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# 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.

## Garage/Carport

Page 16 Item: 6	Ceiling	Repair/replace damaged drywall in garage storage closet. Seal to promote gas/fire
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## Roof

Page 20 Item: 5	Accessories	<p>Consult a licensed roofing contractor to secure/seal flashing(s) and install proper vent boot on electrical mast to prevent possible moisture penetration and related damages.</p> <p>Consult a licensed roofing contractor to properly position exhaust collar(s) and caulk/seal to prevent possible moisture entry and subsequent damages.</p> <p>Consult a licensed roofing contractor to repair/replace damaged/cracked exhaust pipes to prevent moisture entry and related damages.</p> <p>Inverted vent boot. Vent boots should be coned shaped to allow water to drain off of the boot. Consult qualified contractor to repair or replace as needed to prevent moisture from pooling on top of vent boot.</p>
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Raised flashing and rubber vent boot



properly position exhaust collar(s)



repair/replace damaged/cracked exhaust pipes



Inverted vent boot.

Page 21 Item: 7

Gutters Observations

**Gutters Sagging.** When there is a dip in the line of your gutters, it invites water to pool there or over flow in that area prevents proper drainage into the ground. Potential for fascia wood damage behind gutters. Loose hardware or damage to the gutter/fascia sections should be repaired by a qualified contractor to re-slope for proper drainage and to prevent damage to fascia boards and soffit. ( front of house, )

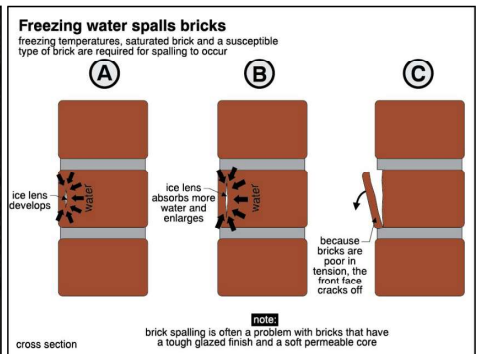
Replace damaged/missing elbows & leaders on downspouts and extend away from structure to prevent possible moisture related damages to structure and foundation.



Page 22 Item: 9

Chimney Observations

**Spalling and/or damage of the masonry was present on the chimney.** This is indicative of moisture intrusion into the masonry, and as this moisture freezes and expands in winter months, damage to the brick occurs. Evaluation and repairs as needed are recommended to be conducted by a qualified chimney contractor or mason.



Page 23 Item: 11

Chimney Crown Observations

Consult a qualified contractor to repair/seal gaps and cracks in crown to reduce potential moisture entry and related damages.



## Attic

Page 25 Item: 7

Ventilation Condition

Gable vent on back of house was sealed with cardboard. Consult homeowner on reason it was sealed. ( My Thought it was sealed to prevent Water lines from freezing )



Sealed vent

## Electrical

Page 28 Item: 4

Auxiliary Distribution Panel #2

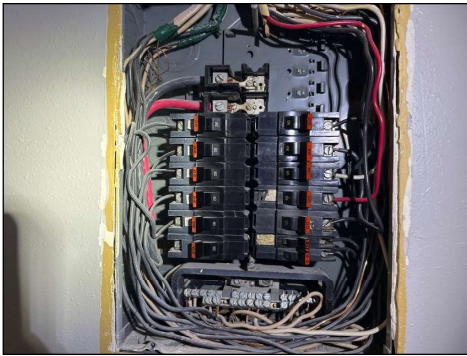
The electric panel is a Federal Pacific Stab-Lok system. Numerous problems are associated with this type of panel. The following is an excerpt from Inspectapedia, <http://www.inspectapedia.com/fpe/fpepanel.htm>: Federal Pacific Electric "Stab-Lok" service panels and breakers are a latent hazard and can fail to trip in response to over current, leading to electrical fires. The breakers may also fail to shut off internally even if the toggle is switched to "off." Some double-pole (240-Volt) FPE circuit breakers and single-pole FPE Stab-Lok circuit breakers simply do not work safely.

There are other FPE panel-defects independent of the breaker problems, panel and panel-bus fires and arcing failures in some equipment. The failure rates for these circuit breakers were and still are significant. In some cases failure to trip occurs 60% of the time - a serious fire and electrical shock hazard.

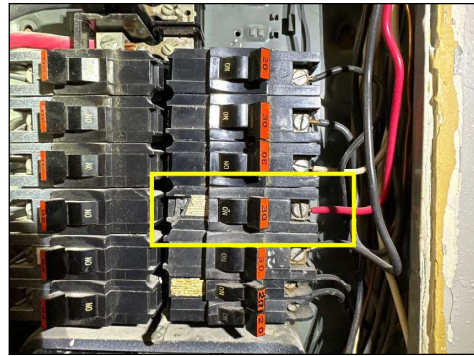
Failures are documented in the CPSC study and by independent research. Additional independent testing and research are on-going and are reported here. FPE Stab-Lok electrical panels should be replaced. Do not simply swap in some replacement breakers."

Consult a licensed electrician to evaluate and replace if needed.

Breaker was damaged. Recommend electrician to replace damaged breaker for safety.



Hallway Panel



Page 29 Item: 7

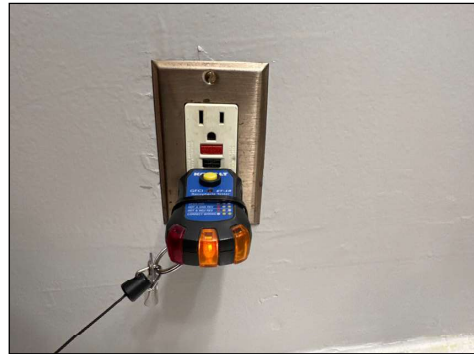
Receptacles Observations

Both **GFCI** unit(s) on exterior back deck did not trip when tested. Unit(s) did have power. Consult a licensed electrician to replace to provide intended shock protection.

Receptacle read open ground when tested. Consult a licensed electrician to repair to regain intended grounding protection. ( hall bathroom, )



Both exterior back deck receptacles



hall bathroom

**Heat/AC**

Page 32 Item: 5

Furnace

Due to age of unit, recommend having unit evaluated/serviced to ensure proper operation.

Budget to replace. Unit has exceeded typical life expectancy.

**Plumbing**

Page 34 Item: 2

Main Supply Observation

Water pressure at exterior hose faucet was high. Normal water pressure is 50psi - 80psi. The reading at this faucet was approximately 95 psi. Any readings over 75 psi indicate a missing or defective pressure regulator. High water pressure can create additional wear and tear on the plumbing fittings and household appliances. Consult licensed plumber to locate pressure regulator and repair/adjust/replace as needed to regulate pressure.

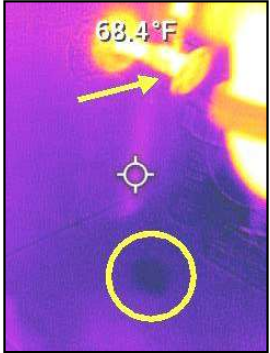


Approximately 95 psi

Page 35 Item: 6	Sink Observations	Leak on shutoff of right side bedroom bathroom sink(s). Consult a licensed plumber to repair.
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Right bedroom bathroom

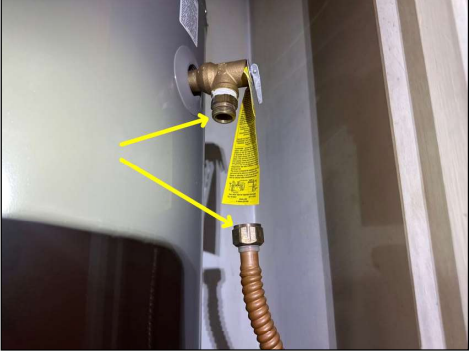


Page 36 Item: 8	Bathtubs/showers Observations	<p>Handle on hall bathroom tub faucet leaked when tested. Water ran into tub. Repair to conserve water and prevent possible moisture related damages.</p> <p>Consult a licensed plumber to determine cause of slow drain in back hall bathroom bathtub(s). Repair as needed.</p>
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Back hall, bathroom slow drain

Page 38 Item: 12	Water Heater	<p>Pressure relief valve discharge line was not installed. Consult a licensed plumber to install line to the exterior to prevent possible moisture related damages.</p> <p>Safety Concern: The exhaust pipe was disconnected in the attic allowing carbon monoxide to escape into attic/home. Consult a licensed plumber to repair/connect to ensure safe exhaust. (Note: Recommend repair prior to ceiling repair in bedroom, easy to get to from there, difficult to access from scuttle hole access in front bedroom. Take picture to prove it was done.)</p>
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The exhaust pipe was disconnected in attic

**All Interior Rooms**

Page 41 Item: 3	Walls	Damaged drywall in referenced areas. Recommend qualified contractor to make repairs as needed. (Furnace closets, )
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Page 42 Item: 4	Ceiling	Damaged area(s) present. Consult a licensed contractor to repair/replace as needed. ( Right side bedroom, )
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( Right side bedroom, )