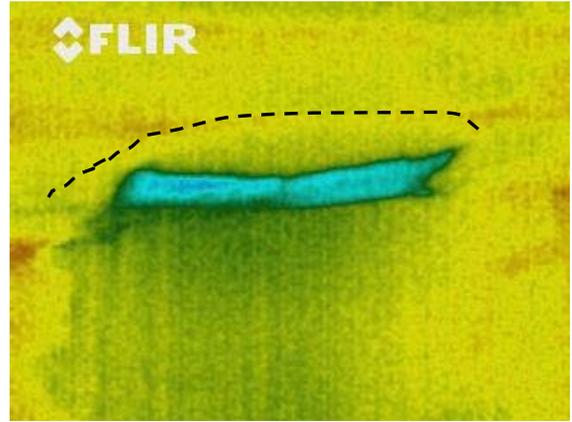




All foliage and organic debris (pine straw, leaves, etc.) should be trimmed away from siding areas (ideally 18" clearance) and off of roof. Foliage and debris promotes decay, abrasion, and damage to any component of the house it contacts. It is suggested foliage be periodically (at least annually) check and maintained as required



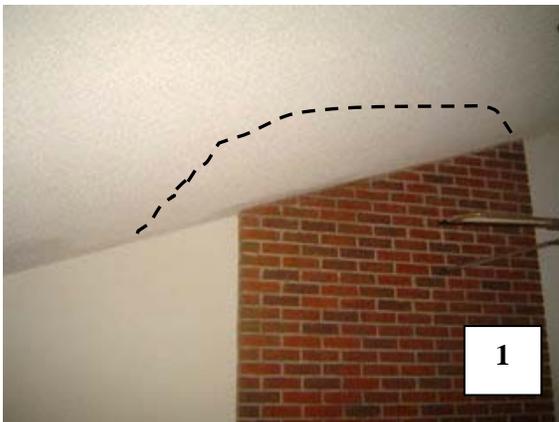
Close look at infrared imaging of the ceiling area over the chimney area; blue area of the image indicates water from active roof leak.



The foliage and organic debris (pine straw, leaves, etc.) on the roof promotes decay, water intrusion and insect activity.



Close look at moisture meter reading (95%+) of ceiling area over the chimney; moisture levels are considered elevated and/or potentially excessive requiring additional evaluation or repair when it is at sustained levels >17%.



Roof leak is noted in area of the fireplace chimney. Infrared imaging and moisture testing indicates the leak is active.



Typical moisture readings of ceiling/drywall not impacted by roof leaks were 10%-12%.



Blown insulation in the attic areas appears to provide an approx. insulation value of R-19 (minimum required when house was built).



House appears to have been treated for termites; bore holes noted along the brick veneer skirt and visible foundation around the house.



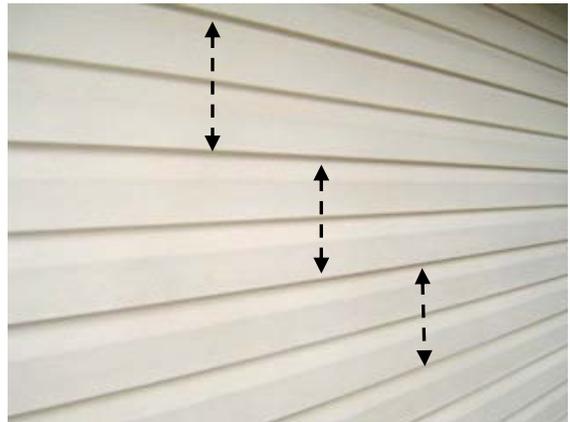
The vinyl siding along the soffit on the right side of the house is coming off; reattach siding as required.



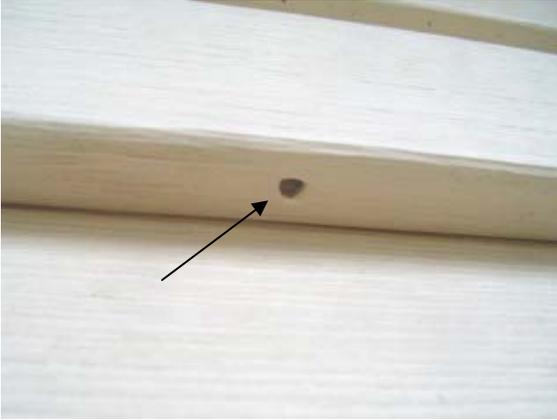
It cannot be determined when the termite treatment was done or if a termite bond is currently in place on the house; check with seller or realtor for status of termite bond.



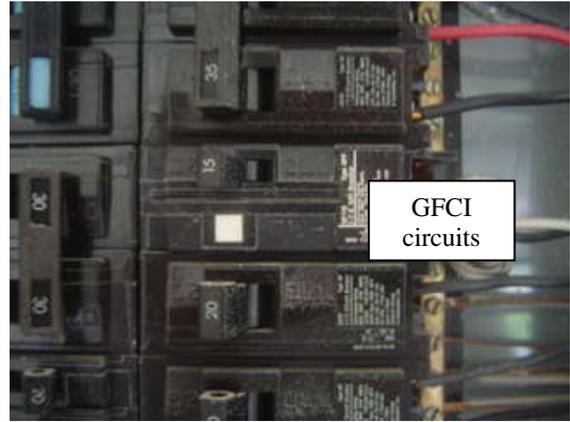
Close look at vinyl siding that is coming off along the soffit on the right side of the house.



The vinyl siding is a dual lap design with weep holes as required on the bottom edge of the panels.



Close look at weep hole on underside of vinyl lap panel. “Weep” holes provide for circulation of air behind the vinyl siding and for any moisture to be expelled from the wall cavity between the siding and interior wall components.



GFCI (Ground Fault Circuit Interrupter) Circuits;

The bathroom circuits are equipped with GFCI (Ground Fault Circuit Interrupter) protection as required. The exception to this is if the garage or exterior outlets are single use (irrigation systems, water softeners, etc.) or not easily accessible (ceiling outlets).

The GFCI (Ground Fault Circuit Interrupter) incorporates a special sensing circuit to quickly interrupt current flow should a “ground” condition occur. A person using a device plugged into a GFCI protected outlet may still get an electrical shock, but it is generally interrupted before it is severe.

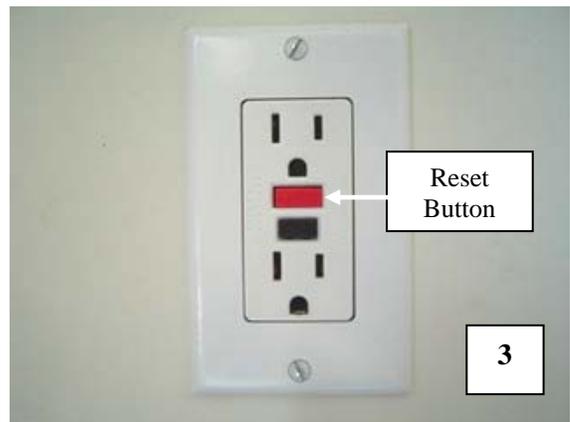
Circuits should be checked periodically (annually) by depressing and resetting the circuit breaker and/or outlet “white” button. If the circuits do not trip or reset an electrician should be contacted immediately for repair.



Main electrical disconnect breaker is located in panel box in garage. Cover does NOT have to be removed to access disconnect.



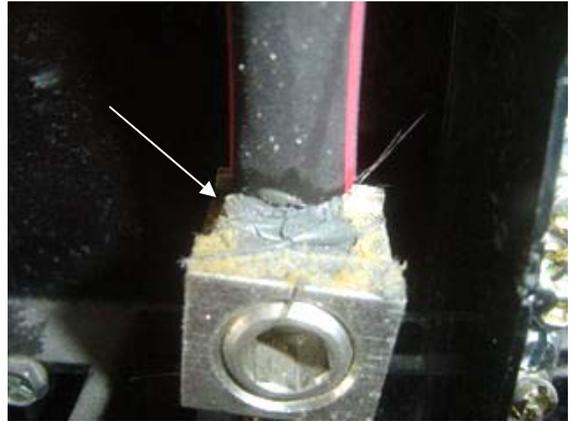
The main electrical breaker can be turned off by moving it to the “DOWN” position. Breaker in the picture above is in the “ON” position.



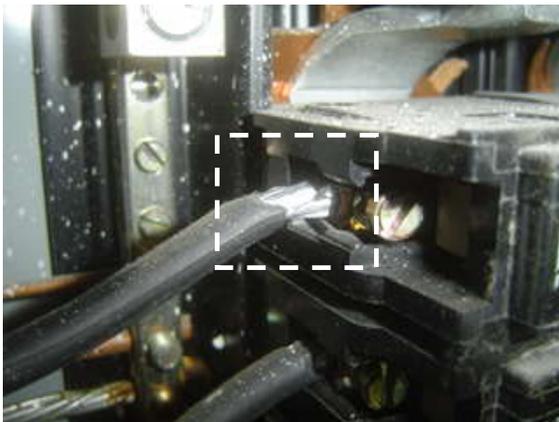
Suggest all garage, exterior, and kitchen countertop outlets be provided GFCI protection; safety/liability issue until addressed. Repairs may run upwards of \$10 +/- plus labor per outlet.



The aluminum wire connections at the range, a/c, and heater breakers do not have the anti-oxidizing paste as required (suspect wire connection on outlet behind range is in same condition); safety/liability issue until addressed.



Close look at aluminum wiring that has the anti-oxidizing paste (gray paste) applied at the point of connection.



Close look at example of the aluminum wiring without the anti-oxidizing paste used at the connection.



The sliding screen door in the master bedroom is torn.

Aluminum Wiring;

- ◆ Aluminum wiring tends to expand and contract more than copper wiring and if not properly spliced or connected may oxidize and/or work loose and becomes a **fire hazard**.
- ◆ If you make splices or new connections a special anti-oxidizing paste and Underwriters Laboratories (UL) and Consumer Product Safety Commission (CPSC) approved fittings, couplers, and/or repair techniques must be used.

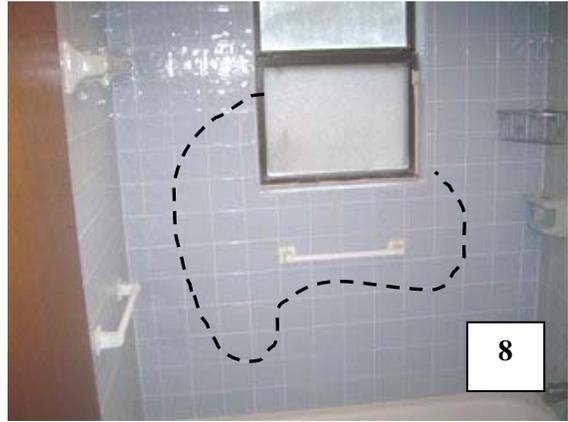


Motion sensitive safety eyes are not required on garage doors prior to 1993; eyes cannot be installed without replacing motor.

The pressure sensitive safety on the garage door is working as intended at the time of this inspection.



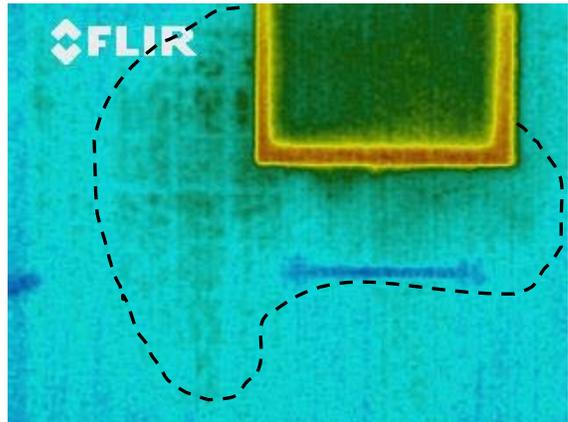
The spring sash on the right front living room window is damaged/defective; safety/liability issue until addressed. Repair may run upwards of \$100 +/-.



There is evidence of water intrusion at the wall tiles around and under the master shower window. The wall tiles are loose/hollow when tapped on, grout is cracked out in the tiles, and infrared imaging indicated water intrusion has been occurring for some time.



The thermal seal on the front dining room window has failed; window is opaque/cloudy. Repair may run upwards of \$100 +/-.



Close look at infrared imaging of the wall tiles around and below the window inside the master shower; dark area of the image indicates possible water damage, loose tiles, etc.



Close look at opaque/cloudy window from failed thermal seal on the front dining room window.



There are loose/buckling tiles at the lower wall area to the left of the tub spout in the master shower.

Full extent of the water intrusion and damage in the master shower cannot be determined until wall repairs are started (possible damage to interior wall components). Repair costs may run upwards of \$1000 +.



The master toilet is leaking from the water connections at the tank.

exposure can cause expensive repairs. If seller does not address caulking issues it is suggested you take corrective action as soon as possible.



The toilet in the upstairs guest bath rocks front/back. To prevent leaks it is recommended that the wax ring be replaced and the toilet be reset



The grout is cracked out in the wall tiles of the master and guest showers.



The top seal on the refrigerator door is split and starting to fail; new seal may run upwards of \$50 +/- plus labor to install.

Grout/Caulking Issues;

- ◆ Caulking and grout cracks are considered homeowner maintenance and not seller responsibility unless included in the original sales contract.
- ◆ When you apply new caulking make sure the old caulk/grout is removed, areas to be caulked are clean and dry, and the correct caulk and method are used.
- ◆ Bathroom/tub & tile caulking has a mildew inhibiting chemical added to protect against mildew growth. Follow the directions on the caulk tube.
- ◆ It is critical that grout and caulking in the bathrooms be checked and maintained periodically. Moisture behind tiles or countertops/splash areas over long-term



Close look at failing seal on the refrigerator door.



There is no catch-pan and high-level shutoff switch to control condensate overflow under the upstairs interior air-handler. If catch-pan & switch is not installed at this time they should be install when air-handler is eventually replaced.

Catch-pan and shutoff switch is available from a/c supply house or a/c dealer for \$100 +/- plus labor to install.

the white PVC condensate line on the a/c air-handler(s) or directly to the condensate tray inside the unit whenever the filter is changed/cleaned. The vinegar or bleach will reduce organic growth (mold, mildew, etc.) in the line.



The a/c filter is located in the bottom section of the air-handler. Filter should be changed periodically (30-90 days) as required.



Close look at example of catch-pan and high-level shutoff switch combination used to control condensate overflow



Fireplace was not physically tested with an actual fire. It is suggested that the 1st few fires burned in the fireplace be small, using a wax/resin type manmade log available at the local grocery store or home center. If fireplace does not function properly a licensed fireplace contractor should be consulted.



It is suggested carbon monoxide monitor(s) be installed in the room with the fireplace. Monitors are available at the local home center for \$15-\$100 depending on features of detector.

It is suggested a couple of tablespoons of vinegar or bleach be added to the maintenance access "T" on



Close look at chimney flue damper control on the damper located at the chimney throat inside the fireplace; pull handle to open damper. The flue damper must be open whenever the fireplace is in use.

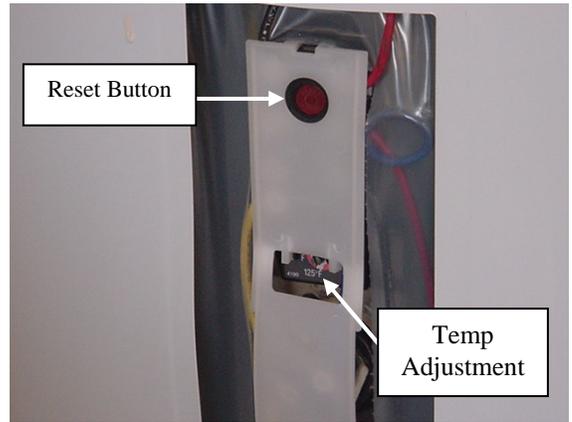
would mean a leak of some kind is present on the homeowner side of the meter and repair is required.



Shutoff of water at the meter is done using a wrench by turning the brass valve on the city side of the meter so that the rings line up.



The homeowner's main water shutoff for the house is located on the main supply line where it enters the front of the house.



Close-up of a "typical" low voltage reset button on top water heater thermostat. If water heater stops producing hot water check reset button before calling a plumber or repair tech. If reset continues to trip there is an electrical problem needing attention.



Close look at water shutoff valve on the front of the house to the left of the garage door. Water can also be shutoff at the meter if required.



Water delivered to the fixtures at temperature over 120-degrees present scalding hazards. Refer to

When the water flow indicator on the meter was checked with all inside fixtures and water supply valves off it was stationary; a moving flow indicator

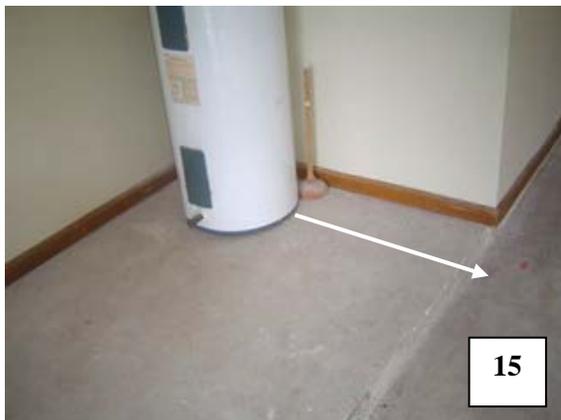
chart above for scalding hazard exposure times as temperatures rise. Typical factory settings on water heaters will deliver water to the fixtures at <115-degrees. The temperature check at the kitchen sink was approx. 115-degrees +/-.



The water heater safety-pressure relief valve is not functioning as designed; safety/liability issue until addressed. Valve is available at the local home center for \$25 +/- plus labor to install.

The safety-pressure relief valve is designed to discharge if the water heater's pressure exceeds 150-PSI or the water temp approaches 210-degrees. Valve should be visibly checked at point of discharge (PVC line at base of valve or outside the house). If valve is leaking it may need to be replaced. Valve's toggle test lever on top can also be lifted to manually discharge water from the heater (be certain water is not leaking past valve after testing).

The discharge point for the water heater safety-pressure relief valve cannot be located at the time of this inspection; locate discharge point when valve is replaced.



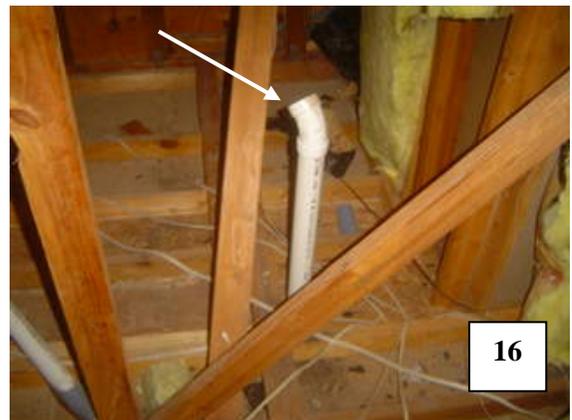
There is no catch pan under the water heater. Most manufacturer recommendations call for a "catch" pan under a water heater installed on the same level as, adjacent to, or over a living area and that it drain

to an area where no damage structural or otherwise can be done if the water leaks. In current installation if water heater fails and leaks water may run into the house under the wall of the garage. Concern is for damage to the structure (sill plates, framing), interior living area (carpets, drywall, etc.) and/or microbial/fungal growth (mold). It is suggested manufacturers' installation instructions be consulted (refer to CAUTION note in the "Location" section of the RUUD/Rheem manual), this condition, and any available remedies be discussed with the builder

If catch-pan is not installed at this time it should be installed when water heater is replaced.



In the example above the drip pan under the water heater drains to the lower garage floor, reducing the potential for a leak from water heater running into house; catch-pan available from the local home center for \$35 +/- plus labor to install/



The plumbing vent stack for the downstairs 1/2-bath does not extend through the roof as is required; disconnected when home was reroofed?



Main sewer cleanout is located in the front planter bed. Cleanout is important to the homeowner if the drain lines (toilets, sinks, etc.) become clogged. Uncap cleanout. If standing water is noted in the pipe the clog is probably between the cleanout and the street. If there is just a trickle or very little water in pipe the clog is probably between the fixture (toilet, sink, etc.) and the cleanout.

No rain sensor installed on irrigation system not required or available when system was installed.

Any moisture testing and/or infrared imaging conducted was with a "PROTIMETER SURVEY MASTER" multi-function hand held moisture meter unit and a FLIR B2 infrared thermal imaging camera.

This equipment is very effective at discovering moisture and/or temperature variances behind/in tiles, stucco, drywall, and etc. but it is NOT foolproof and is only used when there is other visible physical evidence (discolored or "buckling" tiles, failed grout, etc.) of a potential moisture issue or a known condition is present.

Infrared thermal imaging is a useful diagnostic tool when used in addition to other inspection techniques and moisture testing equipment. The equipment is NOT foolproof and additional invasive inspection may be required in some instances.