



## 3.5.1 Chimney

**DETERIORATED CONCRETE CAP**

The top concrete chimney cap has a chunk missing out of it and is showing early signs of deterioration. I recommend replacing this at some point in the near future before it becomes a bigger issue.

Recommendation

Contact a qualified chimney contractor.



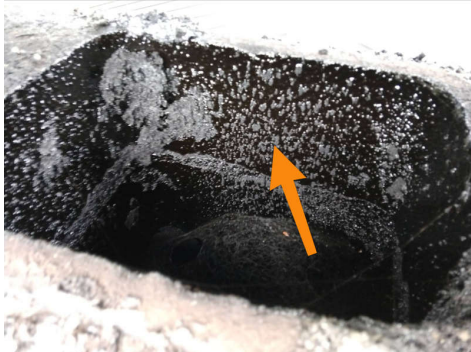
## 3.5.2 Chimney

**CLEANING**

The chimney flues are dirty and is in need of cleaning. I recommend the chimney is cleaned and certified before use by a chimney cleaning contractor.

Recommendation

Contact a qualified professional.



## 4.2.1 Driveway, Walkway, Patio

**MINOR DRIVEWAY DAMAGE**

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.



4.3.1 Exterior issues

**HOSE BIBB LEAK**

 Recommendations

One or more hose bibs leaked *when tested / while off*. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



4.3.2 Exterior issues

**CAULKING/TRIM**

 Maintenance/Monitor

Some of the caulking on the exterior trim boards, siding seams, windows, doors, fascia boards, was cracking. This can cause potential water intrusion areas, that will lead to accelerated deterioration. Caulking around trim boards, windows, fascia, and exterior fixtures should be inspected and repaired as needed on an annual basis.

Recommendation

Contact a qualified professional.



4.3.3 Exterior issues

**EXPOSED BEAM NEEDS SEALING.**

 Recommendations



The beam over the exterior fireplace is bare wood. I recommend sealing/staining this to prevent the beam from deterioration and water damage.

Recommendation  
Contact a qualified professional.



#### 4.3.4 Exterior issues

### CONCRETE BLOCKS LOOSE

 Recommendations

The stone cap around the exterior fireplace is just sitting in place and is loose. I recommend mortaring these in place to prevent them from fall off and breaking or hurting someone. This would be a easy fix for A licensed masonry contractor.

Recommendation  
Contact a qualified professional.



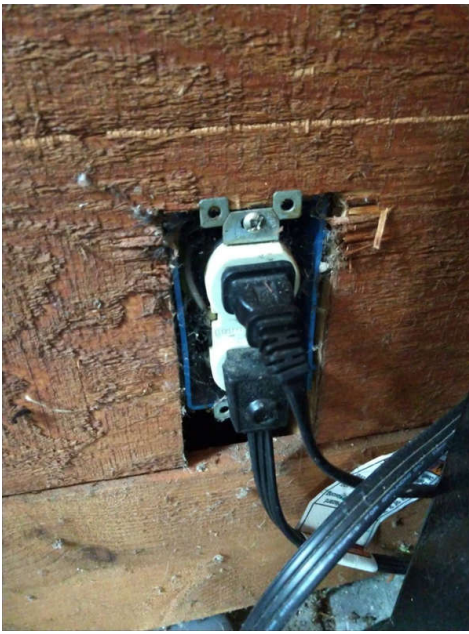
#### 4.4.1 Electrical

### COVER PLATE ISSUES

 Recommendations

One or more *cover plates / light fixtures / electric boxes / conduits or conduit fittings / water proof covers* installed outside were *loose / damaged / deteriorated / corroded / substandard / missing components / missing*. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.

Recommendation  
Contact a qualified electrical contractor.



#### 4.4.2 Electrical

### EXPOSED WIRES



Recommendations

One or more sections of outdoor wiring were exposed and *not rated for exterior use / subject to damage*. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.

Recommendation

Contact a qualified electrical contractor.



#### 4.7.1 Gutters and Flashing

### DOWNSPOUT EXTENSIONS

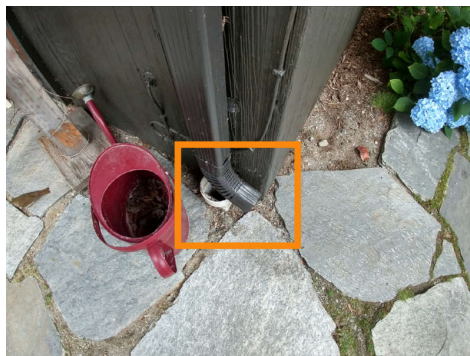
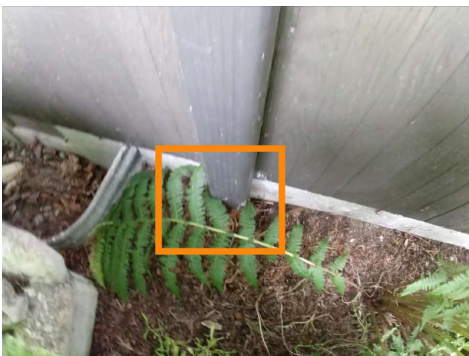


Recommendations

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.



#### 4.11.1 Deck

### GUARDRAIL LOOSE



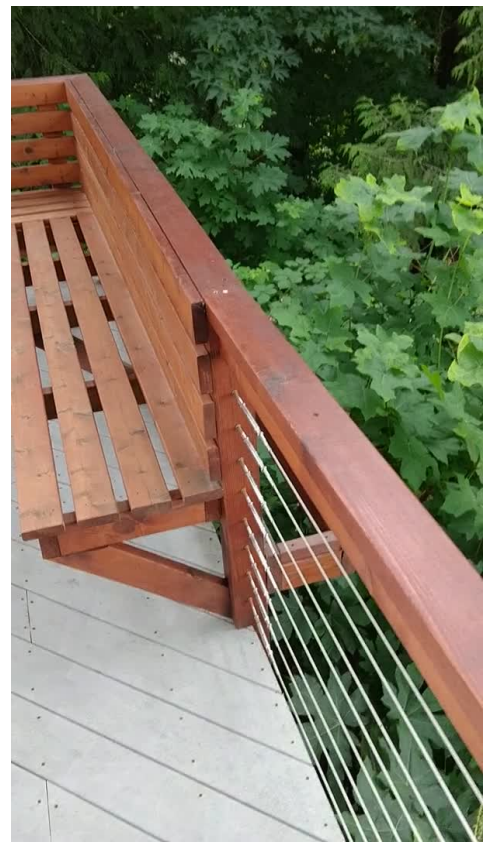
Recommendations



Guardrails at one or more locations with drop-offs higher than 30 inches were *loose / wobbly / damaged / deteriorated / missing components*, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.

Recommendation

Contact a qualified professional.



#### 4.11.2 Deck

### DECK POST EROSION

Recommendations

The ground around the deck support posts seems to be slowly eroding away. This could cause the deck to fail if the ground gave out. Maybe a retaining wall can be built out of landscape blocks. I recommend consulting with a landscape contractor about the best way to shore this up.

Recommendation

Contact a qualified professional.





#### 4.11.3 Deck

### HOT TUB SUPPORTS

 Recommendations

The support beams and plywood for the hot tub are beginning to deteriorate and warp under the weight of the hot tub. These supports should be shored up or replaced to ensure the hot tub does not fail. I recommend having this repaired by a licensed contractor.

#### Recommendation

Contact a qualified professional.



#### 6.1.1 General comments

### SERVICE HEATING SYSTEM

 Recommendations

The last service date of the forced air heating system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. This servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it is serviced.

#### Recommendation

Contact a qualified HVAC professional.





7.1.1 Electric Panel  
**FPE STABLOCK**

 Recommendations

An electric panel was manufactured by the Federal Pacific Electric/Challenger company and used "Stab-Lok" circuit breakers. There is significant evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. I recommend that a qualified electrician carefully evaluate all Federal Pacific panels and upgrade them to a new panel. Federal Pacific/Stab-Loc Panels have been discontinued and are known fire hazards. Consider replacing Federal Pacific panels with modern panels that offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs).

You can read more about Federal Pacific Stab Lock Panels Here:  
[https://inspectapedia.com/fpe/FPE\\_History.php](https://inspectapedia.com/fpe/FPE_History.php)

Recommendation  
 Contact a qualified electrical contractor.



8.1.1 Water Heater  
**TPR DRAIN MISSING**

 Recommendations

No drain line is installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.

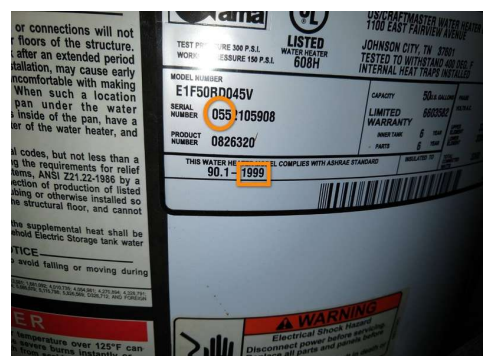
Recommendation  
 Contact a qualified plumbing contractor.



8.1.2 Water Heater  
**EXCEEDS LIFE EXPECTANCY**

 Recommendations

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future. The first 2 digits of the serial number indicate it was manufactured in 2005 making it approximately 14 years old. It meets the plumbing code of 1999 standards.



Recommendation  
Contact a qualified plumbing contractor.

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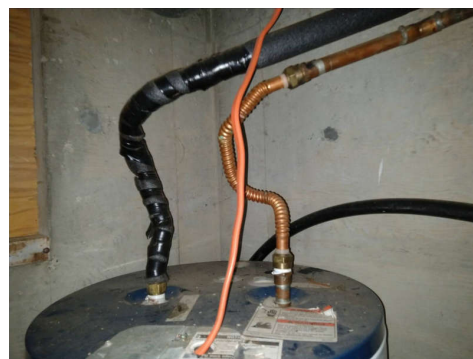
### 8.1.3 Water Heater

#### **EXPOSED WIRING**

Recommendations

Wiring for the water heater's power supply was exposed and subject to damage. Standard building practices call for non-metallic sheathed wiring to be protected with BX armored conduit to prevent damage. This is a potential safety hazard for shock. Recommend that a qualified contractor repair per standard building practices.

Recommendation  
Contact a qualified electrical contractor.



### 10.1.1 Kitchen Sink

#### **SLOW DRAIN**

Recommendations

The drain in the kitchen sink was slow. I recommend cleaning the drain and the P-trap. If this does not clear out the drain, then I recommend having a licensed plumber make needed repairs.

Recommendation  
Contact a qualified professional.



### 10.3.1 GFCI

#### **GFCI WOULDN'T RESET**

Recommendations

The tested GFCI would not trip with my tester. This is to the right of the kitchen sink. It is recommended that all GFCI's are in operational condition. I recommend having an electrician check the wiring, and/or replace the GFCI if it is necessary.

Recommendation  
Contact a qualified electrical contractor.





### 10.6.1 Range/Oven/Cooktop

## IGNITER CONTINUES AFTER IGNITION



Recommendations

When lighting the stove top and testing the burners. I found the lower left hand side burner would keep trying to ignite even after the stove top was lit. None of the other burners did this. I recommend having this repaired by a licensed appliance service technician.

Recommendation

Contact a qualified professional.



### 11.3.1 Electrical

## GFCI MISSING



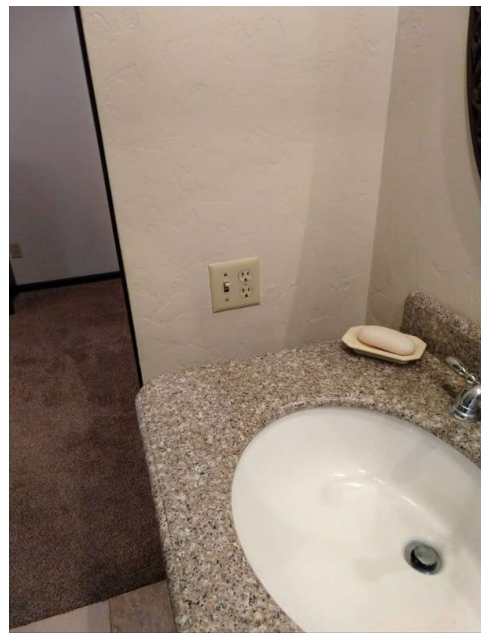
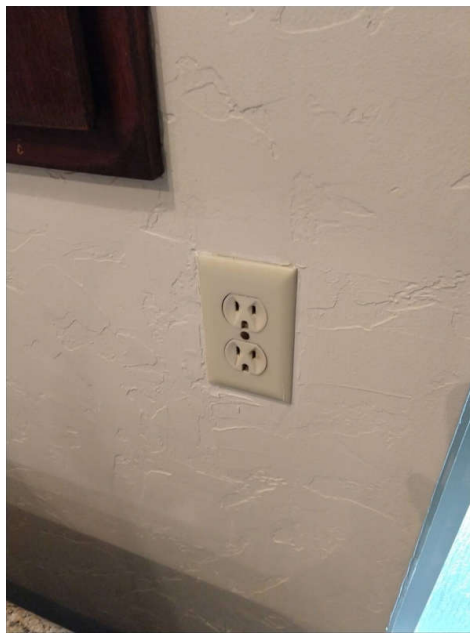
Recommendations

One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



### 11.6.1 Shower

## GROUT SEAL TILE SHOWER

 Maintenance/Monitor

Sealing the grout on an annual basis is a very important part of maintaining your tile shower. I recommend using a high quality grout sealer as part of your waterproofing regimen for the shower.

Recommendation

Contact a qualified professional.



### 12.1.1 Electrical

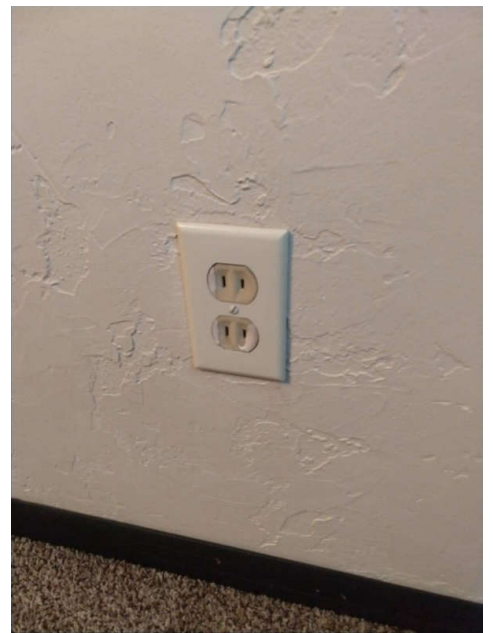
## 2 SLOT

 Recommendations

2-slot receptacles rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Recommendation

Contact a qualified electrical contractor.



### 12.1.2 Electrical

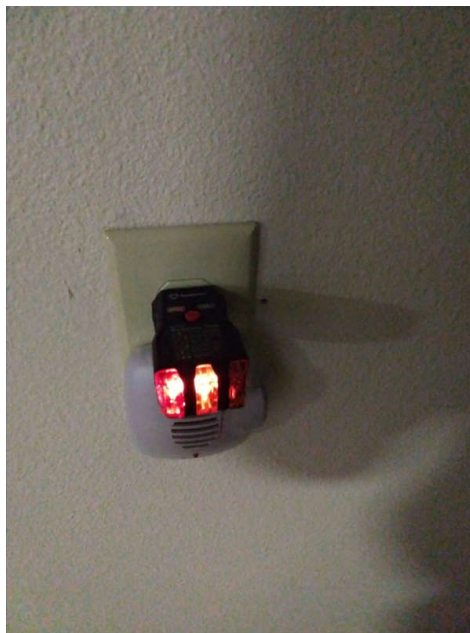
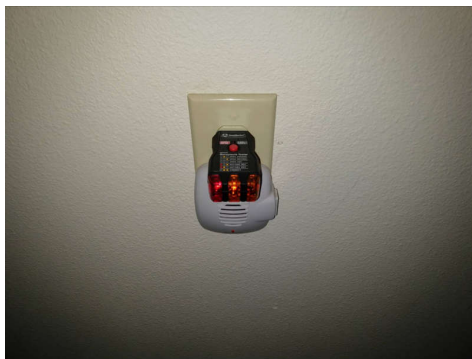
#### **HOT-NEUTRAL REVERSE**

 Recommendations

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



### 15.4.1 Ventilation-Insulation

#### **DAMAGED SCREEN**

 Recommendations

The screens for one or more crawl space vents were damaged. Vermin or pets can enter the crawl space and nest, die and/or leave feces and urine. Vermin often damage under-floor insulation too. Recommend that a qualified person install or replace screens where necessary using 1/8-inch to 1/4-inch wire mesh.

Recommendation

Contact a qualified handyman.





17.2.1 Flue and damper  
**CREOSOTE VISIBLE**

 Recommendations

A significant amount of creosote (1/8 inch or more) is visible in the flue. A qualified chimney service contractor should inspect, clean, and repair if necessary now and annually in the future.

Recommendation  
Contact a qualified fireplace contractor.

