

Repair Summary

: the entire report. The complete report may include additional information of concern to the client. It is the client read the complete report.

Exterior

s: A leak around the pool perimeter was observed at the back middle pool. Recommend having the appropriate pool professional review to t course of action is needed to make the repairs.



Deck

s: Several of the support post for the deck around the pool or damaged and/or leaning at the er. In addition, one support post is not in direct contact with its footer. Recommend the tractor professional further review the deck support system and repair as needed.



Plumbing System

r Heater Additional Notes: I did not observe were a thermal expansion tank has been installed ater located in the basement. Recommend consulting with the appropriate plumbing determine if this was a requirement when the unit was installed in this area three years ago.

Structure

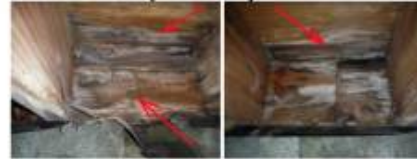
od - The sub floor below the master bathroom shower stall has been damaged from previous eview and repair as needed.



s: The ban joist and sub floor on the left side of the crawlspace shows signs of previous water mmend that the appropriate contractor review and repair all soft/damaged wood.

Structure (Continued)

Additional Notes: (continued)



Crawl Space

6. Main Crawl Space Moisture Penetration: Present - Moisture was observed penetrating through blocks on the left side of the crawlspace. Recommend that corrective measures be taken at t property to better direct water away from the foundation.



7. Main Crawl Space Microbial Activity: Some microbial growth was observed around previous w the left side of the crawlspace. Have the appropriate trade professional review and clean the mitigation should comply with industry standards.



ir Summary

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Exterior

e: Wood - Recommend sealing the opening in the exterior siding located at the front of the ant possible water intrusion.

possibility of water intrusion, recommend that all holes in the exterior siding be repaired and

as been installed between the seams of some of the siding on the right side of the property. indication of a previous leak. Recommend consulting with the current owner as to the nature recommend monitoring.



: Exterior wiring is required to be installed inside conduit. Recommend encasing the electrical deck and master bedroom courtyard in the appropriate conduit as per trade standards.



Porch

te Carpenter bees have created many holes in the soffits located above the front porch. lting with a pest control company to determine what the best course of action is needed to ees and prevent any further damage to the wood.

Porch (Continued)

Note (continued)



Deck

- Deck: Recommend securing the deck to the property with either half inch lag screws or lag bolts as per trade standards.
- Joist: Consider installing joist hangers for the deck floor joist.

Garage/Carport

- Left Side Garage Door Operation: Mechanized - Recommend making the necessary adjustme motors reverse tensioner so that the door will automatically reverse should it encounter an o

The photo eyes for the garage door appear to be to low to the ground. Recommend adjustir so they are six inches of the ground.



Kitchen

- Main Floor Kitchen Ventilator: Ventilator Fan - The ventilator fan at the gas cook top was no time of the inspection.
- Main Floor Kitchen Additional Notes: The three way switch for the two light fixtures above th does not appear to be wired correctly. With a three-way switch you should be able to control from either switch. Have the appropriate electrical professional for the review and make the

Minor Repair Summary (Continued)

(continued)
that all three switches work properly.



Laundry Room/Area

Laundry Room/Area Laundry Tub: Fiberglass - Recommend properly securing the laundry room sink to prevent potential damage to the water lines.

Bathroom

Master Bathroom Toilets: Present - Repair the flapper for the toilet in the master bathroom so water will stop in the toilet bowl.

Master Bathroom Faucets/Traps: Chrome - The chrome P-trap's for the vanity sinks in the Jack and Jill room are starting to show signs of corrosion. Recommend replacing the P-trap's to prevent a possible water leak.



Basement Bathroom Faucets/Traps: Chrome - Recommend replacing the chrome P-trap in the basement to prevent a possible water leak in the future.

Garage Bathroom Sink/Basin: Wall Mounted - The wall mounted sink in the garage was not functional at the time of inspection.

Fireplace/Wood Stove

Fireplace Flue: Metal - Have the dead squirrel removed from the flue.



Minor Repair Summary (Continued)

Heating System

15. Crawl Space Heating System Humidifier: April-Aire - The heating system in the crawlspace is equipped with a humidifier. These units require to be serviced once a year to operate correctly. Consult with the current owner to determine when it was serviced last. Consider having the appropriate heating and air professional service and clean the unit.

Electrical System

16. Under stairway Electric Panel Panel: Today's current standards require that the neutral and ground wires be on separate busses. If this is a concern for you, recommend consulting with a professional electrical professional as to the options in separating the neutral and ground wires in the electrical sub panels.

Plumbing System

17. Basement Water Heater Water Temperature: 132.3 - The water temperature is a little high. I was guessing the thermostat on the water heater to decrease the water temperature to 120F. Temperatures above 120F run the risk of scolding young children and the elderly.
18. Basement Water Heater TPRV and Drain Tube: PVC - PVC piping is not to be used for an extension on a TPR valve. PVC is not rated for high temperatures. Recommend installing the appropriate piping for the TPR valve such as copper or CPVC.

Structure

19. Bearing Walls: Block - Some stair step settling cracks were observed in the cinder block walls in the basement. The cracks appear to be consistent with the age of the property. As the cracks are no greater than 1/16", recommend monitoring.

Crawl Space

20. Main Crawl Space Moisture/Vapor Barrier: None - Although it may not have been required, a vapor barrier was constructed, recommend installing a vapor barrier in the crawlspace below the master suite to improve the crawlspace environment.



YNI SL

Material Concrete

Condition

Object: covering materials, flashing and trim

and driveways
 s, stairways and ramps
 cks, balconies and carports
 J handrails
 nd fascia
 mber of windows and
 drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

cribe:
 wall covering materials

ort as in need of correction:
 ng between intermediate balusters, spindles and rails

quire to:
 screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting
 ire not visible or readily accessible from the ground including window and door flashing
 eological, geotechnical, hydrological or soil conditions
 l facilities or playground equipment
 reakwalls or docks
 trol or earth stabilization measures
 rpe glass
 id utilities
 d items
 ngs
 or geothermal systems
 ools or spas
 treatment system, septic system or cesspools
 sprinkler systems
 or dry wells
 rity of multiple pane window glazing or thermal window seals

YNI SL

Exterior Surface: Wood - Recommend sealing the opening in the exterior siding located at the front of the garage to prevent possible water intrusion.

To prevent the possibility of water intrusion, recommend that all holes in the exterior siding be repaired and sealed.

Some sealant has been installed between the seams of some of the siding on the right



Exterior (Continued)

Exterior Surface: (continued)

side of the property. This may be an indication of a previous leak. R consulting with the current owner as to the nature of the repair. Rec monitoring.



- 2. Trim: Wood
- 3. Fascia: Wood
- 4. Soffits: Wood
- 5. Windows: Wood
- 6. Exterior Lighting: Surface mount
- 7. Exterior Electric Outlets: 110 VAC - The exterior outlets did not resp testing. For your own personal safety, recommend installing either GI install a GFCI circuit.
- 8. Exterior Wiring: Exterior wiring is required to be installed inside cond encasing the electrical wire below the deck and master bedroom cou appropriate conduit as per trade standards.



- 9. Not Inspected / Out of Scope: Swimming pools are beyond the scope and the plumbing equipment is not evaluated.