

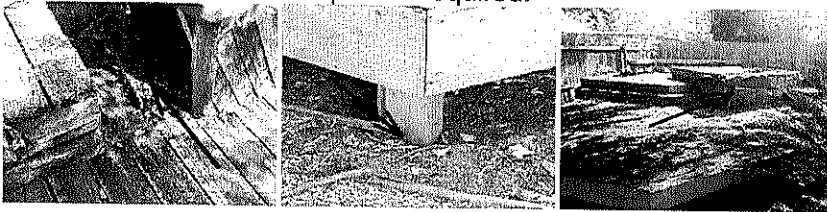


Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

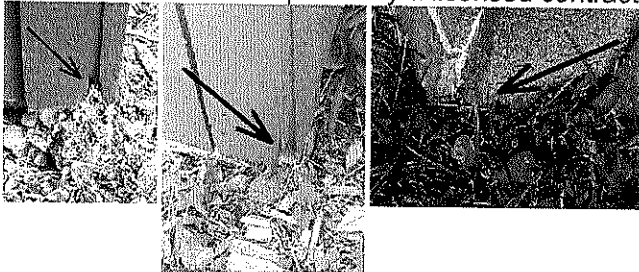
Lots and Grounds

1. Deck: Treated wood Hot tub did not appear operable, not inspected. The deck area appears to have visible rot present. Wood to earth contact may allow moisture wicking and pest intrusion. Recommend having a licensed contractor evaluate and repair as required.



Exterior

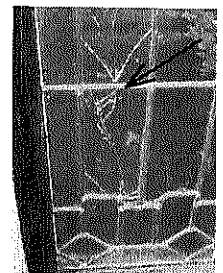
2. Trim: Wood Appears wood rot is present. Exposed wood at bottom of trim may allow moisture wicking and possible wood rot. All corners, cracks, gaps, joints and openings should be sealed to prevent moisture entry. Have evaluated and repaired by a licensed contractor.



3. Fascia: Wood All joints and gaps should be sealed to prevent moisture entry. Appears wood rot may be present. A licensed contractor is recommended to evaluate and repair



4. Entry Doors: Wood, with door lites Weathered, Recommend paint or sealing to prevent possible moisture entry and possible wood rot. Broken glass present at door lite. A qualified contractor is recommended to evaluate and repair





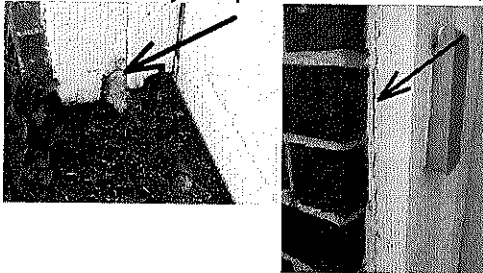
Defective Summary (Continued)

- 5. Exterior Lighting: Surface mount Open socket should be protected to prevent the risk of electrical shock. Have a licensed electrician evaluate and recommend repair



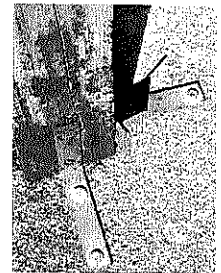
Garage/Carport

- 6. Front, Right Garage Garage Doors: Metal Garage door casing should have a gap below to prevent moisture from wicking into wood. Appears wood rot is present. Recommend sealing joint at door casing to prevent moisture entry. A qualified contractor is recommended to evaluate and repair.



- 7. Front, Right Garage Door Opener: Lift Master Pressure test failed to reverse on door. adjustment may be required. A qualified contractor is recommended to evaluate

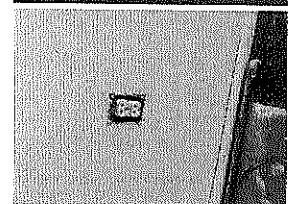
- 8. Front, Right Garage Exterior Surface: Brick veneer, Wood columns Mounting brackets appear damaged and not properly attached to the columns.



- 9. Front, Right Garage Roof Structure: Conventional dimensional wood framing Possible wood destroying insect damage may be present. Recommend a full evaluation by licensed pest control specialist, to advise further action.



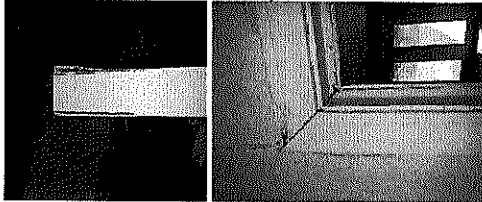
- 10. Front, Right Garage Electrical: 110 VAC outlets and lighting circuits Install missing outlet/switch cover plate(s), Non-GFCI circuit -recommend GFCI circuit be installed. Suggest evaluation by licensed electrician





Garage/Carport (Continued)

Service Doors: (continued)



Electrical

- 13. Service: Copper Main neutral wire should be colored white. Evaluation by a licensed electrician is recommended
- 14. 240 VAC Branch Circuits: Copper and aluminum White wires landed on breakers should be properly color coded, white wires typically indicate neutral conductors. Anti oxidizing compound recommended for all Multi stand aluminum wiring connections. Evaluation by a licensed electrician is recommended



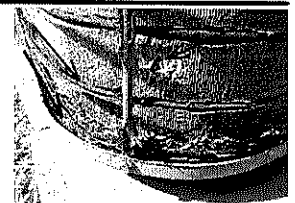
- 15. Aluminum Wiring: Multi stand aluminum wiring for 220V Recommend anti oxidizing compound be applied on multi strand aluminum connections. Recommend having a licensed electrician evaluate
- 16. Garage, Main Electric Panel Breakers: Copper and Aluminum

Structure

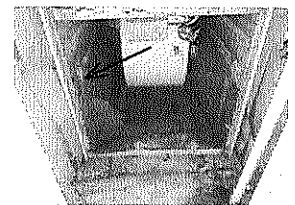
- 17. Foundation: Concrete slab on grade Stair step cracks in brick present. Recommend evaluation by a foundation repair specialist for possible further action.
- 18. Differential Movement: Appears to be signs of possible settlement Further evaluation is recommended by a licensed foundation specialist

Air Conditioning

- 19. Exterior, Rear AC System Visible Coil: Copper core with aluminum fins Fins damaged, Recommend removing debris, clean and service unit.



- 20. Exterior, Rear AC System Refrigerant Lines: Suction line and liquid line Appears to be worn/ missing insulation. A qualified air conditioning contractor is recommended to evaluate and repair
- 21. Blower Fan/Filters: Direct drive with disposable filter Filter dirty. Appears non standard filter is present. A licensed HVAC contractor is recommended to evaluate, clean and service unit.

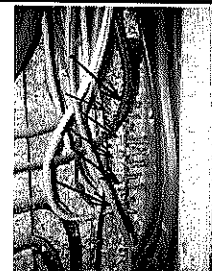




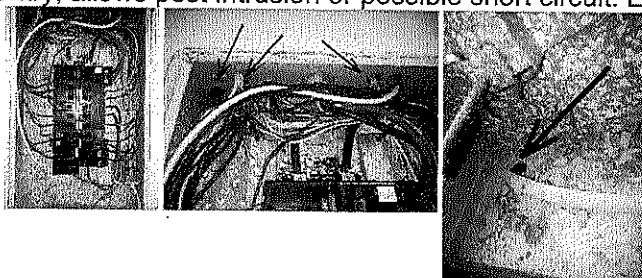
Defective Summary (Continued)

Electrical

- 11. 120 VAC Branch Circuits: Copper More than one conductor under lugs, (may have been acceptable at time of construction) recommend having a licensed electrician evaluate



- 12. Smoke Detectors: Battery operated, Low voltage Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.
- 13. Garage, Main Electric Panel Manufacturer: Gould Improper/ missing cover screws. No connector at wiring entry, allows pest intrusion or possible short circuit. Evaluation by a licensed electrician is recommended



- ★ 14. Garage, Main Electric Panel Main Breaker Size: No single main breaker exists, Split bus design Does not appear to be a main breaker present. Appears more than 6 throws required to disconnect power to entire home. Recommend having a licensed electrician evaluate.

Attic

- 15. Main Attic Wiring/Lighting: 110 VAC, 110 VAC lighting circuit, 220V for mechanical equipment Open junction boxes require covers to fully protect wiring. Exposed wire splices, should be spliced in an approved electrical junction box. No light bulb protection, accidental breakage may cause injury/ electrical shock. Evaluation by a licensed electrician is recommended



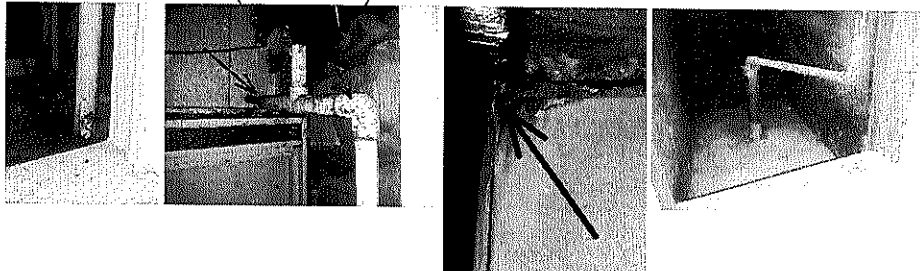
Air Conditioning

- 16. Exterior, Rear AC System Condensate Removal: PVC Condensate drain line should be insulated from unit to trap to prevent leakage. Does not appear to have a float switch present. Recommend adding drain pan to prevent condensate leakage. Rust appears present on evaporator coil. Have cleaned, serviced, evaluated and repaired by a licensed HVAC technician to prevent leakage



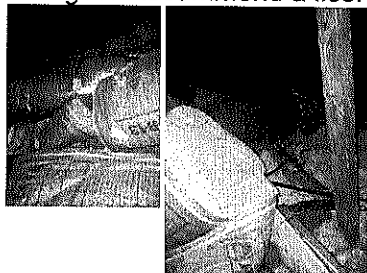
Air Conditioning (Continued)

Condensate Removal: (continued)



Heating System

- ★ 17. Foyer closet Heating System Distribution: Insulflex duct Non standard strapping and routing. Duct appears damaged. Recommend a licensed HVAC technician evaluate and repair



Plumbing

- 18. Garage Water Heater TPRV and Drain Tube: Copper TPR piping should drain to exterior and within 6" of grade. Have a licensed plumbing contractor evaluate and repair

Bathroom

- 19. Left, Hallway Bathroom Toilets: Glacier Bay The toilet is loose at the floor. Recommend a licensed plumbing contractor evaluate and repair

Kitchen

- 20. Right, Center Kitchen Cooking Appliances: Frigidaire Does not appear anti tip device is installed. A qualified contractor is recommended to evaluate and repair
- 21. Right, Center Kitchen Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI Outer sheathing of NM cable should extend into electrical junction box. Suggest evaluation by licensed electrician



Bedroom

- 22. Front, Left Bedroom Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.
- 23. Front, Center Bedroom Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.
- 24. Master Bedroom Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.



Defective Summary (Continued)

Living Space

25. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits Outlets not working. Suggest evaluation by licensed electrician
26. Dining Room Living Space Electrical: 110 VAC outlets and lighting circuits Outlets not working. Suggest evaluation by licensed electrician