, repair or demolition will be necessary.

PATIO COVERING

R **69:** The rear patio cover is damaged and needs to be repaired or replaced.

R **70:** The covering is in poor condition. We recommend it be repaired or replaced.

R **71:** The patio cover is not adequately braced and is wobbly when pushed from side to side. We recommend the patio cover be strengthened to resist lateral forces.

BALCONY/PORCH

R **72:** The balcony/porch surface is damaged and needs to be repaired or replaced.

SERVICE DROP

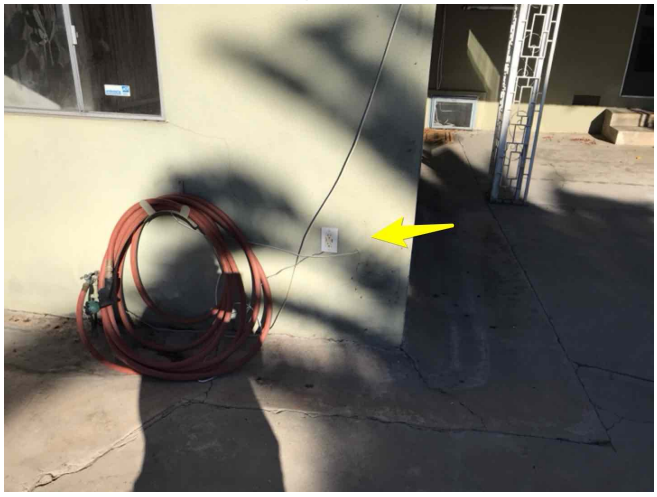
73: The service drop appears to be properly installed and in good condition.

WIRING

S **74:** We found extension cord wiring in use at the rear of the home. This type of wiring is easy to overload and can be easily damaged. Removal of all substandard wiring and replacement with proper circuitry is recommended.

OUTDOOR RECEPTACLES

S **75:** Some of the exterior receptacles have no waterproof cover plates. We recommend approved covers be installed to reduce the risk of moisture penetration and hazardous shocks.



76: The GFCI receptacle on the exterior tripped when tested but would not reset and remained dead. We recommend the source of the problem be identified and corrected.

R **77:** The receptacle at the rear exterior is not working. We recommend further investigation and repair, if necessary.

OUTDOOR LIGHTS

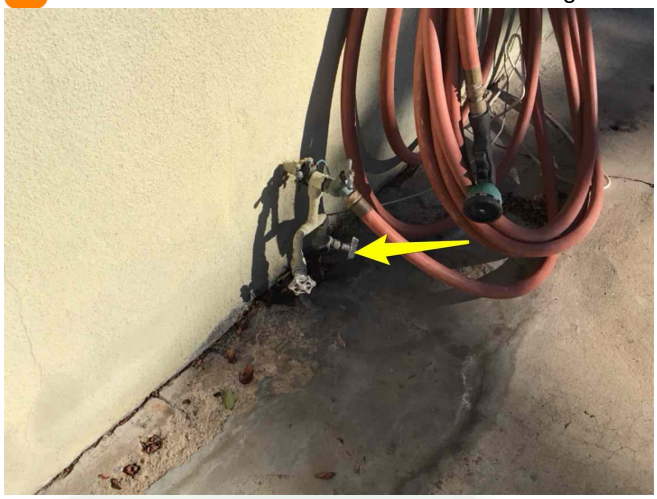
78: The motion sensor light fixtures were not inspected as part of this inspection. It's advised that the lights be tested for proper function.

CHIMNEY

79: The chimney appears to be in good condition. No major problems were observed that would affect the satisfactory operation of the fireplace.

EXTERIOR PLUMBING

R **80:** The water line located at the rear is leaking and needs to be repaired.



PEST CONTROL

81: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

W **82:** There is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.

W **83:** There are signs of gopher activity around the structure.It's advised that the property be treated for this condition.

GENERAL COMMENT

U **84:** As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

W **85:** There are isolated areas where evidence commonly associated with pest infestation or infection was observed. We recommend obtaining a current report from a licensed pest control operator regarding repair or treatment of these areas.

86: Non-original construction was noted. We suggest review of all plans and permits with the owner and/or the local building official for information regarding this work.

S **87:** There is a rebar protruding from the patio that need to be removed as they are a potential trip hazard.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION
88: Foundation type: Slab-on-grade and raised perimeter
89: Slab material: Poured concrete
90: Mudsill: Bolted to slab
91: Exterior wall support: Wood frame

SLAB FOUNDATION
92: Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem. The inspector can only comment on what is visible and accessible at the time of inspection.

W **93:** Old homes were commonly built without a proper vapor barrier installed under the concrete slab. This practice has been known to allow excess moisture build up on the under side of the applied flooring material. Mold or moisture damage has been known to occur. It is advised that the flooring be monitored for any signs of moisture intrusion or damage. Managing outside drainage is also advised.

94: Due to the nature of the construction. Slab foundation inspections are limited. There could be adverse conditions that are not visible. This inspection does not warranty the foundation.

MUDSILL
95: The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

WALL FRAMING
96: In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

97: The wall is primarily 2x4 wood stud construction type.

ANCHOR BOLTS
98: Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

99: Anchor bolts are in place and appear to be properly installed and in good condition.

PEST CONTROL
100: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Crawl Space/ Structure

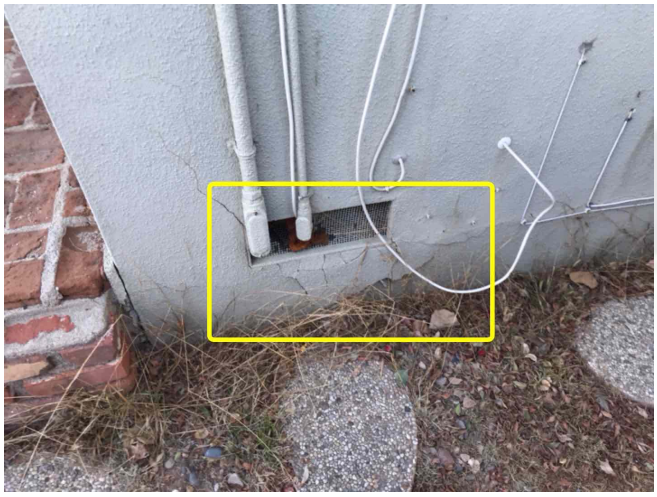
The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION
101: Foundation type: Raised perimeter with isolated piers
102: Foundation material: Poured concrete
103: Mudsill: Bolted to foundation
104: Wall system: Wood stud walls
105: Floor system: Wood joists support by beams

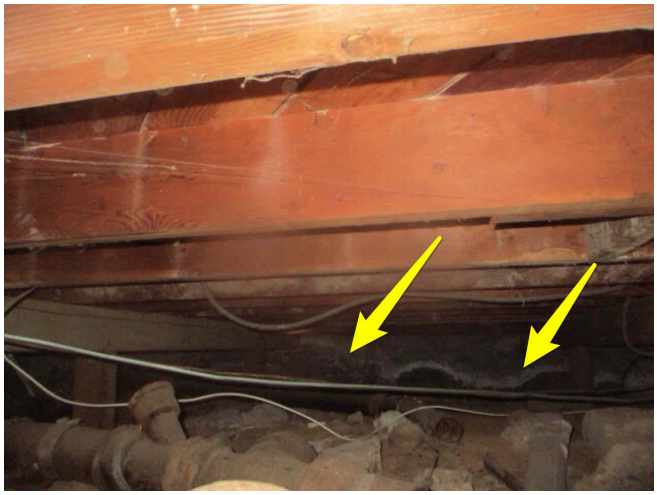
ACCESS
106: The crawl space is accessible from an exterior hatch.

FOUNDATION

W **107:** The homes foundation has moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs although these cracks are close to the point of needing attention it's advised the preemptive repairs or evaluation be done to prevent any future issues. Further review from a foundation professional would be recommended.



W **108:** There is a condition known as efflorescence on portions of the foundation walls. This whitish, fuzzy material is a 'salt' deposit left when moisture in the foundation evaporates on the inside of the foundation.



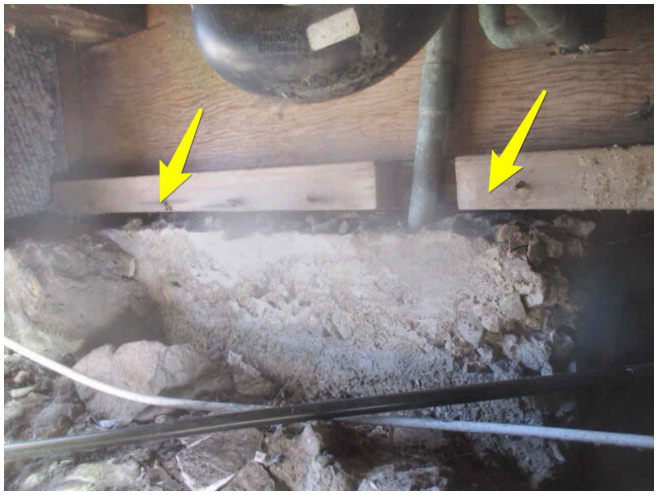
W **109:** This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage but no other action is indicated at this time.

W **110:** There is small void in the foundation footing/wall that should be filled and repaired. Further evaluation is advised by an appropriate qualified professional.

MUDSILL

111: The mudsill is the first wood member of the framing, resting directly on the foundation. The accessible sections of mudsill are in good condition.

W **112:** The mudsill is the wood member resting directly on the foundation. There are voids between the mudsill and the foundation which is not considered good practice. We recommend these voids be filled for full support of the framing.



WALL FRAMING

113: In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

SUBFLOORING

W **114:** There are water stains under the kitchen that need to be further evaluated by a wood destroying pest control professional. To determine any need for repairs.

FLOOR JOISTS

115: In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

W **116:** There is excessive notching in the floor framing near the crawlspace entrance. This has weakened the framing and we recommend repair or modification to conform to accepted standards.

ANCHOR BOLTS

117: Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

118: Anchor bolts are in place and appear to be properly installed and in good condition.

BEAM/POSTS/COLUMN

U **119:** The girder and post connections are not reinforced according to the standard practice in use today. No adverse effects resulting from this condition were noted and up-grading these connections would be considered optional.

MOISTURE

W **120:** Silt marks on the foundation and/or other vertical features, indicate standing water has collected in the crawl space during periods of rain. There was no visible damaged observed.

VAPORT BARRIER

U **121:** There is no vapor barrier in place in this crawl space. A vapor barrier is considered a beneficial feature and we recommend one be installed.

VENTILATION

122: Ventilation in the crawl space is adequate. Good ventilation in the crawl space is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

123: One of the crawl space vent screens near the right side exterior are torn. We recommend any damaged screens be repaired or replaced to prevent access by rodents or other pests.

PEST CONTROL

124: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

INTERIOR SUPPLY

125: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES

126: The visible drain piping appears to be properly installed and in serviceable condition.

VENT LINES

127: The vent piping for the waste system appears to be properly installed and in good condition.

LEAKS

R **128:** There is a water leak beneath the kitchen in the crawl space. It could not be determined the cause of the leak. Further evaluation by a plumber is needed.

GAS PIPING

129: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

FLOOR INSULATION

130: There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

MISCELLANEOUS

M **131:** The crawl space is filled with excessive debris maintenance and cleaning is suggested.

GENERAL COMMENT

132: It is advised that all loose boards and cellulose products that are on the ground in the crawl space be removed to help prevent fungal growth and Wood Destroying Pest.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

General

SCOPE

133: The roof and it's materials were not water tested as part of this inspection
134: The gutters and the roof drainage system was not water tested as part of this inspection
135: This inspection does not warranty the roof against moisture leaks. Roof leaks can happen without any prior signs of damage. This inspection is not responsible for future roof issues

W **136:** This homes roofing is made up of full or partial flat roofing material. This type of roofing requires regular maintenance and up keep. Flat roofing does not have the same life expectancy of other roofing materials and determining it's life span is not part of this inspection. This type of roofing tends to leak more often, hidden damage and drainage issues may not always be present at the time of inspection. We recommend that all flat roofs be further inspected by a roofing professional. This inspection does not warranty any type of roof covering.

Roof Flashing

FLASHINGS: OVERALL
137: A combination of asphalt sealing compound or 'mastic' and metal flashings has been used to seal the connections and penetrations.

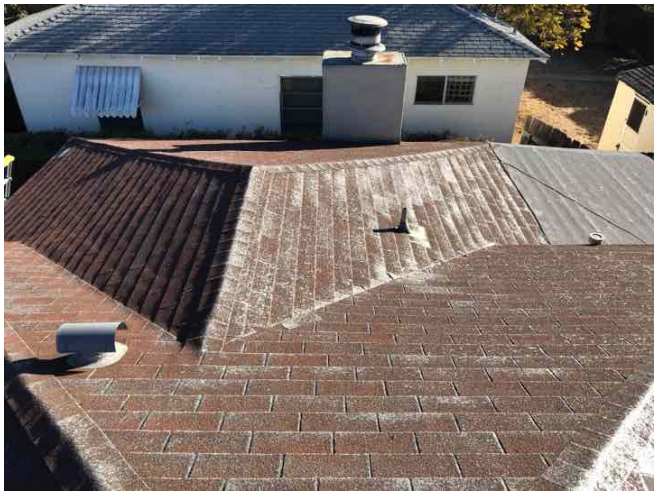
PROTRUSIONS
M **138:** Some of the roof protrusions need sealing to prevent moisture intrusion or damage.

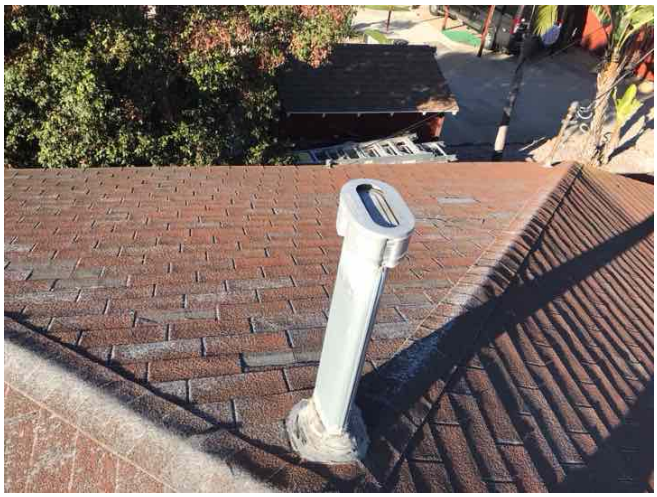
Chimney/Flues/Caps

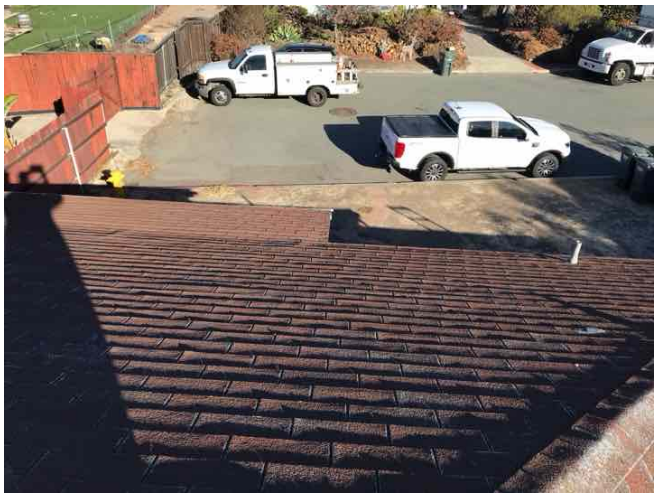
CHIMNEY AT ROOF
R **139:** The fireplace cap is not properly installed and needs service to prevent moisture intrusion or damage to the surrounding fireplace and chimney.

Composition Shingle

BASIC INFORMATION
140: Location: Covers whole building







141: Roof slope: Medium
142: Material: Composition shingles
143: Layers: Unknown, would require destructive testing to verify
144: Connections and penetrations: Sealed with a combination of metal and mastic seals
145: Roof drainage system: Gutters and downspouts

INSPECTION METHOD
146: Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE
W **147:** There is extensive surface granulation failure. Many of the shingles have eroded and cracked. These conditions indicate the end of the useful service life of this material.

W **148:** There is exposure of the asphalt/ fiberglass mineral surface.

149: The surface of the composition shingles at roof appears brittle.

W **150:** Some areas of the shingles have developed cracks on the surface, although this is not an uncommon condition for this type of roofing. It does show that the roofing is showing advanced age. The roof should be monitored for further deterioration and damage.

R **151:** There are one or more loose or damaged shingles. It is advised that proper repairs be made by a roofing professional. Further evaluation is advised by a roofing professional to prevent moisture intrusion or damage.

R **152:** The shingles are damaged and deteriorated.

W **153:** Many of the shingles are worn and/or deteriorated.

R **154:** Many of the ridge shingles are worn and/or deteriorated.

155: While it may be possible to patch and repair this roof, there is no guarantee that patching will be effective. Repairs cannot eliminate the need for eventual replacement. In our opinion, this roof is not serviceable and we recommend replacement.

W **156:** Trees are overhanging the roof. We recommend they be trimmed to prevent debris from accumulating on the roof and to prevent damage by abrasion.

Built-up Roof System

BASIC INFORMATION
157: Location: Covers patio
158: Roof slope: Low pitch
159: Material: Torch down single ply roofing
160: Layers: Unknown, would require destructive testing
161: Connections and penetrations: Sealed with mastic seals

INSPECTION METHOD
162: Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE (BUILT-UP)
W **163:** The protective coating is deteriorated and will need to be reapplied in the near future.

R **164:** While it may be possible to patch and repair the roof, there is no guarantee that patching will be effective. Repairs cannot eliminate the need for eventual replacement. In our opinion, this roof is not serviceable and we recommend it be replaced.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY
165: The attic access is located in the hall.

U **166:** The attic access opening is a nonconforming size. The small opening makes it difficult to access the attic area. As an upgrade, we recommend consideration be given to installing a larger opening.

PEST CONTROL
167: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

W **168:** Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

LEAK EVIDENCE
169: There are water stains on the underside of the sheathing and the rafters. These are indications of old leaks. No current leakage is evident or suspected.These area should be monitored for any signs of future leakage.

W **170:** There is a bucket in attic, this is usually a sign of a past or existing roof leak. It's advised that the owner be questioned about the reason for the bucket.

RAFTERS
171: Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.

172: The rafters are 2 x 4 placed 24 inches on center.

SHEATHING
173: The roof sheathing is the material directly supporting the roof covering.

174: The roof sheathing is 'skip sheathing' or boards spaced wide apart for improved ventilation of the roof covering.

175: The roof sheathing is plywood nailed solidly across the rafters.

PURLINS
176: A purlin over the living is damaged. This may result in loss of full rafter support. We recommend the defective member be replaced.

VENT LINES
177: The vent piping for the waste system appears to be properly installed and in good condition.

WIRING
178: Much of the wiring in the attic is covered by insulation and could not be inspected. The visible wiring appears to be properly installed and the need for further investigation is not apparent.

VENTILATION
179: Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

U **180:** The attic is minimally vented. Proper attic ventilation is particularly important in a well-insulated attic or where additional attic insulation is going to be installed. We recommend additional vents if additional insulation is contemplated.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION
181: Service entry into building: Overhead service drop
182: Voltage supplied by utility: 120/240 volts
183: Capacity (available amperage): 100 amperes

184: System grounding source: Water supply piping
185: Branch circuit protection: Circuit breakers
186: Wiring material: Copper wiring where seen
187: Wiring method: Non-metallic sheathed cable or 'romex'
188: Wiring method: Older style non-metallic sheathed cable or 'romex'
189: Wiring method: Rigid conduit

METER & MAIN
190: The meter and main electrical service panel are outside on the right side of the building.

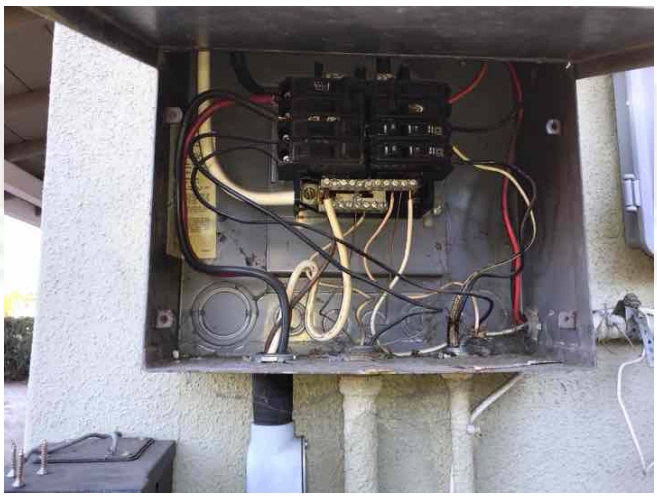
MAIN DISCONNECT
191: There is no main electrical service disconnect. See comments below under 'Main Disconnect'.

SERVICE DROP
192: The service drop appears to be properly installed and in good condition.

MAIN DISCONNECT
193: The electrical system lacks a main shutoff switch. Because there are six(6) or fewer disconnects in the service panel, a single main shutoff is not required. If the system is expanded, a main disconnect would be needed.

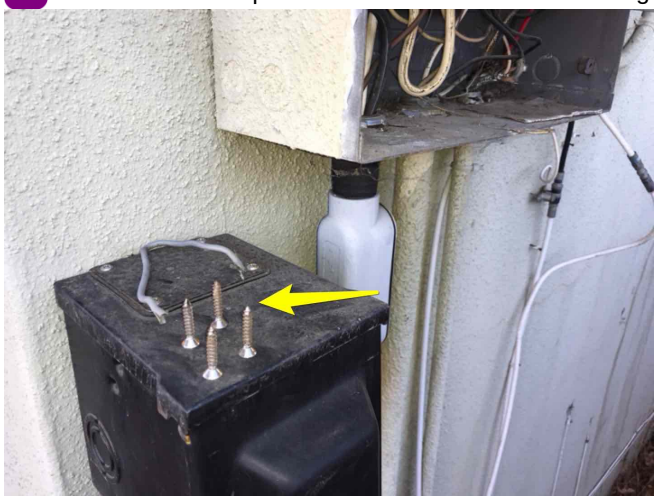
CIRCUIT BREAKER MAIN PANEL
194: The main service panel is in serviceable condition with circuitry installed and fused correctly. The service panel does not meet present standards but upgrades are optional and would usually only be considered along with other improvements.

195: The main electric panel is located right side exterior



196: The main electric panel size is 100 amp.

M **197:** The electric panel has One or more of the wrong type of screws installed. It's advised that the screws be replaced.

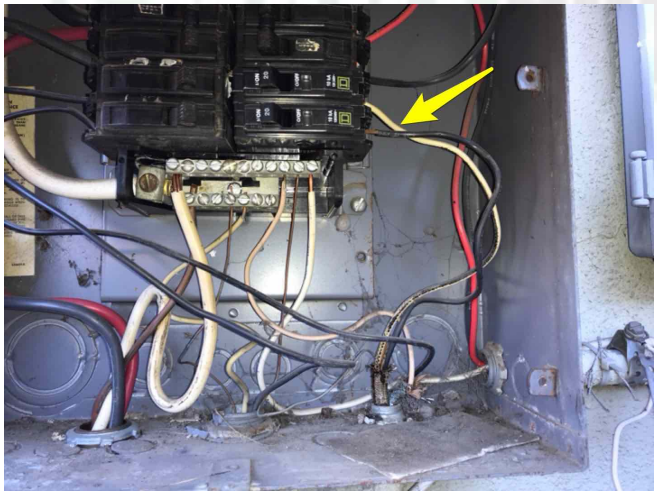


U **198:** The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

199: Load calculations were not conducted on the electrical system. It was not determined if the main panel and it's components will meet the homes electrical demands.

MAIN CIRCUITRY

S **200:** There are neutral wires in the circuit panel that are being used as hot wires. The wires have not been properly marked or labeled as hot wires. It is advised that this condition be corrected to avoid a potential shock hazard.



SERVICE CAPACITY

201: The service entrance conductors are the wires between the utilities service drop and the main service disconnect or main service panel.

202: Our statement regarding service capacity is based upon the size of the service entrance conductors.

203: Our statement regarding service capacity is based upon the labeled rating of the main service panel.

SERVICE GROUNDING

204: The system and equipment grounding appears to be correct.

BREAKER SUBPANEL

205: An additional distribution panel, or subpanel, is located in the bedroom closet

206: The subpanel was opened and the inspected circuitry was found to be installed and fused correctly.

207: The subpanel is in serviceable condition with circuitry installed and fused correctly. The sub-panel does not meet present standards but upgrades are optional and would usually only be considered along with other improvements.

W **208:** The sub panel is located in a closet, which is prohibited for present installations. To reduce the hazards of fire and allow access, we recommend clearance be maintained and relocation be considered.

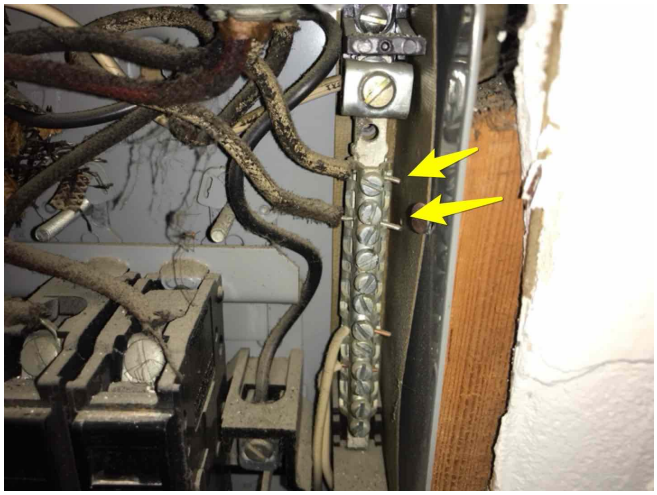
209: The circuits in the subpanel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

BRANCH CIRCUITRY

210: The electrical branch circuitry system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

CONDUCTOR MATERIAL

W **211:** Aluminum wiring has been used for 120 volt wiring. The Consumer Product Safety Commission has determined that, aluminum wiring can be hazardous and a potential cause of fire.



RECEPTACLES: OVERALL

212: For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

213: Based upon our inspection of only a representative number of receptacles, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

214: The receptacles throughout the structure are a combination of 2-wire and 3-wire types, with grounded and ungrounded circuitry, indicating installation at different times.

215: Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

S **216:** There are ungrounded three prong receptacles in several areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration.

217: There is a minimal number of receptacles in this building. Although there is no requirement for upgrading, if increased demand is anticipated, installation of additional circuits and receptacles is recommended.

SWITCHES: OVERALL
218: We checked a representative number of switches and found them operating and generally in serviceable condition, with exceptions noted below.

LIGHTS: OVERALL
219: The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION
220: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

221: GFCI protection is inexpensive and can provide a substantial increased margin of safety.

U **222:** It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

AFCI PROTECTION
223: There are no AFCI breakers installed in main panel. Based on the age of the home it's advised that AFCI breakers be installed for safety. AFCI breakers are commonly installed for bedroom and living area circuits. It's advised that the system be further evaluated by an electrician to determine if additional breakers need to be installed or are required.

GENERAL COMMENT
224: The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

U **225:** The electrical system was installed to meet minimum demands and uses older technology. Modern systems feature improvements in safety and convenience. We recommend upgraded.

226: We recommend upgrading the electrical system to comply with newer standards including GFCI, AFCI, surge protection, and other modern safety upgrades. Consult a licensed electrical contractor.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION
227: Domestic water source: Public supply
228: Landscape water source: Public supply
229: Main water line: Copper
230: Supply piping: Copper where seen
231: Waste disposal: Municipal
232: Waste piping: Plastic where seen (ABS or PVC)
233: Waste piping: Cast iron and galvanized steel
234: Other installed systems: Landscape watering, not inspected

WATER SHUTOFF LOCATION
235: The domestic water supply main shut-off valve is outside at the front of the building.

WATER SHUTOFF COMMENTS
236: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

237: The main shut-off valve had no excessive or unusual wear observed. Operation of the valve from time to time will keep it functional and maximize its useful life. Plumbing valve operation are not tested as part of this inspection.

MAIN SUPPLY
238: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY
239: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

W **240:** Some of the homes water supply lines run through the concrete slab. Slab leaks can occur without visible signs or indications, it is advised that the water supply system be monitored closely for any sign of failure.

WATER PRESSURE
241: The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

242: The homes water pressure measured 80 PSI (pounds per square inch).

REGULATOR

243: There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal.

FIXTURES: OVERALL

M **244:** The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance. It is advised that all angle stops be replaced every 10-15 years.

DRAIN LINES

245: The visible drain piping appears to be properly installed and in serviceable condition.

W **246:** Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

SEWER CLEANOUT

247: The sewer cleanout is located on the right side of the structure.

VENT LINES

248: The vent piping for the waste system appears to be properly installed and in good condition.

GAS METER LOCATION
249: The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GAS METER COMMENT
250: The gas meter appears to be in satisfactory condition.

GAS PIPING
251: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

252: Checking for gas leaks is beyond the scope of this inspection.

GENERAL COMMENT
253: The water temperature measured 104 degrees which is an acceptable safe temperature. Any Temperature over 126 degrees is a potential scalding hazard.

254: A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously.

255: A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

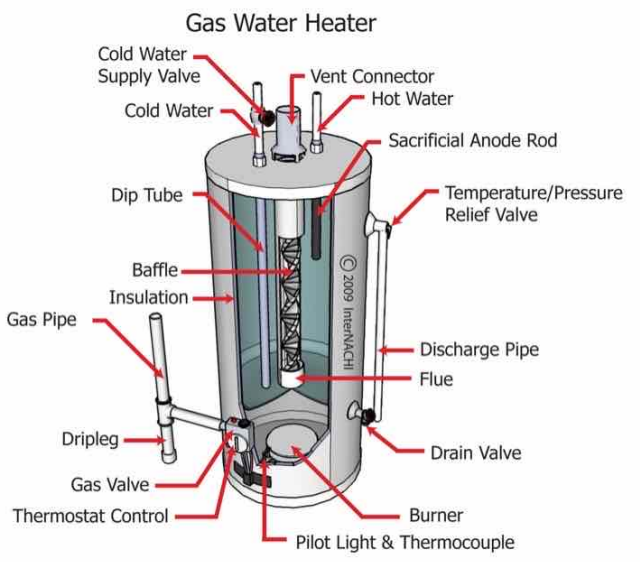
Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves.

These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

256: Unit type: Free standing tank



257: Location: rear exterior of the home

258: The water heater is manufactured by GE
259: The homes water heater appears to be manufactured in 2008
260: Energy source: Natural gas
261: Capacity: 40 gallons
262: Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

WATER CONNECTORS

263: The water heater is equipped with a cold water shut-off valve. It is functioning as designed and intended.

264: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

265: The water heater drain valve is in satisfactory condition and shows no signs of leakage.

266: Valves may leak when operated after a period of inactivity. For this reason, they are not tested during the home inspection.

COMBUSTION AIR
267: The combustion air supply is adequate.

268: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

SEISMIC RESTRAINT
S **269:** The water heater tank seismic restraint is minimal. We recommend it be upgraded to adequately secure the tank. This will help limit damage in the event of a major earthquake.

GAS SUPPLY
270: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

U **271:** The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

272: The gas connector is an approved flexible type in good condition.

COMBUSTION CHAMBER
273: The combustion chamber is in satisfactory condition.

BURNERS
274: The burner is generally clean and appears to be in serviceable condition.

T/P RELEASE VALVE
275: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

VENTING
276: The water heater vent is properly installed and appears in serviceable condition.

ELEVATION/LOCATION
U **277:** The water heater is exposed to the elements and it is advised that the unit be placed into a proper housing to protect the water heater from premature corrosion and failure.

DRAIN PAN
U **278:** There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

EXPANSION TANK
U **279:** The water heater has been installed without a thermal expansion tank. It's advised that one be added. Expansion tanks are installed to prevent and deal with thermal expansive water conditions. This helps maintain the integrity of the plumbing system.

GENERAL COMMENT
280: This water heater is beyond its expected service life. Although it is still operating, the need for replacement should be expected in the near future.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Wall Heater

BASIC INFORMATION
281: Wall heater location: Living room
282: Energy source: Natural gas
283: Wall heater btu input rating: 25,000 btu's
284: Manufacturer: Williams
285: The wall heater was manufactured in: 2001

SYSTEM NOTES
286: Wall heaters operate by heating a stream of air moving through the unit by 'gravity' or convection. There usually is no blower. Important elements include the heat exchanger, exhaust venting, controls, and clearances from combustible material.

287: Wall heaters are simple and easily maintained, but do not distribute the heated air very efficiently. Although not required, installation of an alternate heating system might be considered in conjunction with other upgrades and/or remodeling.

288: Because the nature of the moving air stream, wall heaters tend to rapidly collect dust, animal hair, etc. in the lower part of the unit. Regular vacuuming (with a special nozzle, if necessary) is very important for the furnace's safe operation.

W **289:** The wall heater is dirty and we recommend the wall heater cleaned.

GAS SUPPLY
290: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

U **291:** The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

292: The gas connector is an approved flexible type in good condition.

HEAT EXCHANGER
293: The heat exchanger was inaccessible and could not be visually examined.

VENT
294: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
295: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

GENERAL COMMENT
296: This heating is beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

R **297:** The heating system failed to respond to normal operating controls. We recommend a qualified contractor be retained to evaluate the system and determine what corrective measures are necessary. The pilot light would not stay lit.

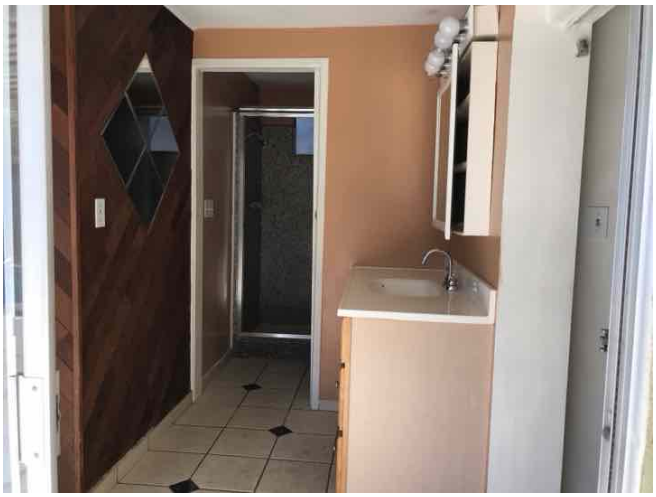
Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION
298: Number of bedrooms: Three
299: Number of bathrooms: Two
300: Window material: PVC plastic
301: Window material: Wood
302: Window material: Metal
303: Window type: Sliding
304: Window glazing: Double pane
305: Window glazing: Single pane
306: Finished ceiling material: Drywall
307: Finished ceiling material: Wood
308: Finished floor material: Wood
309: Finished floor material: Carpet
310: Finished floor material: Tile
311: Finished floor material: Vinyl
312: Finished wall material: Drywall
313: Finished wall material: Wood paneling

GENERAL INTERIOR PHOTOS

314: General interior photos



DETECTORS: OVERALL
315: Only a sampling of the smoke alarms and carbon monoxide detectors were tested as part of this inspection. All smoke and carbon monoxide detectors should be tested for safe and proper function when the home is occupied.

FIRE EXTINGUISHER

S **316:** There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

SURFACES: OVERALL
317: There is wear and tear throughout the house, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

318: There is wear and tear of the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

WALLS & CEILINGS

W **319:** The sprayed-on acoustic ceilings may contain asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

320: The wall and ceiling surfaces show wear but appear to be properly installed and in serviceable condition. Routine maintenance will restore appearance.

321: The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.

322: There are minor cracks in the walls and/or ceilings. This is a common condition with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance.

FLOORS: OVERALL
323: There are cosmetic floor blemishes which can be eliminated in the course of routine maintenance.

R **324:** The carpeting is damaged in the family room and needs to be serviced or replaced.

WINDOWS: OVERALL
325: We operate only accessible windows, we do not move stored items or furniture to open, close, and latch every window. Our inspection standards require testing only easily accessible windows.

326: The window coverings(blinds,drapes or shutters) in the home were not inspected as part of this inspection. It is advised that the coverings be evaluated for proper function.

327: Some of the windows are dirty and need to be cleaned. This could conceal hidden window defects.

MISCELLANEOUS

W **328:** There are areas of the home that show sign of rodent activity. It is advised that the home be further evaluated by a pest control professional to determine any need for treatment or repair.

GENERAL COMMENT

329: We do not review/inspect window treatments, solar tubes, furniture, and/or any personal property.

330: We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

W **331:** There is wear and tear throughout the house, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

W **332:** There are indications that additional such conditions may exist that are not visible or specifically identified in this report. These conditions will not be fully known until future repairs or upgrades are performed.

Entry Area/Hall

WALLS

333: The walls are generally in serviceable condition.

CEILING

334: The ceiling is generally in serviceable condition.

FLOOR

335: The floor is generally in serviceable condition.

DOORS

336: The door is in generally serviceable condition.

DOORBELL

337: The doorbell responded to normal user controls at the time of inspection.

Living Room

WALLS

338: The walls are generally in serviceable condition.

339: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

340: The ceiling is generally in serviceable condition.

341: There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

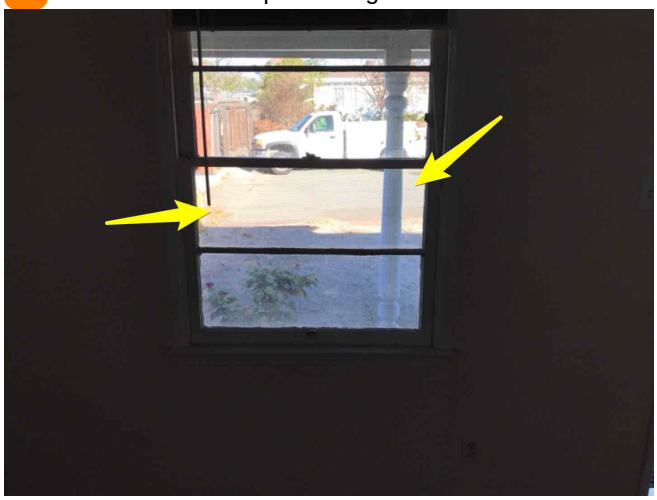
FLOOR

342: The floor is generally in serviceable condition.

WINDOWS

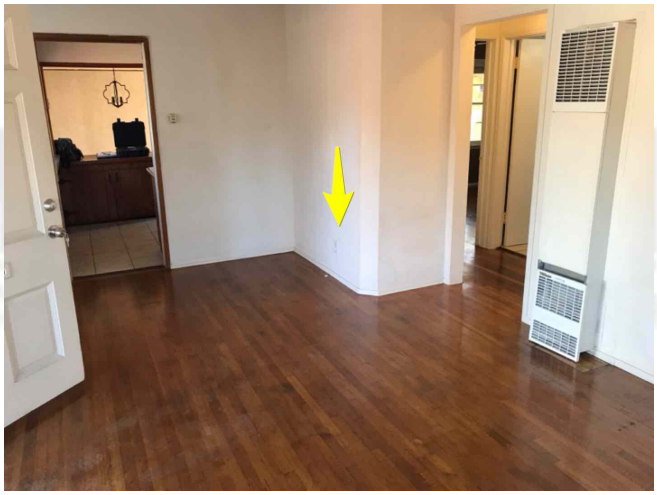
M **343:** Several windows don't close tightly and are difficult to latch. All windows should be detailed, including scraping excess paint build-up, cleaning, lubricating, and adjusting hardware where necessary.

R **344:** One or more panes of glass are broken. We recommend all broken glass be replaced.



RECEPTACLES

S **345:** There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.



Family Room

WALLS

346: The walls are generally in serviceable condition.

347: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

348: The ceiling is generally in serviceable condition.

349: The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

350: The ceiling material is a type that may contain asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

FLOOR

R **351:** Comments on carpeting are generally beyond the scope of our inspection but, in this case, the poor condition of the carpet presents a trip hazard. We recommend removal of the carpet for safety reasons.

DOORS

352: The door is in generally serviceable condition.

WINDOWS

353: The windows are in generally serviceable condition.

RECEPTACLES

S **354:** There is an ungrounded three prong receptacle at the family room. We recommend it be properly grounded or restored to its original two prong configuration.

SMOKE DETECTOR
355: There is a 10 year battery powered smoke alarm installed.

GENERAL COMMENT
356: This area was added or improved after original construction. We recommend the owner or building department be consulted to determine if permits were secured and 'signed off' for all improvements completed.

Dining Room/ Area

WALLS
357: The walls are generally in serviceable condition.

358: There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

CEILING
359: The ceiling is generally in serviceable condition.

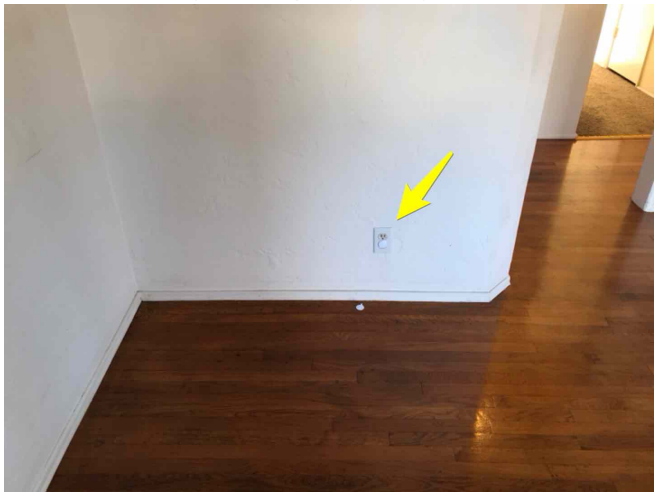
360: There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

FLOOR
361: The floor is generally in serviceable condition.

WINDOWS
362: The windows are in generally serviceable condition.

RECEPTACLES

S **363:** There is an ungrounded three prong receptacle at the dining room. We recommend it be properly grounded or restored to its original two prong configuration.



Hallway

WALLS
364: The walls are generally in serviceable condition.

CEILING
365: The ceiling is generally in serviceable condition.

FLOOR
366: The floor is generally in serviceable condition.

R **367:** The hallway flooring is damaged and needs repair or replacement.

DOORS
368: The door is in generally serviceable condition.

CARBON/SMOKE DETECTOR
369: There is a 10 year battery powered smoke alarm installed.

370: There is a carbon monoxide detector installed in the hallway of the home.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION
371: Energy: Gas (or propane) appliances only

WALLS
372: The walls are generally in serviceable condition.

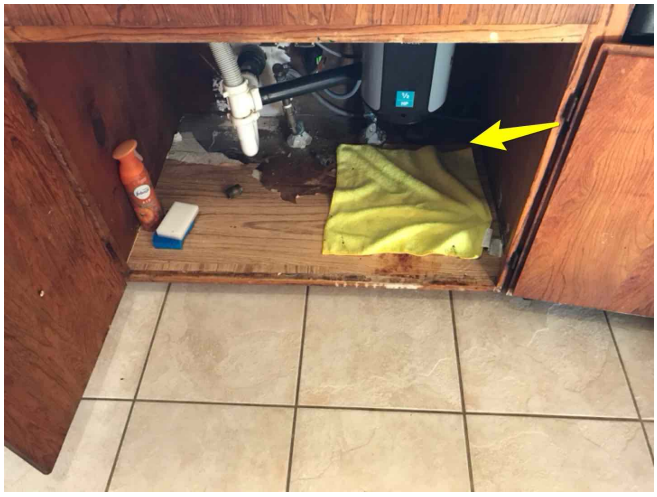
CEILING
373: The ceiling is generally in serviceable condition.

374: There is evidence of patching to the ceiling. It is advised that further inquiry be made regarding this condition.

FLOOR
375: The floor is generally in serviceable condition.

CABINETS

R **376:** The cabinet has signs of water damage and needs to be to be repaired or replaced. It is also advised that the surrounding area be further evaluated for any other water related issues.



COUNTERTOPS

377: The countertops are in satisfactory condition.

378: The countertop is wood.

379: The countertop is granite.

WINDOWS

380: The windows are in generally serviceable condition.

RANGE

381: Manufacturer: GE.

382: The range was turned on with the normal operating controls and found to be in satisfactory working condition.

S **383:** There is no anti tip bracket installed on the kitchen range. One should be added for safety.

M **384:** The range has poor flame quality. It's advised that the burners be cleaned and restored to it original operating condition.

DISHWASHER

M **385:** There is rust inside on the dishwasher on one or more of the dish racks. It's advised that this condition be replaced or repaired.

REFRIGERATOR

386: Manufacturer: Insignia.

387: The refrigerator/freezer responded to normal user controls and was found in good condition. The interior temperature was 35 degrees and 16 degrees at the time of inspection.

388: The evaluation freezers and refrigerators is limited and does not include water lines, dispensers or ice makers.

VENTILATION

389: There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

DISPOSAL

390: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

M **391:** The disposal responded to normal user controls, however, was unusually noisy. This suggests this unit is nearing the end of its useful service life and replacement should be expected in the near future.

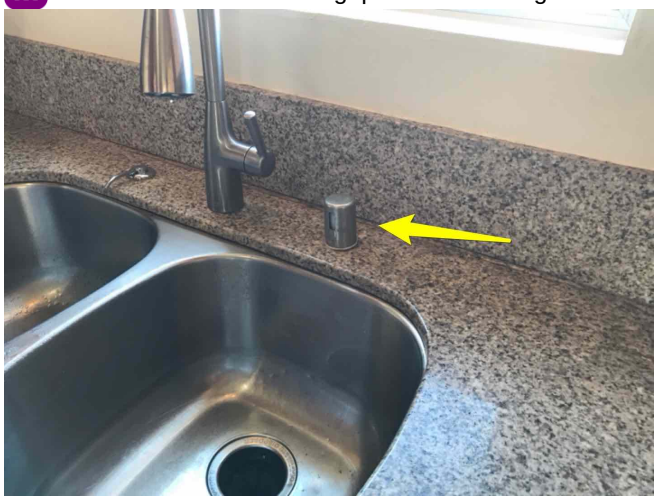
DRAIN TRAPS

R **392:** The dishwasher drain is leaking and needs to be repaired.

U **393:** The sink drain line is corrugated plastic, it is advised that the drain line be replaced with a smooth type drain line to prevent blockage.

AIR GAP

M **394:** The dishwasher air gap drain is leaking and needs to be repaired or replaced.



SINK
395: The sink is metal.

M **396:** The sink angle stop(s) have corrosion and need to be serviced.

WIRING

R **397:** We found exposed wiring. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards.

RECEPTACLES

U **398:** There are areas of the countertop that do not have electrical outlets installed as normally required. It is advised that more plugs be installed.

S **399:** There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

GENERAL COMMENT
400: Inspection of this area was limited to the surface coverings. The construction materials and manner of installation were concealed from view and inaccessible.

401: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Bedroom

West

WALLS
402: The walls appear in satisfactory condition.

403: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

404: There is evidence of patching to the wall. It is advised that further inquiry be made regarding this condition.

CEILING
405: The ceiling appears in satisfactory condition.

406: The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

407: There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

FLOOR
408: The floor is generally in serviceable condition.

DOORS
409: The door is in satisfactory condition.

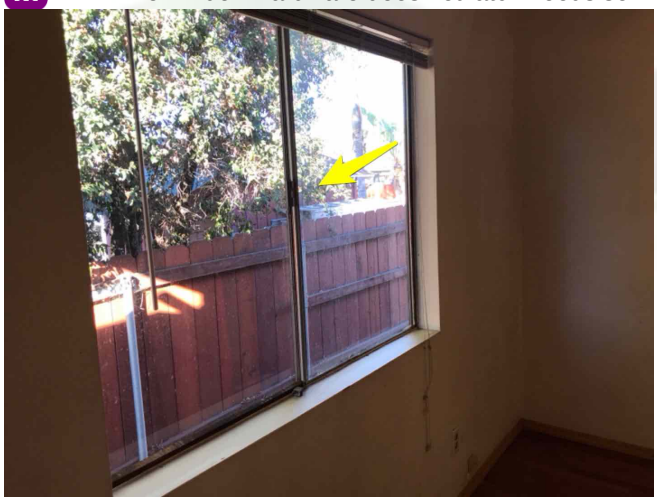
CLOSET DOORS

M **410:** The closet doors have damaged or missing floor guides. It's advised that they be added to prevent premature wear or the doors and track system.

WINDOWS

411: The window(s) are in satisfactory condition.

M **412:** The window hardware does not latch needs service to function properly.



RECEPTACLES

U **413:** There are a minimal number of available operating receptacles in this room. We recommend additional receptacles be installed to meet present and/or future needs and eliminate the use of extension cords.

SMOKE DETECTOR

414: There is a 10 year battery powered smoke alarm installed.

East

WALLS

415: The walls appear in satisfactory condition.

416: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

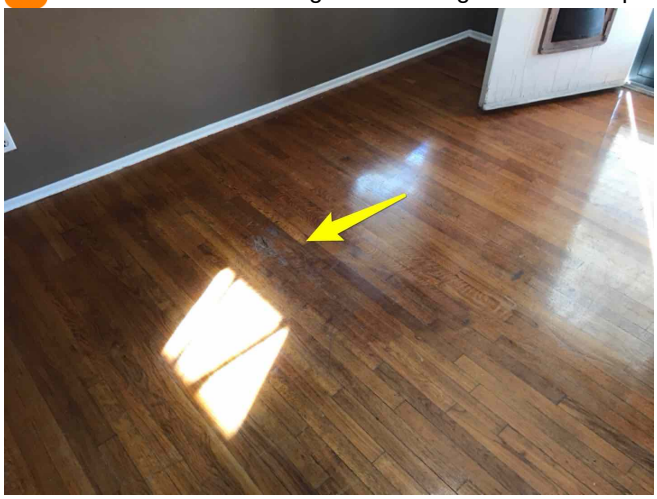
417: The ceiling appears in satisfactory condition.

418: The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

419: There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

FLOOR

R **420:** The floor is damaged or missing and needs repair.



DOORS

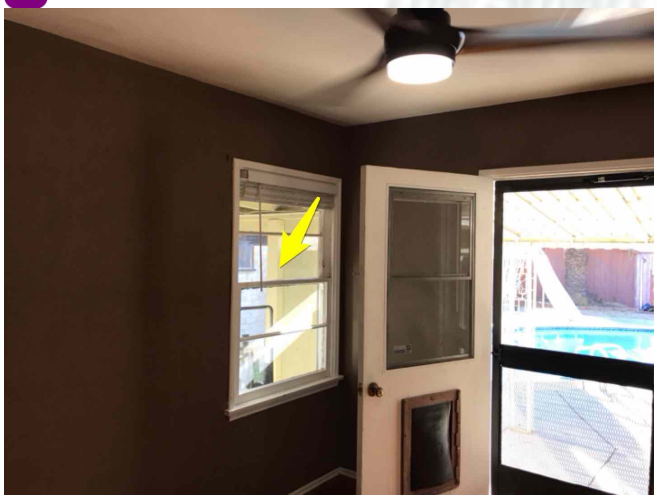
421: The door is in satisfactory condition.

CLOSET DOORS

422: The closest doors are in satisfactory condition.

WINDOWS

M **423:** The window hardware does not latch needs service to function properly.



RECEPTACLES

U **424:** There are a minimal number of available operating receptacles in this room. We recommend additional receptacles be installed to meet present and/or future needs and eliminate the use of extension cords.

S **425:** There is an ungrounded three prong receptacle at the bedroom. We recommend it be properly grounded or restored to its original two prong configuration.

LIGHTS / FAN
426: The ceiling fan responded to normal user controls.

SMOKE DETECTOR
427: There is a 10 year battery powered smoke alarm installed.

Primary

WALLS
428: The walls appear in satisfactory condition.

CEILING
429: The ceiling appears in satisfactory condition.

FLOOR
430: The floor is generally in serviceable condition.

R **431:** Some of the floor tiles are cracked and/or damaged. For a better appearance and to minimize additional damage, we recommend the affected tiles be replaced.

DOORS

R **432:** The bedroom door is damaged. We recommend it be repaired or replaced.

CLOSET DOORS

R **433:** The closet doors are missing or have been removed.

WINDOWS

434: The window(s) are in satisfactory condition.

R **435:** One window is stuck or has been painted shut and cannot be opened. We recommend repair to restore functional use. Careful work with a razor knife may be sufficient.

RECEPTACLES

436: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

RESISTANCE HEATER

437: The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

R **438:** The resistance heater knob missing and should be replaced.

SMOKE DETECTOR
439: There is a 10 year battery powered smoke alarm installed.

GENERAL COMMENT
440: This area was added or improved after original construction. We recommend the owner or building department be consulted to determine if permits were secured and 'signed off' for all improvements completed.

441: Non-original construction was noted. We suggest review of all plans and permits with the owner and/or the local building official for information regarding this work.

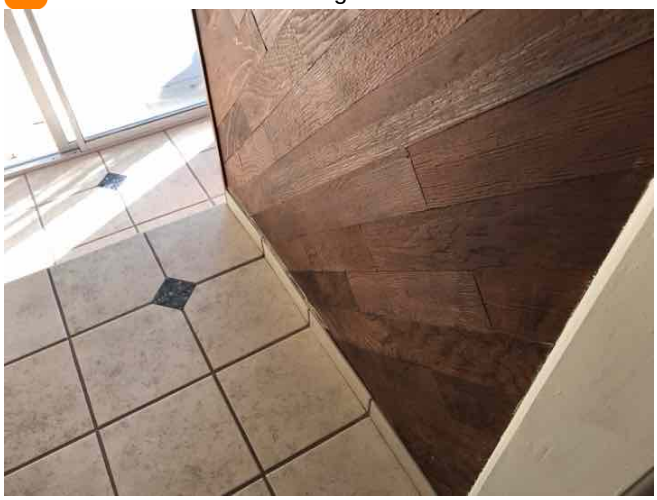
Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Primary

INTERIOR WALLS
442: The walls are in generally serviceable condition.

R **443:** The walls are damaged at the baseboard. We recommend repair or refinishing.



BATHROOM CEILING
444: The ceiling appears to be properly installed and is in serviceable condition.

W **445:** Mold and mildew have built up on the ceiling, suggesting inadequate ventilation. We recommend that the surfaces be cleaned with several applications of bleach or a similar fungicide and refinished to restore their appearance.

BATHROOM FLOOR
446: The floor appears to be properly installed and is in serviceable condition.

CABINETS
447: The cabinet(s) are in serviceable condition.

COUNTERTOPS
448: The countertops are in satisfactory condition.

449: The countertop is a man-made acrylic or other polymer material.

SHOWER WALLS
450: The shower walls appear to be properly installed and in serviceable condition.

451: The shower walls have been installed in a substandard manner. We recommend they be repaired or reinstalled in accordance with present standards.

DOORS
452: The bathroom door is in satisfactory condition.

W **453:** The bathroom door latch does not latch and needs service.

WINDOWS
454: The bathroom windows are in satisfactory condition.

TOILET
455: The toilet was flushed and appeared to be functioning properly.

SINKS
456: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

SHOWER
457: The shower was operated for the inspection and appeared to be in serviceable condition.

458: A water test of the shower pan is beyond the scope of this inspection. This test if often performed as a part of a standard pest inspection.

RECEPTACLES
459: The receptacle appears to be properly installed and was operational.

S **460:** There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

RESISTANCE HEATER

R **461:** The electrical resistance heater failed to respond to normal operating controls. We recommend it be repaired or replaced.

VENTILATION
462: Ventilation in this bathroom is adequate.

463: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

M **464:** The exhaust fan is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quite operation.

M **465:** The exhaust fan is dirty and needs to be cleaned to function properly.

Hallway

INTERIOR WALLS
466: The walls are in generally serviceable condition.

R **467:** The walls are damaged at the bathroom . We recommend repair or refinishing.

BATHROOM CEILING
468: The ceiling appears to be properly installed and is in serviceable condition.

BATHROOM FLOOR
469: The floor appears to be properly installed and is in serviceable condition.

CABINETS
470: The cabinet(s) are in serviceable condition.

COUNTERTOPS
471: The countertops are in satisfactory condition.

472: The countertop is a man-made acrylic or other polymer material.

SHOWER WALLS

M **473:** The joint caulking in and around the shower has mildewed. The joints should be scraped clean, chemically treated, and recaulked for a better appearance and to prevent moisture penetration into the surrounding materials and subsequent damage.

GLASS ENCLOSURE

R **474:** The shower doors have been removed.

DOORS

475: The bathroom door is in satisfactory condition.

WINDOWS

R **476:** One or more windows are damaged. We recommend they be repaired or replaced.

R **477:** One or more panes of glass are broken. We recommend all broken glass be replaced.

S **478:** Some of the windows are not safety glass, as required by present standards, and could be hazardous if broken. Safety glass is more impact-resistant and less likely to cause an injury. Upgrading to present standards should be considered.

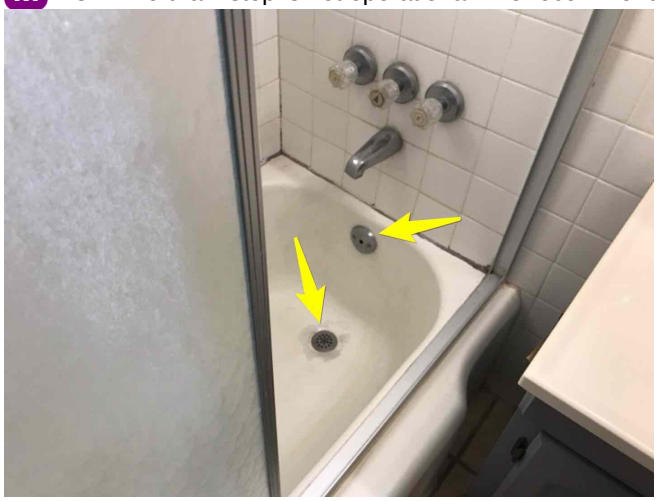
TOILET
479: The toilet was flushed and appeared to be functioning properly.

SINKS
480: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

M **481:** The drain stop is defective. We recommend it be repaired or replaced.

BATHTUB

M **482:** The drain stop is not operational. We recommend it be repaired or replaced.



U **483:** The surface finish of the bathtub is marred. Refinishing should be considered.

SHOWER

484: The shower was operated for the inspection and appeared to be in serviceable condition.

485: A water test of the shower pan is beyond the scope of this inspection. This test if often performed as a part of a standard pest inspection.

RECEPTACLES

486: The receptacle appears to be properly installed and was operational.

S **487:** There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

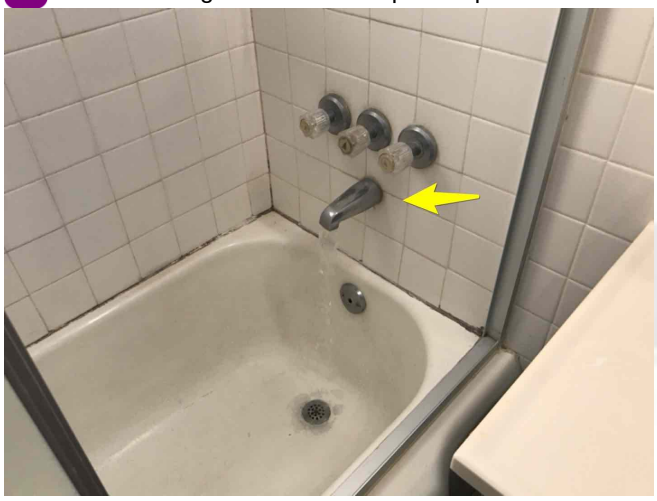
VENTILATION

U **488:** This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

CAULKING NEEDED

M **489:** Caulking needed at shower valves to prevent moisture intrusion or damage.

M **490:** Caulking needed at tub spout to prevent moisture intrusion or damage.



Fireplace

491: The fireplace is located in the family room.

492: The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all fireplaces, chimneys, gas appliances and vents. They also recommend that an inspection take place upon the transfer of a property. Our inspection is limited to the readily visible areas and components. A NFPA 211 Standard, Level II inspection, which includes a cleaning of the interior and flue. A camera inspection of flue and chimney system. It is advised that one take place if one has not been done in the last 12 months.

493: Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

494: The fireplace and chimney system is a factory built one. Manufactured by unknown manufacturer and can be used to burn solid fuel.

495: The fireplace log grate appears to be in satisfactory condition.

R **496:** There are simulated masonry panels in the firebox, designed to help protect the metal from heat damage. One or more of these panels are cracked. We recommend they be replaced prior to use of the fireplace.

497: The fireplace damper appears to be in satisfactory condition.

M **498:** We were not able to fully evaluate the fireplace and chimney because of the build-up of soot, dirt, cobwebs or creosote. We recommend the flue be cleaned to remove accumulated dirt, cobwebs,soot or creosote, and that further inspection be accomplished at that time.

R **499:** The chimney weather cap is damaged and in need of repair or replacement.

FIREPLACE (MORE ITEMS)
500: The fireplace screen appears to be in satisfactory condition and functional condition.

501: The fireplace mantle is in satisfactory condition.

502: The fireplace hearth appears to be in satisfactory condition.

503: The fireplace glass door appears to be in satisfactory condition.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

WALLS
504: The walls are exposed wood framed.

CEILING
505: The ceiling is in satisfactory condition.

FLOOR
506: The floor is a concrete slab.

W **507:** There is signs of efflorescence to the concrete in the garage. This can be a sign of a moisture or drainage issue. Further evaluation is advised by an appropriate qualified professional.

DOORS
U **508:** There are large gaps around door sides of the exterior garage door. It's advised that weather stripping be added.

GARAGE DOORS
509: The garage door was operated and appears to be properly installed and in generally serviceable condition.

510: Our review of the garage door(s) does not include resistance testing of the pressure switch and/or correct balance of the door springs. Further review by a specialty contractor is suggested.

RECEPTACLES
511: The receptacle appears to be properly installed and was operational.

U **512:** There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

SWITCHES

M **513:** The cover plate for a switch is broken. Replacement is recommended.

WALL FRAMING

514: In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

GENERAL COMMENT

515: Inspection of this area was limited to the surface coverings. The construction materials and manner of installation were concealed from view and inaccessible.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

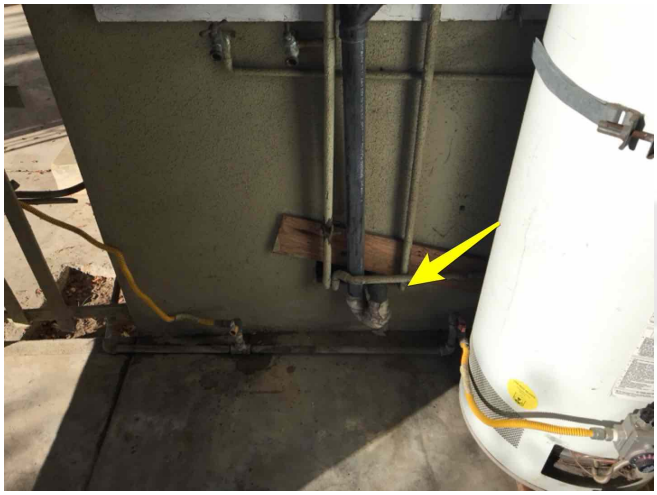
FIXTURES

R **516:** The angle stop at the laundry is leaking. We recommend it be repaired or replaced to prevent water damage.

DRAIN TRAP

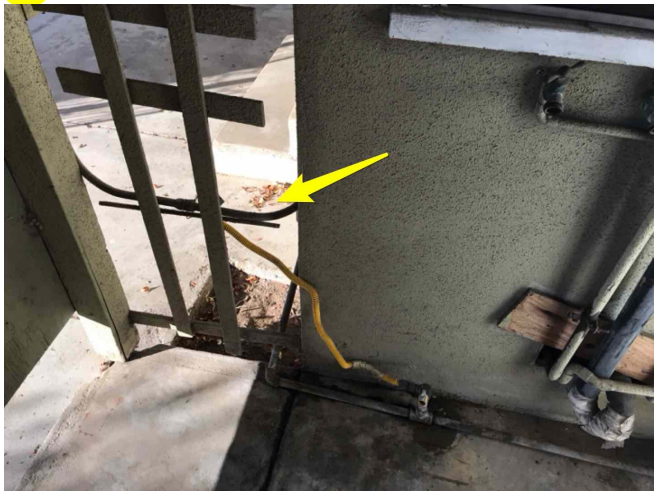
R **517:** The drain trap has been installed in a substandard manner. We recommend it be repaired or replaced. Not properly vented above the roof line.

518: The drain trap is damaged. We recommend it be replaced.



GAS SUPPLY

W **519:** The gas valve should be capped if not in use.



WASHER/DRYER

520: The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

521: The dryer is set up for Gas only.

GENERAL COMMENT

U **522:** The laundry equipment is located at the exterior of the home, it is advised that the units be installed on the inside of the home or proper housing be provided to limit the exposure to the elements.

Pool/Spa

Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to the main pump, filtration system, gas heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non-performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, non-visible waste, return/supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety. Further review by a professional is always recommended.

BASIC INFORMATION

523: The pool, spa and all related items were not inspected and are not part of this inspection report. We suggest further review by a professional of all items relating to safety.

FENCING/GATES

S **524:** Because of the pool and/or spa on this site, we recommend the fence gates and all accesses in this area be properly self-closing and lockable to prevent access to small children. We suggest checking local ordinances regarding current standards.

S **525:** There is a fenced and gated zone around the pool, as is recommended to prevent access by small children. In this case the latch on one or more of the gates is defective and not fulfilling its safety function. This should be repaired.

U **526:** It is advised that a secondary safety fence (removable mesh type) be installed around the pool with self closing and latching gates.

GENERAL COMMENTS

S **527:** For safety reasons we recommend door alarms at all doors that access the pool area.

S **528:** The garage side door is not self closing that accesses the pool area. It is advised that the door be self closing and latching to meet current pool safety standards.

529: Gate not latching

S **530:** The pool lacks one or more of the proper safety features as outlined in the " Pool Safety Act" it is advised that the pool be brought up to the current standards as stated in the " Pool Safety Act" which includes: proper enclosure, mesh fencing, approved safety cover, exit alarms, self closing and latching gates and pool alarms. Upgrading the pools safety condition is advised to help prevent against accidental drowning.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN
ELECTRICAL SYSTEM
1: The meter and main electrical service panel are outside on the right side of the building.

MAIN DISCONNECT
ELECTRICAL SYSTEM
2: There is no main electrical service disconnect. See comments below under 'Main Disconnect'.

WATER SHUTOFF LOCATION
PLUMBING
3: The domestic water supply main shut-off valve is outside at the front of the building.

SEWER CLEANOUT
PLUMBING
4: The sewer cleanout is located on the right side of the structure.

GAS METER LOCATION
PLUMBING
5: The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS
Many homes built prior to 1996 lack modern safety and energy efficient items.

W Additional reportable conditions will, in all likelihood, be discovered in the course of repair.

W There are a number of defects and deferred maintenance items in this property. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

GENERAL ENVIRONMENTAL
Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that you have the residence inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

It appears that the residence was constructed prior to 1980, and it is therefore possible and even highly probable that lead-based paint, asbestos, and other materials considered potentially hazardous may exist. However, since testing or inspecting for any environmental hazards of any kind falls outside the scope of a home inspection, we recommend that you employ the services of an appropriately qualified environmental specialist at this time.

Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the residence inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

AREAS NOT COVERED UNDER THIS INSPECTION
The pool and it's components were not inspected as part of this inspection.

PROFESSIONAL EVALUATION NEEDED

W It's strongly advised that further evaluations of the following Electricial System, Roofing System, Exterior Drainage and Pool/Spa be preformed due to the current conditions and or need for repairs or corrections. These evaluations should be preformed by an appropriate qualified professional.

SCOPE OF INSPECTION
This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

EXTERIOR/SITE/GROUND GATES

S **s-41:** The property does not meet with minimum pool safety requirements, and potential drowning hazards exist. A property with a pool is commonly required to have self-closing gates that open away from the pool area, be a minimum 5 feet in height, and include a latch at fifty-four inches. In addition,alarms are required to be installed at all exterior doors accessing the pool area, including garage side doors. However, since safety requirements can differ significantly from area to area, and as potential hazards have been identified, we strongly recommend that you have the fencing and gating provisions at the property evaluated by an appropriately qualified specialist for further remarks and recommendations.

EXTERIOR/SITE/GROUND DOORS

S **s-52:** There is a pet door in the rear of the house. Pet doors can be an easy point to break into a home, it's advised that precautions be made to prevent this from happening.

EXTERIOR/SITE/GROUND WIRING

S **s-74:** We found extension cord wiring in use at the rear of the home. This type of wiring is easy to overload and can be easily damaged. Removal of all substandard wiring and replacement with proper circuitry is recommended.

EXTERIOR/SITE/GROUND OUTDOOR RECEPTACLES

S **s-75:** Some of the exterior receptacles have no waterproof cover plates. We recommend approved covers be installed to reduce the risk of moisture penetration and hazardous shocks.

EXTERIOR/SITE/GROUND GENERAL COMMENT

S **s-87:** There is a rebar protruding from the patio that need to be removed as they are a potential trip hazard.

ELECTRICAL SYSTEM MAIN CIRCUITRY

S **s-200:** There are neutral wires in the circuit panel that are being used as hot wires. The wires have not been properly marked or labeled as hot wires. It is advised that this condition be corrected to avoid a potential shock hazard.

ELECTRICAL SYSTEM RECEPTACLES: OVERALL

S **s-216:** There are ungrounded three prong receptacles in several areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration.

WATER HEATER SEISMIC RESTRAINT

S **s-269:** The water heater tank seismic restraint is minimal. We recommend it be upgraded to adequately secure the tank. This will help limit damage in the event of a major earthquake.

INTERIOR FIRE EXTINGUISHER

S **s-316:** There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

LIVING ROOM RECEPTACLES

S **s-345:** There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.

FAMILY ROOM RECEPTACLES

S **s-354:** There is an ungrounded three prong receptacle at the family room. We recommend it be properly grounded or restored to its original two prong configuration.

DINING ROOM/ AREA RECEPTACLES

S **s-363:** There is an ungrounded three prong receptacle at the dining room. We recommend it be properly grounded or restored to its original two prong configuration.

KITCHEN RANGE

S **s-383:** There is no anti tip bracket installed on the kitchen range. One should be added for safety.

KITCHEN RECEPTACLES

S **s-399:** There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

EAST BEDROOM RECEPTACLES

S **s-425:** There is an ungrounded three prong receptacle at the bedroom. We recommend it be properly grounded or restored to its original two prong configuration.

PRIMARY BATHROOM RECEPTACLES

S **s-460:** There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

HALLWAY BATHROOM WINDOWS

S **s-478:** Some of the windows are not safety glass, as required by present standards, and could be hazardous if broken. Safety glass is more impact-resistant and less likely to cause an injury. Upgrading to present standards should be considered.

HALLWAY BATHROOM RECEPTACLES

S **s-487:** There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

POOL/SPA FENCING/GATES

S **s-524:** Because of the pool and/or spa on this site, we recommend the fence gates and all accesses in this area be properly self-closing and lockable to prevent access to small children. We suggest checking local ordinances regarding current standards.

S **s-525:** There is a fenced and gated zone around the pool, as is recommended to prevent access by small children. In this case the latch on one or more of the gates is defective and not fulfilling its safety function. This should be repaired.

POOL/SPA GENERAL COMMENTS

S **s-527:** For safety reasons we recommend door alarms at all doors that access the pool area.

S **s-528:** The garage side door is not self closing that accesses the pool area. It is advised that the door be self closing and latching to meet current pool safety standards.

S **s-530:** The pool lacks one or more of the proper safety features as outlined in the " Pool Safety Act" it is advised that the pool be brought up to the current standards as stated in the " Pool Safety Act" which includes: proper enclosure, mesh fencing, approved safety cover, exit alarms, self closing and latching gates and pool alarms. Upgrading the pools safety condition is advised to help prevent against accidental drowning.

EXTERIOR/SITE/GROUND DOWNSPOUTS

R **s-32:** Several downspouts have been damaged. Replacement is recommended.

EXTERIOR/SITE/GROUND DRIVEWAY

R **s-34:** In our opinion, the major cracks in the driveway cannot be filled, sealed, or repaired effectively. We recommend that the driveway be replaced.

EXTERIOR/SITE/GROUND FENCING

R **s-39:** There is major damage to the fencing. We recommend the fencing be repaired and/or replaced.

EXTERIOR/SITE/GROUND STUCCO

R **s-43:** There are moderate sized cracks in the stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid cementitious patching compounds.

R **s-45:** Sections of the stucco are stained/cracked and/or deteriorated. We recommend the stucco be patched, repaired or replaced.

EXTERIOR/SITE/GROUND WOOD SIDING

R **s-49:** Sections of the siding are deteriorated. We recommend these sections be repaired or replaced.

EXTERIOR/SITE/GROUND DOORS

R **s-51:** The track on the sliding door is damaged. We recommend it be replaced.

EXTERIOR/SITE/GROUND WINDOWS

R **s-54:** The window at multiple sides of the home have broken glass and needs to be repaired or replaced.

R **s-57:** Several window screens are damaged. We recommend they be repaired or replaced.

EXTERIOR/SITE/GROUND EAVES/SOFFITS

R **s-64:** Sections of the eaves at the rear of the home are deteriorated. We recommend repair or replacement.

EXTERIOR/SITE/GROUND PATIO COVERING

R **s-69:** The rear patio cover is damaged and needs to be repaired or replaced.

R **s-70:** The covering is in poor condition. We recommend it be repaired or replaced.

R **s-71:** The patio cover is not adequately braced and is wobbly when pushed from side to side. We recommend the patio cover be strengthened to resist lateral forces.

EXTERIOR/SITE/GROUND BALCONY/PORCH

R **s-72:** The balcony/porch surface is damaged and needs to be repaired or replaced.

EXTERIOR/SITE/GROUND OUTDOOR RECEPTACLES

R **s-77:** The receptacle at the rear exterior is not working. We recommend further investigation and repair, if necessary.

EXTERIOR/SITE/GROUND EXTERIOR PLUMBING

R **s-80:** The water line located at the rear is leaking and needs to be repaired.

CRAWL SPACE/ STRUCTURE LEAKS

R **s-128:** There is a water leak beneath the kitchen in the crawl space. It could not be determined the cause of the leak. Further evaluation by a plumber is needed.

CHIMNEY/FLUES/CAPS ROOFING CHIMNEY AT ROOF

R **s-139:** The fireplace cap is not properly installed and needs service to prevent moisture intrusion or damage to the surrounding fireplace and chimney.

COMPOSITION SHINGLE ROOFING SURFACE

R **s-151:** There are one or more loose or damaged shingles. It is advised that proper repairs be made by a roofing professional. Further evaluation is advised by a roofing professional to prevent moisture intrusion or damage.

R **s-152:** The shingles are damaged and deteriorated.

R **s-154:** Many of the ridge shingles are worn and/or deteriorated.

BUILT-UP ROOF SYSTEM ROOFING SURFACE (BUILT-UP)

R **s-164:** While it may be possible to patch and repair the roof, there is no guarantee that patching will be effective. Repairs cannot eliminate the need for eventual replacement. In our opinion, this roof is not serviceable and we recommend it be replaced.

WALL HEATER HEAT GENERAL COMMENT

R **s-297:** The heating system failed to respond to normal operating controls. We recommend a qualified contractor be retained to evaluate the system and determine what corrective measures are necessary. The pilot light would not stay lit.

INTERIOR FLOORS: OVERALL

R **s-324:** The carpeting is damaged in the family room and needs to be serviced or replaced.

LIVING ROOM WINDOWS

R **s-344:** One or more panes of glass are broken. We recommend all broken glass be replaced.

FAMILY ROOM FLOOR

R **s-351:** Comments on carpeting are generally beyond the scope of our inspection but, in this case, the poor condition of the carpet presents a trip hazard. We recommend removal of the carpet for safety reasons.

HALLWAY FLOOR

R **s-367:** The hallway flooring is damaged and needs repair or replacement.

KITCHEN CABINETS

R **s-376:** The cabinet has signs of water damage and needs to be to be repaired or replaced. It is also advised that the surrounding area be further evaluated for any other water related issues.

KITCHEN DRAIN TRAPS

R **s-392:** The dishwasher drain is leaking and needs to be repaired.

KITCHEN WIRING

R **s-397:** We found exposed wiring. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards.

EAST BEDROOM FLOOR

R **s-420:** The floor is damaged or missing and needs repair.

PRIMARY BEDROOM FLOOR

R **s-431:** Some of the floor tiles are cracked and/or damaged. For a better appearance and to minimize additional damage, we recommend the affected tiles be replaced.

PRIMARY BEDROOM DOORS

R **s-432:** The bedroom door is damaged. We recommend it be repaired or replaced.

PRIMARY BEDROOM CLOSET DOORS

R **s-433:** The closet doors are missing or have been removed.

PRIMARY BEDROOM WINDOWS

R **s-435:** One window is stuck or has been painted shut and cannot be opened. We recommend repair to restore functional use. Careful work with a razor knife may be sufficient.

PRIMARY BEDROOM RESISTANCE HEATER

R **s-438:** The resistance heater knob missing and should be replaced.

PRIMARY BATHROOM INTERIOR WALLS

R **s-443:** The walls are damaged at the baseboard. We recommend repair or refinishing.

PRIMARY BATHROOM RESISTANCE HEATER

R **s-461:** The electrical resistance heater failed to respond to normal operating controls. We recommend it be repaired or replaced.

HALLWAY BATHROOM INTERIOR WALLS

R **s-467:** The walls are damaged at the bathroom . We recommend repair or refinishing.

HALLWAY BATHROOM GLASS ENCLOSURE

R **s-474:** The shower doors have been removed.

HALLWAY BATHROOM WINDOWS

R **s-476:** One or more windows are damaged. We recommend they be repaired or replaced.

R **s-477:** One or more panes of glass are broken. We recommend all broken glass be replaced.

FIREPLACE

R **s-496:** There are simulated masonry panels in the firebox, designed to help protect the metal from heat damage. One or more of these panels are cracked. We recommend they be replaced prior to use of the fireplace.

R **s-499:** The chimney weather cap is damaged and in need of repair or replacement.

LAUNDRY AREA FIXTURES

R **s-516:** The angle stop at the laundry is leaking. We recommend it be repaired or replaced to prevent water damage.

LAUNDRY AREA DRAIN TRAP

R **s-517:** The drain trap has been installed in a substandard manner. We recommend it be repaired or replaced. Not properly vented above the roof line.

EXTERIOR/SITE/GROUND GRADING

W **s-24:** Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

W **s-25:** The surface drainage within 10 feet of the home is inadequate. The hard surface drainage or soil does not meet the 2% minimum slope. This can lead to water intrusion and may premature damage to the foundation.

W **s-26:** Planters and/or areas of high grading can promote water accumulation near the building leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

EXTERIOR/SITE/GROUND DRAINAGE

W **s-27:** The surface drainage within 10 feet of the home is inadequate. The hard surface drainage or soil does not meet the 2% minimum slope. This can lead to water intrusion and may lead to premature damage to the foundation.

EXTERIOR/SITE/GROUND ELEVATIONS

W **s-28:** Some of the crawlspace vents are below or at grade and are susceptible to water intrusion. Preventative measures should be taken to prevent this from happening.

EXTERIOR/SITE/GROUND GUTTERS

W **s-30:** The gutters are installed in a substandard manner. We recommend repair or replacement.

EXTERIOR/SITE/GROUND PATIO SURFACE

W **s-36:** The patio is not properly sloped away from the house. Water pooling or moisture intrusion could result if this condition is not corrected.

EXTERIOR/SITE/GROUND STUCCO

W **s-42:** There is water staining to the exterior stucco. The gutters, flashing, exterior drainage and sprinkler system should be serviced to prevent future staining.

W **s-44:** There is cracked stucco indicating movement at the addition. These surfaces can be patched, but if movement in the structure is not addressed, the cracks may return and/or become more noticeable.

EXTERIOR/SITE/GROUND WOOD SIDING

W **s-48:** The siding shows routine wear but is generally in serviceable condition. We recommend minor maintenance to ensure maximum service life.

W **s-50:** There is earth-to-wood contact at the garage, which makes the siding vulnerable to deterioration. We recommend all earth-to-wood contacts be broken to prevent moisture or pest related damage.

EXTERIOR/SITE/GROUND WINDOWS

W **s-53:** The exterior of the homes windows need to be sealed to prevent moisture intrusion.

W **s-55:** The windows are generally in serviceable condition but the finish is very worn on several windows. We recommend they be refinished for a better appearance and to maximize their service life.

W **s-58:** The screens for several of the windows are missing. We recommend they be replaced.

EXTERIOR/SITE/GROUND TRIM

W **s-62:** The homes trim shows signs of wood destroying pest. If the home has not yet been inspected by a pest control professional it is advised that a full inspection be preformed.

EXTERIOR/SITE/GROUND PEST CONTROL

W **s-82:** There is evidence commonly associated with wood-destroying pest and/or organism activity. We recommend consultation with a licensed pest control operator.

W **s-83:** There are signs of gopher activity around the structure.It's advised that the property be treated for this condition.

EXTERIOR/SITE/GROUND GENERAL COMMENT

W **s-85:** There are isolated areas where evidence commonly associated with pest infestation or infection was observed. We recommend obtaining a current report from a licensed pest control operator regarding repair or treatment of these areas.

STRUCTURE SLAB FOUNDATION

W **s-93:** Old homes were commonly built without a proper vapor barrier installed under the concrete slab. This practice has been known to allow excess moisture build up on the under side of the applied flooring material. Mold or moisture damage has been known to occur. It is advised that the flooring be monitored for any signs of moisture intrusion or damage. Managing outside drainage is also advised.

CRAWL SPACE/ STRUCTURE FOUNDATION

W **s-107:** The homes foundation has moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs although these cracks are close to the point of needing attention it's advised the preemptive repairs or evaluation be done to prevent any future issues. Further review from a foundation professional would be recommended.

W **s-108:** There is a condition known as efflorescence on portions of the foundation walls. This whitish, fuzzy material is a 'salt' deposit left when moisture in the foundation evaporates on the inside of the foundation.

W **s-109:** This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage but no other action is indicated at this time.

W **s-110:** There is small void in the foundation footing/wall that should be filled and repaired. Further evaluation is advised by an appropriate qualified professional.

CRAWL SPACE/ STRUCTURE MUDSILL

W **s-112:** The mudsill is the wood member resting directly on the foundation. There are voids between the mudsill and the foundation which is not considered good practice. We recommend these voids be filled for full support of the framing.

CRAWL SPACE/ STRUCTURE SUBFLOORING

W **s-114:** There are water stains under the kitchen that need to be further evaluated by a wood destroying pest control professional. To determine any need for repairs.

CRAWL SPACE/ STRUCTURE FLOOR JOISTS

W **s-116:** There is excessive notching in the floor framing near the crawlspace entrance. This has weakened the framing and we recommend repair or modification to conform to accepted standards.

CRAWL SPACE/ STRUCTURE MOISTURE

W **s-120:** Silt marks on the foundation and/or other vertical features, indicate standing water has collected in the crawl space during periods of rain. There was no visible damaged observed.

GENERAL ROOFING SCOPE

W **s-136:** This homes roofing is made up of full or partial flat roofing material. This type of roofing requires regular maintenance and up keep. Flat roofing does not have the same life expectancy of other roofing materials and determining it's life span is not part of this inspection. This type of roofing tends to leak more often, hidden damage and drainage issues may not always be present at the time of inspection. We recommend that all flat roofs be further inspected by a roofing professional. This inspection does not warranty any type of roof covering.

COMPOSITION SHINGLE ROOFING SURFACE

W **s-147:** There is extensive surface granulation failure. Many of the shingles have eroded and cracked. These conditions indicate the end of the useful service life of this material.

W **s-148:** There is exposure of the asphalt/ fiberglass mineral surface.

W **s-150:** Some areas of the shingles have developed cracks on the surface, although this is not an uncommon condition for this type of roofing. It does show that the roofing is showing advanced age. The roof should be monitored for further deterioration and damage.

W s-153: Many of the shingles are worn and/or deteriorated.

W s-156: Trees are overhanging the roof. We recommend they be trimmed to prevent debris from accumulating on the roof and to prevent damage by abrasion.

BUILT-UP ROOF SYSTEM ROOFING SURFACE (BUILT-UP)

W s-163: The protective coating is deteriorated and will need to be reapplied in the near future.

ATTIC PEST CONTROL

W s-168: Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

ATTIC LEAK EVIDENCE

W s-170: There is a bucket in attic, this is usually a sign of a past or existing roof leak. It's advised that the owner be questioned about the reason for the bucket.

ELECTRICAL SYSTEM BREAKER SUBPANEL

W s-208: The sub panel is located in a closet, which is prohibited for present installations. To reduce the hazards of fire and allow access, we recommend clearance be maintained and relocation be considered.

ELECTRICAL SYSTEM CONDUCTOR MATERIAL

W s-211: Aluminum wiring has been used for 120 volt wiring. The Consumer Product Safety Commission has determined that, aluminum wiring can be hazardous and a potential cause of fire.

PLUMBING INTERIOR SUPPLY

W s-240: Some of the homes water supply lines run through the concrete slab. Slab leaks can occur without visible signs or indications, it is advised that the water supply system be monitored closely for any sign of failure.

PLUMBING DRAIN LINES

W s-246: Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

WALL HEATER HEAT SYSTEM NOTES

W s-289: The wall heater is dirty and we recommend the wall heater cleaned.

INTERIOR WALLS & CEILINGS

W s-319: The sprayed-on acoustic ceilings may contain asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

INTERIOR MISCELLANEOUS

W s-328: There are areas of the home that show sign of rodent activity. It is advised that the home be further evaluated by a pest control professional to determine any need for treatment or repair.

INTERIOR GENERAL COMMENT

W s-331: There is wear and tear throughout the house, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

W s-332: There are indications that additional such conditions may exist that are not visible or specifically identified in this report. These conditions will not be fully known until future repairs or upgrades are performed.

PRIMARY BATHROOM CEILING

W **s-445:** Mold and mildew have built up on the ceiling, suggesting inadequate ventilation. We recommend that the surfaces be cleaned with several applications of bleach or a similar fungicide and refinished to restore their appearance.

PRIMARY BATHROOM DOORS

W **s-453:** The bathroom door latch does not latch and needs service.

GARAGE FLOOR

W **s-507:** There is signs of efflorescence to the concrete in the garage. This can be a sign of a moisture or drainage issue. Further evaluation is advised by an appropriate qualified professional.

LAUNDRY AREA GAS SUPPLY

W **s-519:** The gas valve should be capped if not in use.

CONCLUSION COMMENTS

W **s-532:** Additional reportable conditions will, in all likelihood, be discovered in the course of repair.

W **s-533:** There are a number of defects and deferred maintenance items in this property. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

CONCLUSION PROFESSIONAL EVALUATION NEEDED

W **s-538:** It's strongly advised that further evaluations of the following Electricial System, Roofing System, Exterior Drainage and Pool/Spa be preformed due to the current conditions and or need for repairs or corrections. These evaluations should be preformed by an appropriate qualified professional.

EXTERIOR/SITE/GROUND GUTTERS

M **s-29:** The gutters are filled with debris. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time. It's advised that gutters be cleaned out annually. It is also a good idea to install a protective leaf barriers to stop the buildup of debris.

EXTERIOR/SITE/GROUND DOWNSPOUTS

M **s-33:** One or more of the downspouts are buried in soil. We recommend shortening the downspout(s) and installing an extension or a splash block to facilitate flow of water away from the foundation.

EXTERIOR/SITE/GROUND FENCING

M **s-38:** There is deterioration/damage to the fencing. We recommend the fencing be monitored and repaired and/or replaced as necessary.

EXTERIOR/SITE/GROUND GATES

M **s-40:** The gate or gates located at left side exterior are in need of service to operate properly.

EXTERIOR/SITE/GROUND SCREENS

M **s-59:** The patio screen door is missing and should be replaced.

EXTERIOR/SITE/GROUND WEATHERSTRIPPING

M **s-60:** The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

EXTERIOR/SITE/GROUND TRIM

M **s-61:** The trim shows routine wear but appears to be properly installed and in serviceable condition. We advise routine maintenance to ensure maximum service life.

CRAWL SPACE/ STRUCTURE MISCELLANEOUS

M **s-131:** The crawl space is filled with excessive debris maintenance and cleaning is suggested.

ROOF FLASHING ROOFING PROTRUSIONS

M **s-138:** Some of the roof protrusions need sealing to prevent moisture intrusion or damage.

ELECTRICAL SYSTEM CIRCUIT BREAKER MAIN PANEL

M **s-197:** The electric panel has One or more of the wrong type of screws installed. It's advised that the screws be replaced.

PLUMBING FIXTURES: OVERALL

M **s-244:** The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance. It is advised that all angle stops be replaced every 10-15 years.

LIVING ROOM WINDOWS

M **s-343:** Several windows don't close tightly and are difficult to latch. All windows should be detailed, including scraping excess paint build-up, cleaning, lubricating, and adjusting hardware where necessary.

KITCHEN RANGE

M **s-384:** The range has poor flame quality. It's advised that the burners be cleaned and restored to it original operating condition.

KITCHEN DISHWASHER

M **s-385:** There is rust inside on the dishwasher on one or more of the dish racks. It's advised that this condition be replaced or repaired.

KITCHEN DISPOSAL

M **s-391:** The disposal responded to normal user controls, however, was unusually noisy. This suggests this unit is nearing the end of its useful service life and replacement should be expected in the near future.

KITCHEN AIR GAP

M **s-394:** The dishwasher air gap drain is leaking and needs to be repaired or replaced.

KITCHEN SINK

M **s-396:** The sink angle stop(s) have corrosion and need to be serviced.

WEST BEDROOM CLOSET DOORS

M **s-410:** The closet doors have damaged or missing floor guides. It's advised that they be added to prevent premature wear or the doors and track system.

WEST BEDROOM WINDOWS

M **s-412:** The window hardware does not latch needs service to function properly.

EAST BEDROOM WINDOWS

M **s-423:** The window hardware does not latch needs service to function properly.

PRIMARY BATHROOM VENTILATION

M **s-464:** The exhaust fan is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quite operation.

M **s-465:** The exhaust fan is dirty and needs to be cleaned to function properly.

HALLWAY BATHROOM SHOWER WALLS

M **s-473:** The joint caulking in and around the shower has mildewed. The joints should be scraped clean, chemically treated, and recaulked for a better appearance and to prevent moisture penetration into the surrounding materials and subsequent damage.

HALLWAY BATHROOM SINKS

M **s-481:** The drain stop is defective. We recommend it be repaired or replaced.

HALLWAY BATHROOM BATHTUB

M **s-482:** The drain stop is not operational. We recommend it be repaired or replaced.

HALLWAY BATHROOM CAULKING NEEDED

M **s-489:** Caulking needed at shower valves to prevent moisture intrusion or damage.

M **s-490:** Caulking needed at tub spout to prevent moisture intrusion or damage.

FIREPLACE

M **s-498:** We were not able to fully evaluate the fireplace and chimney because of the build-up of soot, dirt, cobwebs or creosote. We recommend the flue be cleaned to remove accumulated dirt, cobwebs,soot or creosote, and that further inspection be accomplished at that time.

GARAGE SWITCHES

M **s-513:** The cover plate for a switch is broken. Replacement is recommended.

EXTERIOR/SITE/GROUND DOWNSPOUTS

U **s-31:** Splash blocks, directing water away from the foundation, were not at the base of every downspout. We recommend that a splash block be installed for every downspout.

EXTERIOR/SITE/GROUND GENERAL COMMENT

U **s-84:** As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

CRAWL SPACE/ STRUCTURE BEAM/POSTS/COLUMN

U **s-119:** The girder and post connections are not reinforced according to the standard practice in use today. No adverse effects resulting from this condition were noted and up-grading these connections would be considered optional.

CRAWL SPACE/ STRUCTURE VAPORT BARRIER

U **s-121:** There is no vapor barrier in place in this crawl space. A vapor barrier is considered a beneficial feature and we recommend one be installed.

ATTIC ACCESS/ENTRY

U **s-166:** The attic access opening is a nonconforming size. The small opening makes it difficult to access the attic area. As an upgrade, we recommend consideration be given to installing a larger opening.

ATTIC VENTILATION

U **s-180:** The attic is minimally vented. Proper attic ventilation is particularly important in a well-insulated attic or where additional attic insulation is going to be installed. We recommend additional vents if additional insulation is contemplated.

ELECTRICAL SYSTEM CIRCUIT BREAKER MAIN PANEL

U **s-198:** The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

ELECTRICAL SYSTEM GFI PROTECTION

U **s-222:** It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

ELECTRICAL SYSTEM GENERAL COMMENT

U **s-225:** The electrical system was installed to meet minimum demands and uses older technology. Modern systems feature improvements in safety and convenience. We recommend upgraded.

WATER HEATER GAS SUPPLY

U **s-271:** The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

WATER HEATER ELEVATION/LOCATION

U **s-277:** The water heater is exposed to the elements and it is advised that the unit be placed into a proper housing to protect the water heater from premature corrosion and failure.

WATER HEATER DRAIN PAN

U **s-278:** There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

WATER HEATER EXPANSION TANK

U **s-279:** The water heater has been installed without a thermal expansion tank. It's advised that one be added. Expansion tanks are installed to prevent and deal with thermal expansive water conditions. This helps maintain the integrity of the plumbing system.

WALL HEATER HEAT GAS SUPPLY

U **s-291:** The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

KITCHEN DRAIN TRAPS

U **s-393:** The sink drain line is corrugated plastic, it is advised that the drain line be replaced with a smooth type drain line to prevent blockage.

KITCHEN RECEPTACLES

U **s-398:** There are areas of the countertop that do not have electrical outlets installed as normally required. It is advised that more plugs be installed.

WEST BEDROOM RECEPTACLES

U **s-413:** There are a minimal number of available operating receptacles in this room. We recommend additional receptacles be installed to meet present and/or future needs and eliminate the use of extension cords.

EAST BEDROOM RECEPTACLES

U **s-424:** There are a minimal number of available operating receptacles in this room. We recommend additional receptacles be installed to meet present and/or future needs and eliminate the use of extension cords.

HALLWAY BATHROOM BATHTUB

U **s-483:** The surface finish of the bathtub is marred. Refinishing should be considered.

HALLWAY BATHROOM VENTILATION

U **s-488:** This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

GARAGE DOORS

U **s-508:** There are large gaps around door sides of the exterior garage door. It's advised that weather stripping be added.

GARAGE RECEPTACLES

U **s-512:** There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

LAUNDRY AREA GENERAL COMMENT

U **s-522:** The laundry equipment is located at the exterior of the home, it is advised that the units be installed on the inside of the home or proper housing be provided to limit the exposure to the elements.

POOL/SPA FENCING/GATES

U **s-526:** It is advised that a secondary safety fence (removable mesh type) be installed around the pool with self closing and latching gates.