



HaslerHomes Inc. DBA
National Property Inspections

Lou Bezares, 3522 Brookwood, Oxnard, CA, 93036



Wednesday, October 21, 2026

Inspector

Andy Hasler Certified Inspector

805-233-1777

npi.ventura@yahoo.com

Inspection Date:
10/21/2026

Inspector: Andy Hasler Certified Inspector
Inspector Phone: 805-233-1777

Email: npi.ventura@yahoo.com



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No	Temperature : 65 F
Estimated Age Of Property : 23 Year(s)	Weather :
Property Faces : ☒ North ☐ South ☐ East ☐ West	☒ Overcast ☒ Rain
Type of Property :	Soil Conditions :
☒ Single-Family	☒ Damp/Wet
Primary Construction :	Persons Present :
☒ Wood	☒ Seller's Agent

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF (DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

1. The scope of this property inspection is a visual review of all areas of a building or dwelling readily accessible at the time of the inspection. No disassembly or removal of obstructions is performed. As a result, all defects may not be identified.
2. The testing for mold, asbestos, lead based paint, termites, wood destroying organisms, or any health concern is outside the scope of this property inspection. We advise all customers to obtain all appropriate test/evaluations in order to fully understand the condition of and the materials used in construction in order to deem a building safe to occupy.
3. This inspection company and the inspector may rely on third-party sources to obtain information regarding this property inspection. We do this in order to determine the presences of certain features such as septic or sewer connections, or the age of certain appliances such as furnaces or air conditioners. While such sources are believed to be reliable, this inspection company or the inspector can not guarantee their accuracy.

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GRADING / DRAINAGE

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Positive Slope

Comments:

DRIVEWAY

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

Comments:

WALKS / STEPS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

☒ Flagstone

Comments:

PORCHES / STOOPS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

DECKS / BALCONY

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

PATIO

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Concrete

☒ General Deterioration

Comments:

Deterioration/damage noted at the patio cover.

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Patio:

FENCES / GATES

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

☒ Masonry

☒ Wrought Iron

☒ Need Repairs

Comments:

Damaged section of the fence observed on the East side of the dwelling.



Fences / Gates:

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RETAINING WALLS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

ROOFING

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

Age: 23 Year(s)

Design Life: 30-50 Year(s)

Layers: 1

80% Visible

☒ Ladder at Eaves

☒ Tile

Comments:

The roof was not accessed to prevent possible damage. As a result, not all areas were observed. Visible areas appear to be in acceptable condition, though our observations were limited.

Leaks not always detectable.

FLASHING/VALLEYS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Metal

Comments:

SKYLIGHTS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

GUTTERS/DOWN SPOUTS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

CHIMNEY

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Framed

Comments:

The chimney was observed from the exterior and found acceptable at the time of the inspection.

Flue not inspected. Annual cleaning is recommended.

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EXTERIOR SURFACE

☒ Monitor Condition
☒ Recommend Repairs

☒ Stucco

☒ Wood

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	☐	☒	☐	☐	☐
EXTERIOR FAUCETS	☒	☐	☐	☐	☐
EXTERIOR ELECTRICAL OUTLETS	☐	☐	☐	☐	☒
EXTERIOR LIGHTING	☐	☐	☐	☐	☒

Comments:

1. Keep vegetation trimmed to help prevent damage to the dwellings' siding and trim.
2. Appropriate weather covers are required to all exterior electrical outlets.
3. Secure and seal all vertically mounted exterior light fixtures to prevent possible water intrusion within the fixtures.
4. Stucco cracks observed a various locations surrounding the dwelling. This condition is not structurally significant.



Exterior Surface:



Exterior Surface:

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Exterior Surface:



Exterior Surface:

WINDOWS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Vinyl

☒ Insulated Pane(s)

Comments:

EXTERIOR DOORS

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

☒ Wood

☒ Glass

Comments:

Missing and damaged patio door locks noted.



Exterior Doors:



Exterior Doors:

Inspection Date:
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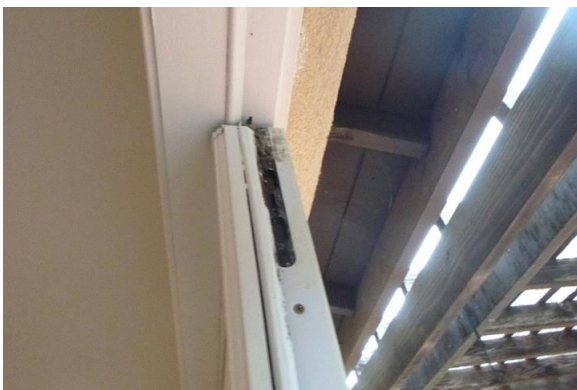
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Exterior Doors:

FOUNDATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

☒ Slab

☒ Limited Observation

Comments:

GARAGE/CARPORT

☒ Attached

☒ Obscured / Limited View

	ACC	MAR	NI	NP	DEF
FLOOR/WALLS/CEILING/ELECTRICAL	☐	☐	☒	☐	☐
ROOF	☒	☐	☐	☐	☐
SIDING/TRIM	☒	☐	☐	☐	☐

Comments:

Limited access at the time of the inspection.

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Garage/Carport:

OVERHEAD GARAGE DOORS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

of Openers: 1

☒ Metal

Comments:

GARAGE PEDESTRIAN DOOR INTO HOUSE

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Solid Core

Comments:

Attic / Roof

Method of Inspection ☒ Physical Entry 80 % Visible

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Plywood / Panel Board / OSB ☒ Trusses

Comments:

Leaks not always detectable.

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ATTIC VENTILATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Soffit

Comments:

ATTIC INSULATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Loose Fill

Comments:

ATTIC ELECTRICAL

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

Comments:

Limited visibility due to obstructions. See Electrical Section for additional Information.

Interior Foundation

Foundation Type ☒ Slab On Grade

INTERIOR FOUNDATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Leaning / Bowing

Comments:

FLOOR/SLAB

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

☒ Obscured / Covered

Comments:

Limited observation due to floor covering.

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CRAWL SPACE

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

SUMP/SUMP PUMP

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

ELECTRICAL

- ☒ Monitor Condition
☒ Recommend Repairs

SERVICE SIZE (Main Panel)

- ☒ Brand: GE ☒ Main Disconnect Location: At Panel ☒ 120 / 240 Volt (Nominal)
☒ 200 AMP

	ACC	MAR	NI	NP	DEF
SERVICE ☒ Underground	☒	☐	☐	☐	☐
ENTRANCE CABLE ☒ Copper	☒	☐	☐	☐	☐
PANEL ☒ Breaker(s) ☒ Side of Garage	☒	☐	☐	☐	☐
SUB-PANEL	☐	☐	☐	☒	☐
BRANCH CIRCUITS ☒ Copper	☐	☒	☐	☐	☐
BONDING/GROUNDING	☒	☐	☐	☐	☐
GFCI(IN PANEL)*	☐	☐	☐	☒	☐
ARC FAULT	☐	☐	☐	☒	☐
SMOKE DETECTORS*	☐	☐	☐	☐	☒

Comments:

1. All branch circuits (breakers) are required to be labeled. We recommend repair by a qualified electrical contractor.
2. The current smoke alarm safety requirement dictates working smoke alarms are required in hallways adjacent sleeping rooms, within all sleeping rooms as well as on every level of a dwelling. Carbon Monoxide detectors are required on every level of a dwelling with fueled appliances as well as dwellings with attached garages.

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

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Electrical:



Electrical:

PLUMBING

Water Service

☒ Water Public

Sewage Service

☒ Sewage Public

		ACC	MAR	NI	NP	DEF
SUPPLY	☒ PEX	☒	☐	☐	☐	☐
DRAINS	☒ ABS	☒	☐	☐	☐	☐
EJECTOR PUMP		☐	☐	☐	☒	☐
VENTS	☒ ABS	☒	☐	☐	☐	☐

Comments:

Main utility line, septic systems and gray water systems are excluded from this Inspection.

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WATER HEATER

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

Brand: Rheem

Size: 75 Gallons

Age: 6 Year(s)

Design Life: 8-12 Year(s)

☒ Gas

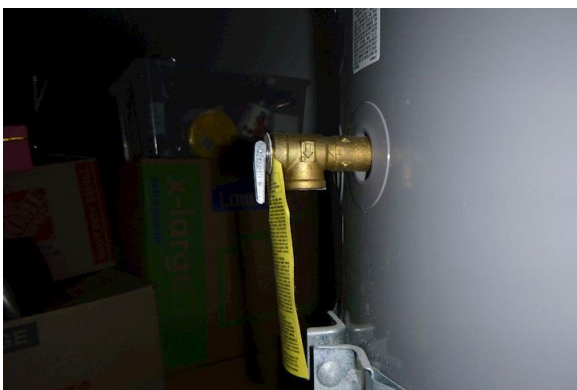
☒ Missing / Improper Pressure Relief Valves / Extension

☒ Seismically Strapped

Comments:

The water heater pressure relief valve is required to terminate outside the dwelling. The drain pipe was found disconnected.

We recommend repair by a qualified plumbing contractor.



Water Heater:

LAUNDRY FACILITIES

Location: Laundry Room

	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS ☒ Gas (Dryer)	☒	☐	☐	☐	☐
DRYER VENTS	☒	☐	☐	☐	☐
LAUNDRY TUB	☒	☐	☐	☐	☐
DRAIN	☒	☐	☐	☐	☐

Comments:

1. We recommend professionally cleaning the dryer vent and annually there after.
2. Washers and dryers are considered personal property and excluded from the inspection.

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HEATING

☒ Monitor Condition

Brand: Carrier

BTUs: 110000

Age: 23 Year(s)

Design Life: 20-30 Year(s)

☒ Gas

☒ Forced Air

☒ Needs Normal Maintenance / Cleaning

	ACC	MAR	NI	NP	DEF
OPERATION	☐	☒	☐	☐	☐
ABOVE GROUND STORAGE TANKS	☐	☐	☐	☒	☐
HUMIDIFIER	☐	☐	☐	☒	☐

Comments:

The furnace operates as designed though is reaching its design life. We recommend further evaluation and professional cleaning by a qualified HVAC service technician.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

DRAFT CONTROL/VENT

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Metal Pipe

Comments:

HEATING DISTRIBUTION

☒ Ductwork

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	☒	☐	☐	☐	☐
BLOWER	☒	☐	☐	☐	☐
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	☒	☐	☐	☐	☐
CIRCULATOR PUMP	☐	☐	☐	☒	☐

Comments:

Temperature differences at registers (room vents) were found within system specification at the time of the inspection.

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COOLING

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

KITCHEN

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☐	☐	☐	☒	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☒	☐	☐	☐	☐
EXHAUST FAN	☒	☐	☐	☐	☐
STOVE TOP/OVEN ☒ Gas	☒	☐	☐	☐	☐
STOVE ANTI-TIP BRACKET	☐	☐	☐	☒	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐
DISHWASHER/CROSS FLOW PROTECTION	☒	☐	☐	☐	☐
REFRIGERATOR	☒	☐	☐	☐	☐
MICROWAVE	☐	☐	☐	☒	☐
GARBAGE DISPOSAL	☐	☐	☐	☒	☐

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FIREPLACE/STOVE

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

☒ Metal Firebox

☒ Woodburning

☒ Recommend Cleaning

Comments:

1. The fireplace, flue and chimney are due for professional cleaning.
 2. We recommend sealing the gas supply pipe at the fire box to prevent toxic fumes from migrating into the fireplace cavity and dwelling.
 3. Combustible material is not permittable within 6 inches of the fireplace opening.
- We recommend further evaluation/repair by a qualified contractor.

Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.



Fireplace/Stove:



Fireplace/Stove:

PRIMARY BATHROOM

☒ Monitor Condition
☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐
☒	☐	☐	☐	☐
☒	☐	☐	☐	☐
☒	☐	☐	☐	☐
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☒	☐	☐	☐	☐
☒	☐	☐	☐	☐
☒	☐	☐	☐	☐

CEILINGS

WALL(S)

WINDOWS/TRIM

WINDOW SCREENS

FLOOR/FINISH

INTERIOR DOORS/HARDWARE

ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)

GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)

HEAT/AIR DISTRIBUTION

COUNTERTOPS/CABINETS

SINK/FAUCET

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TOILET ☒ Loose at Base	☐	☒	☐	☐	☐
TUB/SHOWER	☐	☐	☐	☐	☒
JETTED TUB	☐	☐	☐	☒	☐
TILE WORK/ENCLOSURE	☒	☐	☐	☐	☐
EXHAUST FAN	☒	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE	☐	☒	☐	☐	☐

Comments:

1. The light fixture located above the tub was found inoperable.
 2. The toilet is not properly secured to the floor.
 3. The tub drain stopper was found inoperable.
 4. The tub cold water valve was found leaking during use.
 5. The shower door contacts the threshold limiting its operation.
- We recommend further evaluation/repair by a qualified contractor.



Primary bathroom:



Primary bathroom:

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Primary bathroom:

HALL BATHROOM

☒ Monitor Condition
☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☐	☐	☐	☒	☐
WINDOW SCREENS	☐	☐	☐	☒	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☐	☐	☐	☐	☒
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☐	☒	☐	☐	☐
TOILET	☒	☐	☐	☐	☐
TUB/SHOWER	☐	☐	☐	☐	☒
JETTED TUB	☐	☐	☐	☒	☐
TILE WORK/ENCLOSURE	☒	☐	☐	☐	☐
EXHAUST FAN	☒	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐

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1. The light fixture located above the tub was found inoperable.
 2. The sink hot water valve was found difficult to operate.
 3. The tub spout was found leaking during use.
 4. Missing tub drain stopper noted.
- We recommend further evaluation/repair by a qualified contractor.



Hall Bathroom:



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BEDROOM 3 3/4 BATHROOM

☒ Monitor Condition
☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☐	☐	☐	☐	☒
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☐	☐	☐	☐	☒
TOILET ☒ Loose at Base	☐	☒	☐	☐	☐
TUB/SHOWER	☒	☐	☐	☐	☐
JETTED TUB	☐	☐	☐	☒	☐
TILE WORK/ENCLOSURE	☒	☐	☐	☐	☐
EXHAUST FAN	☒	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐

Comments:

1. The light fixture located above the shower was found inoperable.
2. Damaged light switches noted.
3. Missing sink drain stopper noted.
4. The toilet is not properly secured to the floor.

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Bedroom 3 3/4 Bathroom:

HALL 3/4 BATHROOM

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☒	☐	☐	☐	☐
TOILET	☒	☐	☐	☐	☐
TUB/SHOWER	☒	☐	☐	☐	☐
JETTED TUB	☐	☐	☐	☒	☐
TILE WORK/ENCLOSURE	☒	☐	☐	☐	☐
EXHAUST FAN	☒	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐

Comments:

Inspection Date:
10/21/2026

Inspector: Andy Hasler Certified Inspector
Inspector Phone: 805-233-1777

Email: npi.ventura@yahoo.com



HaslerHomes Inc. DBA
National Property Inspections

Lou Bezares, 3522 Brookwood, Oxnard, CA, 93036

LIVING ROOM / DINING ROOM / DEN

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALLS	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☐	☐	☐	☒	☐
CLOSET	☐	☐	☐	☒	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐

Comments:

BEDROOMS

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALLS	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
CLOSET	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐

Comments:

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STAIRS / RAILINGS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

PATIO

MARGINAL

Deterioration/damage noted at the patio cover.

FENCES / GATES

DEFECTIVE

Damaged section of the fence observed on the East side of the dwelling.

EXTERIOR SURFACE

Siding/Trim

MARGINAL

Exterior Electrical Outlets

DEFECTIVE

Exterior Lighting

DEFECTIVE

1. Keep vegetation trimmed to help prevent damage to the dwellings' siding and trim.
2. Appropriate weather covers are required to all exterior electrical outlets.
3. Secure and seal all vertically mounted exterior light fixtures to prevent possible water intrusion within the fixtures.
4. Stucco cracks observed a various locations surrounding the dwelling. This condition is not structurally significant.

EXTERIOR DOORS

DEFECTIVE

Missing and damaged patio door locks noted.

ELECTRICAL

Branch Circuits

MARGINAL

Smoke Detectors*

DEFECTIVE

1. All branch circuits (breakers) are required to be labeled. We recommend repair by a qualified electrical contractor.
2. The current smoke alarm safety requirement dictates working smoke alarms are required in hallways adjacent sleeping rooms, within all sleeping rooms as well as on every level of a dwelling. Carbon Monoxide detectors are required on every level of a dwelling with fueled appliances as well as dwellings with attached garages.

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WATER HEATER

DEFECTIVE

The water heater pressure relief valve is required to terminate outside the dwelling. The drain pipe was found disconnected.

We recommend repair by a qualified plumbing contractor.

HEATING

Operation

MARGINAL

The furnace operates as designed though is reaching its design life. We recommend further evaluation and professional cleaning by a qualified HVAC service technician.

FIREPLACE/STOVE

DEFECTIVE

1. The fireplace, flue and chimney are due for professional cleaning.
2. We recommend sealing the gas supply pipe at the fire box to prevent toxic fumes from migrating into the fireplace cavity and dwelling.
3. Combustible material is not permittable within 6 inches of the fireplace opening.

We recommend further evaluation/repair by a qualified contractor.

PRIMARY BATHROOM

Electrical (Random sampling of outlets, switches, fixtures.)

DEFECTIVE

Toilet

MARGINAL

Tub/Shower

DEFECTIVE

Water Pressure/Flow/Drainage

MARGINAL

1. The light fixture located above the tub was found inoperable.
 2. The toilet is not properly secured to the floor.
 3. The tub drain stopper was found inoperable.
 4. The tub cold water valve was found leaking during use.
 5. The shower door contacts the threshold limiting its operation.
- We recommend further evaluation/repair by a qualified contractor.

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HALL BATHROOM

Electrical (Random sampling of outlets, switches, fixtures.)	DEFECTIVE
Sink/Faucet	MARGINAL
Tub/Shower	DEFECTIVE
1. The light fixture located above the tub was found inoperable. 2. The sink hot water valve was found difficult to operate. 3. The tub spout was found leaking during use. 4. Missing tub drain stopper noted. We recommend further evaluation/repair by a qualified contractor.	

BEDROOM 3 3/4 BATHROOM

Electrical (Random sampling of outlets, switches, fixtures.)	DEFECTIVE
Sink/Faucet	DEFECTIVE
Toilet	MARGINAL
1. The light fixture located above the shower was found inoperable. 2. Damaged light switches noted. 3. Missing sink drain stopper noted. 4. The toilet is not properly secured to the floor.	

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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