

Left Coast Inspections

Property Inspection Report



, CA

Inspection prepared for:
Date of Inspection: 6/26/2017

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SUGGESTED REPAIRS

1. Disclaimer

Observations:

- **ANYWHERE IN THIS REPORT WHERE IT CALLS FOR REPAIRS, ADJUSTMENTS OR REPLACEMENTS THE INSPECTOR RECOMMENDS THAT THESE BE COMPLETED BY QUALIFIED CONTRACTORS TO ENSURE THEY ARE DONE CORRECTLY.**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

INSPECTION and SITE DETAILS

1. Present at the Inspection

Observations:

- The buyer attended the entire inspection.
- The buyer's agent attended the .

2. Occupancy

Observations:

- The home was unoccupied and was empty of furniture at the time of the inspection.

3. Weather Conditions

Observations:

- During the inspection the weather was sunny.
- During the 2 days preceding the inspection the inspection the weather was generally sunny.

4. Utilities

Observations:

- All utilities were on at the time of the inspection.

5. Ground/Surface soil Condition

Observations:

- At the inspection, the ground was dry.

6. Homesite Elevation

Observations:

- The home was located at or near sea level.

GENERAL INTERIOR

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be listed in this report.
- At the time of the inspection, the home interior showed moderate general wear and deterioration commensurate with its age.
- No doorbell was installed in the home at the time of the inspection.

2. Wall Thermal Insulation

Observations:

- The inspector was unable to confirm the presence of insulation in the walls. The exterior walls would typically not have been insulated at the time of original construction in a home of this age.

KITCHEN

1. Sink

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the kitchen sink. Notable exceptions will be listed in this report.
- The kitchen sink had functional flow and functional drainage at the time of the inspection.
- The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.
- The wand was missing at the kitchen sink.



filtered water spigot not connected.

2. Undersink Conditions

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of undersink plumbing in the kitchen. Notable exceptions will be listed in this report.
- **Leaking connections at the trap assembly beneath the kitchen sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair.**
- **The wall behind the kitchen sink cabinet had large section removed. Recommend repairs be completed.**



Hole in wall.



drain rusty at disposal neck.



drain basket rusty.

3. Garbage Disposal

Observations:

- The electrical connection to the garbage disposal was improper at the time of the inspection. The disposal should either be powered by an approved appliance cord plugged into a dedicated outlet, or be wired directly to a 20-amp overcurrent protection device like a breaker or fuse. Properly spliced connections should be housed within a junction box with a listed cover installed. This condition should be corrected.



missing disposal gasket



not connected to power.

4. Cabinets

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen cabinets. Notable exceptions will be listed in this report.
- The kitchen cabinets exhibited minor deterioration commensurate with the age of the home.



Breadboard missing



corner of drawer broken off.



cabinet not secured to wall

5. Countertops

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen countertops. Notable exceptions will be listed in this report.
- The kitchen counters were old and low quality.



chip in counter top

6. Receptacles

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical outlets in the kitchen. Notable exceptions will be listed in this report. Outlets had no Ground Fault Circuit Interrupter (**GFCI**) protection. For safety reasons, consider having GFCI protection installed for outlets within 6 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in this circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit which contains these outlets with a GFCI breaker.

- **An electrical receptacle for the disposal in the kitchen was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected.**
- **An electrical receptacle for the disposal in the kitchen was loose and moved when a plug was inserted. This condition should be corrected.**



Outlet not secure, no plate.

7. Kitchen Lighting

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

8. Range

Observations:

- No range was installed at the time of the inspection.



gas shut off



220V outlet

9. Range Hood

Observations:

- The exhaust vent of the range hood discharged exhaust to the home exterior.
- The range hood filters needed cleaning at the time of the inspection.



vent needs cleaning or replacement

10. Walls

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

11. Ceilings

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

WINDOWS

1. Window Type

Observations:

- The home had double-pane vinyl windows.
- Most windows in the home were single-hung.

2. Window Condition

Observations: At the time of the inspection, the Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.

Both south windows in the living room exhibited signs of leaking water. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for repair or replacement.



past leak at top of window



evidence of past leak at window sill

DOORS

1. Interior Door Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the interior doors. Notable exceptions will be listed in this report.
- Interior doors in the home exhibited light damage or deterioration commensurate with the age of the home.

LAUNDRY ROOM

1. Dryer Venting

Observations:

- **Dryer vent plate was not properly connected to outside of house. Recommend connecting and sealing.**



dryer vent not secured/sealed to wall

2. 120-volt Receptacles

Observations:

- An electrical receptacle in the laundry room was improperly wired. This hazardous condition should be corrected.



Outlet is not allowed to be installed on panel cover.



outlet installed on panel cover, not allowed and unsafe.

3. Gas Shut-off

Observations:

- The gas shut-off for the dryer is shown in the photo.



Gas line capped off. No shut off installed

4. Cabinets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room cabinets.

5. Exterior Door Condition

Observations:

- The door the exterior in the laundry room was severely damaged and/or deteriorated and will need replacement. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for replacement.



Door deteriorated.

6. Floors

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in the home. Notable exceptions will be listed in this report.
- The laundry room had severe vinyl floor damage visible at the time of the inspection. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for replacement.



vinyl deteriorated

7. Walls

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the laundry room.
- Interior walls in the laundry room exhibited minor damage or deterioration at the time of the inspection.
- Interior wall in the laundry room next to the washer drain pipe had long hole that was taped over at the time of the inspection. The Inspector recommends correction.



hole in wall taped up

8. Ceiling

Observations:

- Minor damage to the ceiling was visible in the laundry room at the time of the inspection.



Patch of hole coming apart.

North West MAIN FLOOR BEDROOM

1. General Condition

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom. Notable exceptions will be listed in this report.

2. Floor

Observations: At the time of the inspection, wood floors in this bedroom exhibited areas of severe surface wear and some damage.

The floors needed some repair and refinishing.

You should consult with a qualified contractor to discuss options and costs.

3. Wood Floors



Temporary floor repair

4. Walls

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of. Notable exceptions will be listed in this report.

Stains on the walls in this bedroom visible at the time of the inspection appeared to be the result of moisture intrusion. Despite recent rain, the moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. This condition indicated that the source of moisture has been identified and corrected.



Some water stains on wall

5. Ceiling

Observations: The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

6. Window Condition

Observations: Window trim in this bedroom needed maintenance. All work should be performed by a qualified contractor.



original window

7. Window Operation

Observations: A window in this bedroom room was difficult to operate.

8. Interior Door Condition

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors in this bedroom. Notable exceptions will be listed in this report., An interior door in this bedroom exhibited light damage or deterioration commensurate with the age of the home.

9. Interior Door Hardware

Observations: Door had hole for deadbolt but hardware was missing at an interior door in this bedroom. The Inspector recommends service by a qualified contractor.



deadbolt missing

10. Smoke/CO Detectors

Observations: The Inspector recommends installing a smoke detector to provide improved fire protection to this bedroom. Placement should comply with the manufacturer's recommendations.

North East MAIN FLOOR BEDROOM

1. General Condition

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom. Notable exceptions will be listed in this report.

2. Walls

Observations: At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.

3. Ceiling

Observations: The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

4. Interior Door Condition

Observations: At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors in this bedroom. Notable exceptions will be listed in this report.

5. Interior Door Hardware

Observations: Door hardware was broken at an interior door in this bedroom. The Inspector recommends service by a qualified contractor.



deadbolt missing

6. Closet Doors

Observations: There were no closet doors installed.



doors missing

MAIN FLOOR HALL BATHROOM

1. Bathroom Configuration

Observations:

- This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

2. Interior Door Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.
- An interior door in this bathroom exhibited light damage or deterioration at the time of the inspection.

3. Sinks

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

4. Undersink Conditions

Observations:

- the sink drain was not connected. Unable to test operation.



sink/faucet not completely installed

5. Cabinets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

6. Counters

Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

7. Electrical Receptacles

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

8. GFCI Receptacles

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles, but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture. This can be achieved by:

1. Replacing the current standard receptacle with GFCI outlets
2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.
3. Replacing the breakers currently protecting the room electrical circuits with GFCI breakers.



No GFI outlet in bathroom

9. Toilet Type/Operation

Observations:

- This bathroom did not have a low-flow toilet installed. New construction is limited to toilets which use a maximum of 1.6 gallons (6 liters) per flush in order to help conserve water. Consider adding a displacement bag to the water tank to help conserve water.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.

10. Bath Tubs

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of bathtub components. Notable exceptions will be listed in this report. Tub inspection includes testing for:
 - Functional flow;
 - Functional drainage; and
 - Operational shut-off valves, faucet, and diverter valve
- **The tub in this bathroom had minor damage visible.**



rust around drain

11. Shower

Observations:

• Most shower components in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

Any notable exceptions will be listed in this report.

• **In this bathroom, the diverter valve was inoperable or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). The inspector recommends service.**

• **The showerhead connection leaked when the shower was operated. The inspector recommends service.**



diverter does not completely seal on shower mode



shower head connection leaks

12. Shower Enclosure

Observations:

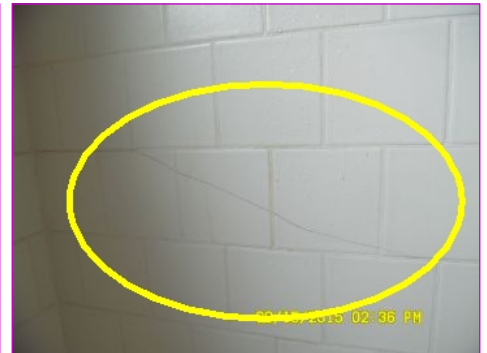
• **The shower tiles had areas of missing grout that may allow moisture to penetrate the walls.**



Tile edge not finished



tile needs grout repair/sealing



cracked tiles



tile edge not finished

13. Bathroom Ventilation

Observations:

- The bathroom exhaust fan did not respond to switch at the time of the inspection and may need to be replaced.



fan did not respond to switch.

14. Floor

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the floors in this bathroom. Any exceptions will be listed in this report.



mismatched and cracked tiles

15. Wall Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathroom walls. Any exceptions will be listed in this report.
- Interior walls in this bathroom exhibited general minor damage or deterioration at the time of the inspection.



paint peeling off wall

16. Ceiling

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

GARAGE

1. Garage Description

Observations:

- The home had a single-car detached garage.

2. Garage Floor

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage floor. Notable exceptions will be listed in this report.
- The garage floor had common shrinkage cracks. These cracks are not a structural concern.



common slab crack

3. Garage Walls

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

4. Door to Exterior

Observations:

- The conventional door between the garage and the exterior was severely damaged and/or deteriorated and needed repair or replacement at the time of the inspection. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for repair or replacement.



door deteriorated

5. Garage Electrical Defects

Observations:

- All electrical receptacles in the garage were 3 prong outlets. Tester showed no actual ground at the time of the inspection. This hazardous condition should be corrected.
- Wiring at the garage light switch was not properly installed. Wires should be properly secured.
- Wiring conduit elbow is not the proper type. Should be repaired.



improper connection to junction box.



Improper pvc type for electrical



garage has grounded outlets installed but no ground found.

WATER HEATER

1. Water Heater Location

Observations:

- This water heater was located in a cabinet outside.

2. Water Heater Type

Observations:

- This water heater was gas-fired.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

3. Water Heater Data Plate Information

Observations:

- The photo shows the data plate of the water heater.
- This water heater model number was 153.331840.
- This water heater serial number was 1118A018124.
- The date of manufacture for this water heater appeared to be 05/2011.
- Water heater capacity was 40 gallons.

4. Burn Chamber Condition

Observations:

- The burn chamber of the water heater was sealed and the inspector was unable to evaluate its condition.

5. Combustion Exhaust

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

6. Combustion Air Supply

Observations:

- **Combustion air** supplying this water heater appeared to be sufficient at the time of the inspection.

7. Water Pipe Connections

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

8. Pressure Relief Valve

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

9. TPR Discharge Pipe

Observations:

- The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction.



discharge pipe too high off ground.

FURNACE

1. Furnace Location

Observations:

- The furnace was located in the hall floor.

2. Furnace Type

Observations:

- This furnace was an older, gas-fired, low-efficiency, gravity furnace. This type of furnace has air supply ducts through which air rises naturally as it is heated. Air returns through floor registers to be reheated. No return air ducts were installed.



Original floor furnace

3. General Condition

Observations:

- The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.

4. Furnace Operation

Observations:

- This furnace responded adequately to the call for heat.

5. Furnace Exhaust Venting

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

6. Thermostat

Observations:

- The thermostat for this furnace was located in the living room.

GROUNDS

1. Driveway Condition

Observations:

- The Inspector observed no deficiencies the driveway condition at the time of the inspection.



2. Walkways

Observations:

- Home walkways were constructed of poured concrete.



GROUNDS Walkways

3. Building Lot Description

Observations:

- The building site was relatively level and flat.

4. Fence Material

Observations:

- Fences were made of wood.

5. Fence Condition

Observations:

- The inspector observed few deficiencies in the condition of the fences at the time of the inspection. Notable exceptions will be listed in this report.

- **Fence had posts that had failed due to decay. The fences were leaning in these areas.**



gate post rotted.



rolling gate is unprofessional installed and unsafe.



rotted fence post

6. Gates

Observations:

- The gates were made of wood.

- **The gates appeared to be at or near the ends of their useful lives at the time of the inspection. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for correction. Rear sliding gate was not installed professionally and could pose a safety hazard.**

WATER SUPPLY PIPES

1. Main Water Shut-off

Observations:

- The main water supply shut-off was located at the back of the house.

2. Water Pressure

Observations:

- Water pressure measured 70 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

3. Main Water Pipe

Observations:

- The main water supply pipe was 3/4-inch copper pipe.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

4. Water Supply Pipe Material

Observations:

- The visible home water supply pipes were a combination of half-inch and three-quarter inch copper.

5. Water Supply Pipe Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

6. Functional Flow

Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

7. Water Pipe Bonding

Observations:

- **The inspector observed no bonding of water supply pipes in the home. The Inspector recommends correction.**

8. Water Supply

Observations:

- The home water was supplied from a public source.

WATER SUPPLY SOURCE

DRAIN, WASTE, and VENT PIPES

1. DWV Material

Observations:

- The visible drain, waste and vent (**DWV**) pipes were a combination of **ABS** plastic and cast iron.

2. Functional Drainage

Observations:

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

3. DWV Pipe Condition

Observations:

- **Drain, waste and/or vent pipes visibly leaking in the crawlspace at the time of the inspection should be repaired to prevent the development of unhealthy conditions.**



connector clamp broken



drain pipe leaking

SEWAGE SYSTEM

1. Sewage System Type

Observations:

- The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

2. Sewage System Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

GAS SYSTEM

1. Type of Gas

Observations:

- The home was fueled by natural gas supplied by a public utility.

2. Main Gas Shut-off

Observations:

- The main gas shut-off was located at the gas meter located at the rear of the home.



next to alley fence.

ELECTRICAL SERVICE

1. Service Drop

Observations:

- The electrical service was overhead.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected included the following the service conductors, splice, drip loop, and joint of attachment to the home.

2. Electric Meter Location

Observations:

- The electric meter was located at the rear of the home.



3. Electric Meter Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

SERVICE PANEL

1. Service Panel Location

Observations:

- The electrical service panel was located **INSIDE** the laundry room.

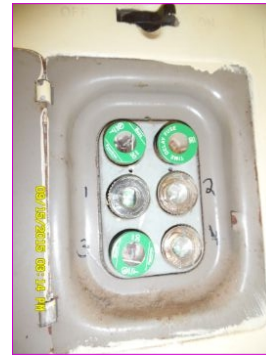
2. Service Panel General Condition

Observations:

- The inspector observed few deficiencies at the electrical service panel at the time of the inspection. Notable exceptions will be listed in this report. Inspection of the main service panel typically includes examination of the following:
 - Panel interior and exterior condition
 - Panel amperage rating
 - Main disconnect amperage rating and condition
 - Service entrance conductor amperage ratings
 - Branch conductor types, amperage rating and condition
 - Wiring visible materials, types, condition and connections
 - Circuit breaker types, amperage ratings and condition
 - Label information present
 - Service and equipment grounding
 - Bonding of service equipment
- The service panel was an older type which employed screw-in fuses instead of circuit breakers. Consider upgrading to a modern system using breakers, especially if you plan to install additional appliances.
- The service panel was old and obsolete. The Inspector strongly recommends replacement.



SERVICE PANEL Service Panel General Condition



SERVICE PANEL Service Panel General Condition

3. Service Panel Description

Observations:

- The service panel was an older fused type.

4. Service Panel Manufacturer

Observations:

- The service panel brand was Square D

5. Cabinet Amperage Rating

Observations:

- The manufacturer's label listed the panel rating as 30 amps.
- **The service panel label listed the panel rating at 30 amps. A 30 amp service is considered obsolete by modern standards and for safety reasons the Inspector recommends that you upgrade the electrical system of this home. Consult with a qualified electrical contractor before the expiration of your inspection objection deadline to discuss options and prices for upgrading the electrical service.**

6. Main Disconnect

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- The main disconnect was located at the service panel.

BRANCH WIRING

1. Branch Wiring

Observations:

- Branch wiring was ungrounded. For safety reasons, the Inspector recommends that electrical receptacles in the home be provided with ground fault circuit interrupter (GFCI) protection in good working order to help avoid electric shock/electrocution hazards.

This can be achieved by:

1. Replacing in each electrical circuit the receptacles located closest to the overcurrent protection devices (usually breakers) with GFCI receptacles.
2. Replacing the breakers currently protecting electrical circuits with GFCI breakers.

Adding equipment grounding and a service grounding system will also increase home safety.

2. Electrical Receptacles

Observations:

• The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Adding equipment grounding and a service grounding system will also increase home safety.

3. GFCI/AFCI Receptacles

Observations:

• No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.

This can be achieved relatively inexpensively by:

1. In each electrical circuit, replacing the receptacle located closest to each overcurrent protection device (usually a breaker) with a GFCI receptacle.
1. Replacing the breakers currently protecting the electrical circuits with GFCI breakers.

EXTERIOR ELECTRICAL

1. Exterior Electrical Receptacles

Observations:

• Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles.
3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.

2. Exterior Electrical wiring

Observations:

- A junction box installed at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.



elbow needs cover.

EXTERIOR PLUMBING

1. Exterior Faucets

Observations:

- An exterior faucet near the garage exterior was leaking. The Inspector recommends repair.
- An exterior faucet at the front of the house was leaking. The Inspector recommends repair by.



leaking faucet

EXTERIOR WALLS

1. Brick Wall Condition



needs to be sealed up

2. Wood Siding Condition

Observations:

• Finish coating designed to protect the wood siding was severely deteriorated at the time of the inspection. The Inspector recommends that you consult with a qualified painting contractor to discuss options and costs for installing a new protective finish coating.



Most all of exterior needs painting.



Most all of exterior needs painting



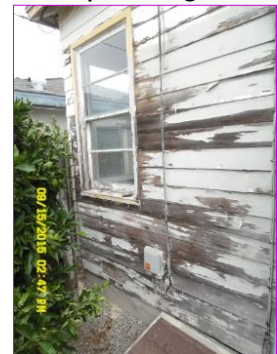
Most all of exterior needs painting



Most all of exterior needs painting



Most all of exterior needs painting



Needs painting.

DOOR/WINDOW EXTERIORS

1. Window Exterior Condition

Observations:

- Multiple windows were missing trim at the time of the inspection. Trim should be replaced to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. The Inspector recommends that consult with a qualified contractor to discuss options and costs for correction.

EXTERIOR TRIM

1. Trim Material

Observations:

- Exterior trim was constructed of wood.

2. General Condition

Observations:

- The exterior trim was old and exhibited general, uniform deterioration.

3. Soffits

Observations:

- wood under eave was damaged in places. The Inspector recommends repair.



water/insect damage to wood planks



water/insect damage to wood planks

4. Fascia

Observations:

- Home fascia was damaged in places. The Inspector recommends repair.



Most all of exterior needs painting



water damage.

5. Window Trim

Observations:

- Window trim at the home exhibited moderate weathering and deterioration commensurate with its age.

6. Door Trim

Observations:

- **Door trim was damaged and needed repair at the time of the inspection.**



laundry room door trim

FRONT PORCH

1. General Condition

Observations:

- The porch exhibited weathering commensurate with its age.

2. Porch Foundation

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

3. Concrete Porch Slab

Observations:

- Common cracks ($\frac{1}{4}$ -inch or less) were visible in the concrete porch floor at the time of the inspection. Cracks exceeding $\frac{1}{4}$ -inch should be filled with an appropriate sealant to avoid continued damage to the concrete porch floor surface from freezing moisture.

BACK PORCH

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the porch. Notable exceptions will be listed in this report.

2. Porch Foundation

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch foundation.

3. Guardrails

Observations:

- **At the time of the inspection, the porch guardrail assemblies exhibited severe damage or deterioration. This is an unsafe condition. The Inspector recommends that you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.**



porch wood rotted.

ROOF STRUCTURE EXTERIOR

1. Method of Inspection

Observations:

- The Inspector inspected the roof and its components by walking the roof.

2. Roof Configuration

Observations:

- The home had a hip roof.

3. Roof Slope

Observations:

- The roof pitch (slope) was approximately 5&12.

4. Roof structure Exterior Appearance

Observations:

- The inspector observed no deficiencies in the condition of the roof structure exterior.

5. Roof sheathing

Observations:

- The roof appeared to be sheathed with 7/16-inch oriented strand board (**OSB**).

ASPHALT SHINGLES

1. Asphalt Shingle Description

Observations:

• The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or "dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

2. Number of Layers

Observations:

• The roof had one layer of asphalt shingles installed at the time of the inspection.

3. General Condition

Observations:

• The Inspector observed few deficiencies in the condition of the composition asphalt shingle roof-covering material. Notable exceptions will be listed in this report.

• Asphalt composition shingles covering the roof of this home exhibited moderate general deterioration commensurate with the age of the roof. They appeared to be adequately protecting the underlying home structure at the time of the inspection.



ASPHALT SHINGLES General Condition

4. Granules

Observations:

• Asphalt shingles were old and had suffered noticeable uniform granule loss across the roof. This is not a defective condition, but is a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water.



Granules wearing off on south side of roof.

5. Installation

Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the installation of asphalt composition shingles covering this roof. Notable exceptions will be listed in this report.
- **Asphalt composition shingles covering the roof of this home showed evidence of poor installation and may not perform as well as a properly installed roof. You should ask the seller about problems with past leakage.**

6. Valley Installation

Observations:

- The **valley**s were made using the open valley methods with valley metal flashing installed down the valley centerline.

7. Fasteners

Observations:

- **Some asphalt shingles on the roof had fasteners visible. Exposed fasteners are considered by shingle manufacturers to be temporary repairs. This condition is typical of efforts to prevent wind damage to poorly bonded shingles.**



roof fasteners exposed all around roof edge.

8. Discoloration

Observations:

- Asphalt composition shingles covering the roof of this home had black staining visible consistent with staining caused by algae growth. Algae growth is caused by long-term moisture on shingles. The Inspector recommends keeping the roof free of debris in the future. This staining may be lightened by the use of special cleaners. Any roof cleaning should be performed by a qualified contractor. Power washing should be avoided.

FLASHING

1. General Condition

Observations:

- The inspector observed no deficiencies in the condition of roof flashing.

ROOF DRAINAGE SYSTEM

1. Drainage System Description

Observations:

- Only portions of the roof had gutters and downspouts installed. Portions of the home without gutters may experience excessive moisture levels in soil near the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants.

2. Gutter

Observations:

- The Inspector observed no deficiencies in the condition of the gutters.

3. Downspouts

Observations:

- The Inspector observed few deficiencies in the condition of the downspouts. Notable exceptions will be listed in this report.
- **One or more downspouts designed to discharge roof drainage was damaged or in disrepair to an extent that may limit its ability to function as designed. The Inspector recommends repair to help protect the home structure.**

ATTIC

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Roof Structure

Observations:

- The inspector observed no deficiencies during inspection of the roof structure.

2. Conventional Roof Framing

Observations:

- The roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).
- The Inspector observed no deficiencies in the roof framing at the time of the inspection.

3. Roof Sheathing Material

Observations:

- The roof appeared to be sheathed with 7/16-inch oriented strand board (OSB).

4. Thermal Insulation Type

Observations:

- The attic floor was insulated with blown-in **cellulose**.

5. Thermal Insulation Depth

Observations:

- Attic floor insulation depth averages 3 to 4 inches. The Inspector recommends installing additional insulation to comply with local energy codes.

6. Thermal Insulation Condition

Observations:

- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

7. Roof Structure Ventilation

Observations:

- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

- Soffit vents were installed as part of the roof structure ventilation system.

8. Ventilation General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

9. Ventilation Device Condition



stove vent duct vent needs securing

10. Electrical

Observations:

- Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected.



wiring junction not in box.



knob and tube wiring present in attic space.

11. Plumbing



galvanized plumbing vent

FOUNDATION

1. Foundation Configuration

Observations:

- Foundation construction included a crawlspace.

2. Footings

Observations:

- The home appeared to have a continuous poured concrete footing. The footings were only partially visible at the time of the inspection. The majority of the footings were buried in soil.



FOUNDATION Footings

3. Concrete Foundation Walls

Observations:

- The visible portions of the foundations walls consisted of poured concrete.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.
- Cracks visible in the concrete foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern.

4. Foundation Hardware

Observations:

- Anchor bolts designed to attach the home structure to the foundation were installed.

5. Damp-proofing

Observations:

- Exterior foundation walls had no visible damp-proofing. Damp-proofing involves spraying a material onto the outside of the foundation walls that will be buried once backfill operations are complete. After drying, this sprayed coating becomes highly resistant to water penetration. Its purpose is to help prevent moisture seepage through the foundation walls. Application after backfill operations are complete requires excavating the foundation and is expensive.

CRAWLSPACE

1. Crawlspace Access

Observations:

- This crawlspace was accessed through a foundation hatch at the rear exterior.

2. General Condition

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of this crawlspace. Notable exceptions will be listed in this report.

Inspection of the crawlspace typically includes examination of the following:

- Excavation
- Floor
- Foundation
- Framing
- Plumbing
- Electrical
- HVAC
- Insulation
- Ventilation
- Pest (general evidence)
- General condition

3. Plumbing



gas pipe rubbing on water pipe.

4. Electrical

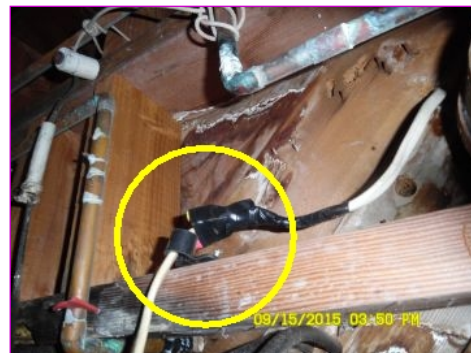
Observations:

• **Energized electrical wires visible in the crawlspace terminated outside of junction boxes. This condition is a potential shock/electrocution hazard.**

Wires should be terminated in an approved junction box with a cover installed by a



knob and tube wiring present in crawlspace.



junction not inside box.

5. Insulation

Observations:

• No insulation was installed in the unheated crawlspace.

FLOOR STRUCTURE

1. Floor Structure Description

Observations:

- The floor structure was viewed from the crawlspace.
- The floor structure consisted of wood board subfloor sheathing installed over conventional joists.

2. General Framing Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible floor structure.

Inspection of the floor structure typically includes examination of the condition and proper installation of the following:

- Joist condition
- Joists supporting structures and members
- Connections and fasteners
- Floor sheathing

3. Floor Joists

Observations:

- The floor joists were dimensional lumber.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
OSB	Oriented strand board (OSB), also known as flakeboard, sterling board and aspenite in British English, is a type of engineered lumber similar to particle board, formed by adding adhesives and then compressing layers of wood strands (flakes) in specific orientations. It was invented by Armin Elmendorf in California in 1963.[1] OSB may have a rough and variegated surface with the individual strips of around 2.5 cm x 15 cm (1.0 by 5.9 inches), lying unevenly across each other and comes in a variety of types and thicknesses.
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

SUGGESTED REPAIRS

Page 1 Item: 1	Disclaimer	<ul style="list-style-type: none"> • ANYWHERE IN THIS REPORT WHERE IT CALLS FOR REPAIRS, ADJUSTMENTS OR REPLACEMENTS THE INSPECTOR RECOMMENDS THAT THESE BE COMPLETED BY QUALIFIED CONTRACTORS TO ENSURE THEY ARE DONE CORRECTLY.
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KITCHEN

Page 2 Item: 2	Undersink Conditions	<ul style="list-style-type: none"> • Leaking connections at the trap assembly beneath the kitchen sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair. • The wall behind the kitchen sink cabinet had large section removed. Recommend repairs be completed.
Page 3 Item: 3	Garbage Disposal	<ul style="list-style-type: none"> • The electrical connection to the garbage disposal was improper at the time of the inspection. The disposal should either be powered by an approved appliance cord plugged into a dedicated outlet, or be wired directly to a 20-amp overcurrent protection device like a breaker or fuse. Properly spliced connections should be housed within a junction box with a listed cover installed. This condition should be corrected.
Page 4 Item: 6	Receptacles	<ul style="list-style-type: none"> • An electrical receptacle for the disposal in the kitchen was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected. • An electrical receptacle for the disposal in the kitchen was loose and moved when a plug was inserted. This condition should be corrected.

WINDOWS

Page 6 Item: 2	Window Condition	<ul style="list-style-type: none"> • Both south windows in the living room exhibited signs of leaking water. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for repair or replacement.
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LAUNDRY ROOM

Page 6 Item: 1	Dryer Venting	<ul style="list-style-type: none"> • Dryer vent plate was not properly connected to outside of house. Recommend connecting and sealing.
Page 7 Item: 2	120-volt Receptacles	<ul style="list-style-type: none"> • An electrical receptacle in the laundry room was improperly wired. This hazardous condition should be corrected.

Page 8 Item: 5	Exterior Door Condition	<ul style="list-style-type: none"> The door the exterior in the laundry room was severely damaged and/or deteriorated and will need replacement. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for replacement.
Page 8 Item: 6	Floors	<ul style="list-style-type: none"> The laundry room had severe vinyl floor damage visible at the time of the inspection. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for replacement.
Page 8 Item: 7	Walls	<ul style="list-style-type: none"> Interior wall in the laundry room next to the washer drain pipe had long hole that was taped over at the time of the inspection. The Inspector recommends correction.
Page 9 Item: 8	Ceiling	<ul style="list-style-type: none"> Minor damage to the ceiling was visible in the laundry room at the time of the inspection.

North West MAIN FLOOR BEDROOM

Page 9 Item: 2	Floor	<p>At the time of the inspection, wood floors in this bedroom exhibited areas of severe surface wear and some damage.</p> <p>The floors needed some repair and refinishing.</p> <p>You should consult with a qualified contractor to discuss options and costs.</p>
Page 10 Item: 4	Walls	<p>Stains on the walls in this bedroom visible at the time of the inspection appeared to be the result of moisture intrusion. Despite recent rain, the moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. This condition indicated that the source of moisture has been identified and corrected.</p>

North East MAIN FLOOR BEDROOM

Page 12 Item: 5	Interior Door Hardware	<p>Door hardware was broken at an interior door in this bedroom. The Inspector recommends service by a qualified contractor.</p>
Page 12 Item: 6	Closet Doors	<p>There were no closet doors installed.</p>

MAIN FLOOR HALL BATHROOM

Page 13 Item: 4	Undersink Conditions	<ul style="list-style-type: none"> the sink drain was not connected. Unable to test operation.
Page 13 Item: 8	GFCI Receptacles	<ul style="list-style-type: none"> At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles, but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture. This can be achieved by: <ol style="list-style-type: none"> Replacing the current standard receptacle with GFCI outlets Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle. Replacing the breakers currently protecting the room electrical circuits with GFCI breakers.
Page 14 Item: 10	Bath Tubs	<ul style="list-style-type: none"> The tub in this bathroom had minor damage visible.

Page 15 Item: 11	Shower	<ul style="list-style-type: none"> • In this bathroom, the diverter valve was inoperable or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). The inspector recommends service. • The showerhead connection leaked when the shower was operated. The inspector recommends service.
Page 15 Item: 12	Shower Enclosure	<ul style="list-style-type: none"> • The shower tiles had areas of missing grout that may allow moisture to penetrate the walls.
Page 16 Item: 13	Bathroom Ventilation	<ul style="list-style-type: none"> • The bathroom exhaust fan did not respond to switch at the time of the inspection and may need to be replaced.

GARAGE

Page 18 Item: 4	Door to Exterior	<ul style="list-style-type: none"> • The conventional door between the garage and the exterior was severely damaged and/or deteriorated and needed repair or replacement at the time of the inspection. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for repair or replacement.
Page 18 Item: 5	Garage Electrical Defects	<ul style="list-style-type: none"> • All electrical receptacles in the garage were 3 prong outlets. Tester showed no actual ground at the time of the inspection. This hazardous condition should be corrected. • Wiring at the garage light switch was not properly installed. Wires should be properly secured. • Wiring conduit elbow is not the proper type. Should be repaired.

WATER HEATER

Page 20 Item: 9	TPR Discharge Pipe	<ul style="list-style-type: none"> • The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction.
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GROUNDS

Page 22 Item: 5	Fence Condition	<ul style="list-style-type: none"> • Fence had posts that had failed due to decay. The fences were leaning in these areas.
Page 22 Item: 6	Gates	<ul style="list-style-type: none"> • The gates appeared to be at or near the ends of their useful lives at the time of the inspection. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for correction. Rear sliding gate was not installed professionally and could pose a safety hazard.

WATER SUPPLY PIPES

Page 23 Item: 7	Water Pipe Bonding	<ul style="list-style-type: none"> • The inspector observed no bonding of water supply pipes in the home. The Inspector recommends correction.
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DRAIN, WASTE, and VENT PIPES

Page 23 Item: 3	DWV Pipe Condition	<ul style="list-style-type: none"> • Drain, waste and/or vent pipes visibly leaking in the crawlspace at the time of the inspection should be repaired to prevent the development of unhealthy conditions.
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SERVICE PANEL

Page 26 Item: 5	Cabinet Amperage Rating	<ul style="list-style-type: none"> The service panel label listed the panel rating at 30 amps. A 30 amp service is considered obsolete by modern standards and for safety reasons the Inspector recommends that you upgrade the electrical system of this home. Consult with a qualified electrical contractor before the expiration of your inspection objection deadline to discuss options and prices for upgrading the electrical service.
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EXTERIOR ELECTRICAL

Page 27 Item: 1	Exterior Electrical Receptacles	<ul style="list-style-type: none"> Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection. This can be achieved by: <ol style="list-style-type: none"> Replacing the current standard receptacles with GFCI receptacles. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.
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Page 28 Item: 2	Exterior Electrical wiring	<ul style="list-style-type: none"> A junction box installed at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.
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EXTERIOR PLUMBING

Page 28 Item: 1	Exterior Faucets	<ul style="list-style-type: none"> An exterior faucet near the garage exterior was leaking. The Inspector recommends repair. An exterior faucet at the front of the house was leaking. The Inspector recommends repair by.
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EXTERIOR WALLS

Page 29 Item: 2	Wood Siding Condition	<ul style="list-style-type: none"> Finish coating designed to protect the wood siding was severely deteriorated at the time of the inspection. The Inspector recommends that you consult with a qualified painting contractor to discuss options and costs for installing a new protective finish coating.
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DOOR/WINDOW EXTERIORS

Page 30 Item: 1	Window Exterior Condition	<ul style="list-style-type: none"> Multiple windows were missing trim at the time of the inspection. Trim should be replaced to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. The Inspector recommends that consult with a qualified contractor to discuss options and costs for correction.
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EXTERIOR TRIM

Page 30 Item: 2	General Condition	• The exterior trim was old and exhibited general, uniform deterioration.
Page 30 Item: 3	Soffits	• wood under eave was damaged in places. The Inspector recommends repair.
Page 30 Item: 4	Fascia	• Home fascia was damaged in places. The Inspector recommends repair.
Page 31 Item: 6	Door Trim	• Door trim was damaged and needed repair at the time of the inspection.

BACK PORCH

Page 32 Item: 3	Guardrails	• At the time of the inspection, the porch guardrail assemblies exhibited severe damage or deterioration. This is an unsafe condition. The Inspector recommends that you consult with a qualified contractor to gain an idea of options and costs for repair or replacement.
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ASPHALT SHINGLES

Page 34 Item: 5	Installation	• Asphalt composition shingles covering the roof of this home showed evidence of poor installation and may not perform as well as a properly installed roof. You should ask the seller about problems with past leakage.
Page 34 Item: 7	Fasteners	• Some asphalt shingles on the roof had fasteners visible. Exposed fasteners are considered by shingle manufacturers to be temporary repairs. This condition is typical of efforts to prevent wind damage to poorly bonded shingles.

ROOF DRAINAGE SYSTEM

Page 35 Item: 3	Downspouts	• One or more downspouts designed to discharge roof drainage was damaged or in disrepair to an extent that may limit its ability to function as designed. The Inspector recommends repair to help protect the home structure.
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ATTIC

Page 37 Item: 10	Electrical	• Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected.
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CRAWLSPACE

Page 39 Item: 4	Electrical	• Energized electrical wires visible in the crawlspace terminated outside of junction boxes. This condition is a potential shock/electrocution hazard. Wires should be terminated in an approved junction box with a cover installed by a
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