

### Report Summary

<b>STRUCTURAL SYSTEMS</b>		
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• High soil observed promoting earth to wood contact. This condition was observed at the front porch area.</li> </ul>
Page 4 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Recommend removing debris from the roof covering, as a significant amount of debris was observed that could prevent roof drainage.</li> <li>• It is recommended to cut tree limbs that are hanging over the roof. One of the trees limbs appeared to be rotted or compromised, and would cause significant damage to the roof if it were to fall.</li> </ul>
Page 10 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Attic insulation appears to be inadequate, due to low or missing insulation in some areas, at the time of inspection. I recommend having a qualified insulation installer place new insulation in the ceilings. Properly insulated homes maintain the desired air conditioning and temperature preferences of the occupants, while also reducing energy costs.</li> </ul>
Page 13 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• The exterior wall wood siding has some deterioration and/or damage that should be repaired by a qualified professional.</li> </ul>
Page 15 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Floor tiles were observed to be cracked, loose or damaged in one or more locations. (particularly at the front door entrance area).</li> </ul>
Page 15 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Back and/or front door requires a key to unlock door from the inside. Current standards typically requires that doors not require special knowledge or keys to unlock doors from inside. Doors that require keys to unlock the door from the inside, can prevent occupants from escaping a home in emergency situations. I recommend having a qualified repair person assess and make repairs as determined.</li> </ul>

Page 17 Item: H	Windows	<ul style="list-style-type: none"> <li>• One or more windows were observed to be cracked, broken or damaged. Damaged windows can be a hazard to occupants. I recommend having a qualified window specialist make repairs or replace as determined. This condition was observed at the front door.</li> <li>• One or more of the window screens were observed to be damaged and/or missing</li> <li>• Under current building standards; glass in individual or operable panels within {60"} above the floor, adjacent to stairs require tempered/ safety glass. The glass adjacent to the stairs appear not to be tempered/safety glass. I recommend having a qualified professional assess and install safety glass as necessary.</li> <li>• Upstairs windows lack the appropriate window fall protection device. Current standards typically require fall protection for windows meeting the following three criteria:             <ol style="list-style-type: none"> <li>1) Are operable (means openable)</li> <li>2) Are located more than 72 inches above finished grade (ground) or other exterior surface below, and</li> <li>3) Have a window sill height that is less than 24 inches, measured vertically from the floor surface of the room in which they are located.</li> </ol> </li> </ul> <p>Window fall protection device must typically meet the following requirements for windows in sleeping rooms:</p> <ol style="list-style-type: none"> <li>1) Be able to restrict the opening of the window, so as not to allow passage of a 4 inch - diameter sphere.</li> <li>2) Be equiped with window fall protection device that is in accordance with ASTM F2090, which should also allow the window control devices to be released in case of emergency egress or rescue.</li> </ol> <p>Please note: This condition may have been acceptable at the time the home was built, but is listed due to safety reasons.</p>
Page 21 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Some spindles or guards were observed to be missing adjacent to the stair landing, and could be a safety concern for children.</li> </ul>
Page 22 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• Fireplace/chimney appears to have Creosote buildup from prior usage. Fireplace/chimney buildup can pose a possible fire hazard to occupants attempting to use fireplace. I recommend having a qualified fireplace/chimney specialist assess the fireplace/chimney, perform fireplace/chimney sweep and clean; as well as develop a maintenance schedule, prior to use.</li> <li>• Fireplace damper was tested for functionality, but it didn't appear to open as wide as typical. I recommend having a qualified professional assess.</li> </ul>

## ELECTRICAL SYSTEMS

Page 25 Item: A

Service Entrance  
and Panels

- I was unable to observe the electrical ground rod and wire connector for grounding of electrical system. I recommend having a licensed electrician assess and ensure that the electrical system is properly grounded and bonded.
- The electrical panel DOES NOT appear to have AFCI circuit breakers. Current standards typically require AFCI protection for various household circuits. I recommend having a licensed electrician assess and make repairs as determined to install AFCI breakers as necessary. This condition may have been acceptable at the time the home was built, but is listed due to safety reasons.
- The electrical panel was observed NOT to have a surge protector. Current standards typically require that the electrical panel be equipped with surge protection. This condition may have been acceptable at the time the home was built, but is listed due to safety reasons. I recommend having a licensed electrician assess and make corrections as necessary.
- The electrical panel should have all breaker slots filled or covered. There should be no openings in the electrical panel cover. The panel cover provides protection for persons from the interior electrical components of the panel, allowing them to manipulate the circuit breakers without possibly coming into contact with the interior electrical components. I recommend having a licensed electrician assess and determine the suitability of the electrical panel and associated components.
- Electrical panel access was blocked by personal belongings in the storage room. Inspector is not allowed to move personal belongings.
- The electrical panel is observed to be manufactured by Federal Pacific. There have been reports of this electrical panel and/or circuit breakers being linked to electrical fires. I recommend having a licensed electrician assess the overall suitability, safety and functionality of the current electrical panel and determine if there is a need for replacement. It is important to note, that the inspector is not qualified to make the aforementioned determinations and that it is highly recommended to consult with a qualified licensed electrician. I have provided two separate weblinks concerning the Federal Pacific panel.

<https://www.angieslist.com/articles/are-federal-pacific-circuit-breaker-panels-safe.htm>

<https://www.youtube.com/watch?v=EADqIrx5yU>

Page 28 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Various bathroom and kitchen countertop receptacles appear not to be protected by a <u>GFCI</u> device. Current standards require all countertop outlets have ground fault protection. I recommend having a licensed electrician assess and make repairs as determined to install GFCI receptacles as necessary.</li> <li>• One or more of the receptacles were noted as an "open ground" and should be corrected. I recommend having a licensed electrician assess and make repairs as determined.</li> <li>• Sleeping rooms were observed to be missing smoke detectors. I recommend installing smoke detectors in each sleeping room, as well as in hallway adjacent to any sleeping room.</li> <li>• The home is equipped not equipped with tampered resistant electrical outlets/receptacles. I recommend having a licensed electrician assess and make repairs as determined to install tampered resistant electrical outlets. Current standards typically require tampered resistant electrical outlets. This condition may have been acceptable at the time the home was built, but is listed due to safety reasons.</li> <li>• One of the kitchen countertop receptacles was observed to be without power. I recommend having a licensed electrician assess and make repairs as determined.</li> </ul>
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**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Page 33 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• AC condenser unit was observed to have a significant amount of debris that should be cleaned out.</li> </ul>
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**PLUMBING SYSTEM**

Page 37 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Galvanized or lead water supply lines were observed and this type of piping is prone to leakage and other adverse impacts. Consideration should be given to a plumbing upgrade to a newer conventional system as the budget allows. Please note: This piping material is consistent with the age of the home.</li> <li>• Water pressure was observed to be low at several faucet fixtures (including kitchen and bathroom sink faucets). I recommend having a licensed plumber assess.</li> <li>• Upstairs master bathroom (above formal dining room) shower/tub diverter was observed to be damaged or not functioning properly, as I was unable to divert water from the tub faucet to the shower head. Diverter appeared to be stuck, as some water was coming out of the the faucet and the shower head equally. I recommend having a licensed plumber assess and make repairs as determined.</li> </ul>
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**APPLIANCES**

Page 42 Item: A	Dishwashers	<ul style="list-style-type: none"> <li>• The dishwasher appliance was inoperable at the time of inspection. Unit appears to have no power. I recommend having a qualified professional assess and make repairs as determined.</li> </ul>
Page 45 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> <li>• Downstairs half bathroom mechanical exhaust fan was observed to be damaged or not properly installed in the ceiling. I recommend having a qualified professional assess and make repairs as determined.</li> </ul>