



## General Information

Property Address \*\*29 Zelpura Road  
 City Kelso State WA Zip 986\*\*  
 Contact Name Evan Belquist  
 Phone 360-908-3312 Fax 3605725699  
 Client Name Evan Belquist  
 Client Address \*\* 29 Zelpura Road  
 City Kelso State WA Zip 986\*\*  
 Phone 3609083312 Fax 3605725699  
 E-Mail EBelquist\_21@Comcast.net  
 Inspector Name Mindy Smith  
 Phone 3605760053 Fax 3605465815  
 E-Mail CPInspections@MSN.com  
 File Number BEL5628  
 Amount Received \$310.00  
 Others Present Buyer's Agent and Buyer Property Occupied Occupied  
 Estimated Age 15 Entrance Faces Northwest  
 Inspection Date 4/15/06  
 Start Time 10:00am End Time 1:00pm  
 Electric On  Yes  No  Not Applicable  
 Gas/Oil On  Yes  No  Not Applicable  
 Water On  Yes  No  Not Applicable  
 Temperature 70 degrees  
 Weather Partly cloudy Soil Conditions Dry  
 Space Below Grade Basement  
 Building Type Single family Garage Detached  
 Sewage Disposal City How Verified Visual Inspection  
 Water Source City How Verified Visual Inspection  
 Additions/Modifications Upgraded electrical service  
 Permits Obtained Electrical How Verified Multiple Listing Service

## Lots and Grounds

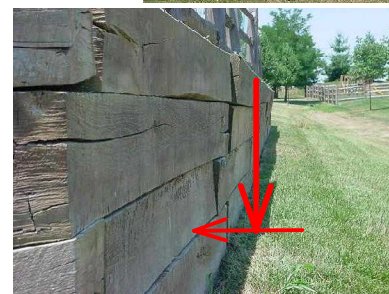
**Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.**

1. Acceptable Walks: Concrete
2. Acceptable Steps/Stoops: Concrete



## Lots and Grounds (Continued)

3. **Acceptable** Patio: **Pebble top**
4. **Defective** Deck: **Treated wood** The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
5. **Acceptable** Balcony: **Concrete**
6. **Acceptable** Porch: **Concrete**
7. **Marginal** Vegetation: **Shrubs with some weeds**
8. **Marginal** Retaining Walls: **Railroad ties** The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.
9. **Acceptable** Basement Stairwell: **Concrete**
10. **Acceptable, Defective** Grading: **Moderate slope** The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.
11. **Acceptable** Swale: **Adequate slope and depth for drainage**
12. **Acceptable** Window Wells: **Drain present**
13. **Acceptable** Bsmt. Stairwell Drain: **Surface drain**
14. **Acceptable** Exterior Surface Drain: **Not present**
15. **Acceptable** Driveway: **Concrete**
16. **Acceptable** Fences: **Split rail**
17. **Acceptable** Lawn Sprinklers: **Front and back yard**





## Exterior Surface and Components

### Front Elevation Exterior Surface

1. **Defective**      **Type: Brick veneer**      Loose half brick at front door. Remove and tuck point back in place.



### 2nd Floor rear dormer Exterior Surface

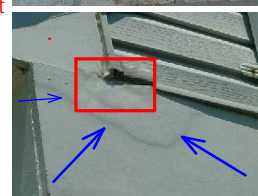
2. **Acceptable**      **Type: Vinyl siding**  
 3. **Defective**      **Trim: Composite material**      Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.

2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.

3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.



4. **Acceptable**      **Fascia: Composite material**  
 5. **Acceptable**      **Soffits: Composite material**  
 6. **Acceptable**      **Door Bell: Hard wired**  
 7. **Acceptable**      **Entry Doors: Metal**  
 8. **Acceptable**      **Patio Door: Vinyl sliding**  
 9. **Acceptable**      **Windows: Vinyl**  
 10. **Not Present**      **Storm Windows:**  
 11. **Not Inspected**      **Window Screens:**  
 12. **Acceptable**      **Basement Windows: Aluminum slider**  
 13. **Acceptable**      **Exterior Lighting: Surface mounted lamps front and rear**  
 14. **Acceptable**      **Exterior Electric Outlets: 110 VAC GFCI**  
 15. **Acceptable**      **Hose Bibs: Frost Free**  
 16. **Acceptable**      **Gas Meter: Exterior surface mount at side of home**  
 17. **Acceptable**      **Main Gas Valve: Located at main line**



## Outbuilding

### East corner of lot Outbuilding

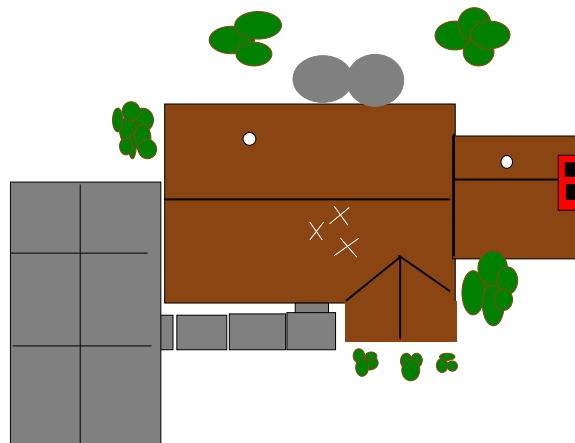
1. **Acceptable** Exterior Surface: Vinyl siding
2. **Acceptable** Roof: Fiberglass shingle
3. **Acceptable** Roof Structure: Wood truss
4. **Acceptable** Ceiling: Drywall
5. **Acceptable** Walls: Drywall
6. **Acceptable** Floor: Concrete
7. **Acceptable** Foundation: Poured slab
8. **Acceptable** Doors: Steel
9. **Acceptable** Windows: Vinyl double hung
10. **Acceptable** Electrical: 110 VAC outlets and lighting circuits
11. **Acceptable** Plumbing: Copper
12. **Acceptable** HVAC Source: Convection baseboard
13. **Acceptable** Gutters: Aluminum
14. **Acceptable** Downspouts: Aluminum
15. **Not Present** Leader/Extension: Missing

## Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

### Main Roof Surface

1. **Method of Inspection:** On the roof
2. **Not Inspected** Unable to Inspect: 30% Height of the roof
3. **Defective** Material: Fiberglass shingle Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.
4. **Type:** Gable





## Roof (Continued)

5. **Approx Age:** 7
6. **Acceptable** Flashing: **Aluminum**
7. **Acceptable** Valleys: **Preformed metal**
8. **Not Present** Skylights:
9. **Acceptable** Plumbing Vents: **PVC**
10. **Not Present** Electrical Mast: **Underground utilities**
11. **Acceptable** Gutters: **Aluminum**
12. **Acceptable** Downspouts: **Aluminum**
13. **Defective** Leader/Extension: **Underground conductors** Reconnect to downspout where pulling loose.



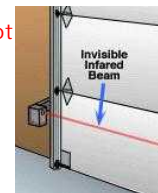
### Southeast Chimney

14. **Acceptable** Chimney: **Aluminum siding & frame covered 3 wall pipe**
15. **Acceptable** Flue/Flue Cap: **Metal**
16. **Acceptable** Chimney Flashing: **Aluminum**

## Garage/Carport

### Left Elevation Garage

1. **Type of Structure:** **Tuck under** Car Spaces: **2**
2. **Acceptable** Garage Doors: **Insulated aluminum**
3. **Acceptable** Door Operation: **Mechanized**
4. **Defective** Door Opener: **Lift Master** The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch.  
Note: The light beam safety is operative.
5. **Acceptable** Service Doors: **Metal**
6. **Acceptable** Ceiling: **Drywall**
7. **Acceptable** Walls: **Drywall**
8. **Marginal** Floor/Foundation: **Poured concrete** Cracked with minor displacement
9. **Acceptable** Hose Bibs: **Frost Free**
10. **Acceptable** Electrical: **110 VAC outlets and lighting circuits**
11. **Acceptable** Smoke Detector: **Hard wired with battery backup**
12. **Acceptable** Heating: **Air exchange ventilation**





## Garage/Carport (Continued)

13. **Acceptable** Windows: Vinyl double hung

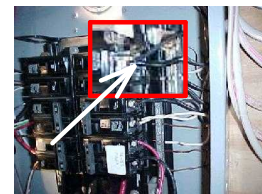
## Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

1. **Service Size** Amps: 150 Volts: 110-240 VAC
2. **Acceptable** Service: Aluminum
3. **Acceptable** 120 VAC Branch Circuits: Copper
4. **Acceptable** 240 VAC Branch Circuits: Copper
5. **Not Present** Aluminum Wiring: Not present
6. **Acceptable** Conductor Type: Romex
7. **Acceptable** Ground: Plumbing and rod in ground.
8. **Acceptable** Smoke Detectors: Hard wired with battery backup **Safety: Recommend replacing batteries every 6 months**

### Basement Electric Panel

9. **Marginal** Manufacturer: General Double taps noted in panel at several breakers.  
Recommend corrections



10. **Max Capacity:** 150 Amps
11. **Acceptable** Main Breaker Size: 150 Amps
12. **Acceptable** Breakers: CU/AL
13. **Not Present** Fuses: Not present
14. **Acceptable** AFCI 110 volt
15. **Acceptable** GFCI Basement, garage, kitchen, bathrooms
16. Is the panel bonded?  Yes  No

## Structure

1. **Acceptable** Structure Type: Wood frame
2. **Acceptable** Foundation: Poured
3. **Acceptable** Differential Movement: No movement or displacement noted
4. **Acceptable** Beams: Steel I-Beam
5. **Acceptable** Bearing Walls: Frame



## Structure (Continued)

- 6. Acceptable Joists/Trusses: 2x10
- 7. Acceptable Piers/Posts: Poured piers and steel posts
- 8. Acceptable Floor/Slab: Poured slab
- 9. Acceptable Stairs/Handrails: Wood stairs with metal handrails
- 10. Acceptable Subfloor: Composite manufactured materials

## Attic

### Northeast Attic

- 1. Method of Inspection: In the attic
- 2. Not Inspected Unable to Inspect: 10% Cathedral or vaulted ceiling
- 3. Acceptable Roof Framing: 2x4 Truss
- 4. Acceptable Sheathing: Strand board
- 5. Acceptable Ventilation: Ridge and soffit vents
- 6. Defective Insulation: Fiberglass Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.
- 7. Acceptable Insulation Depth: 12"
- 8. Acceptable Vapor Barrier: Plastic
- 9. Acceptable Attic Fan: Direct drive
- 10. Acceptable House Fan: Direct drive with manual controls
- 11. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 12. Marginal Moisture Penetration: Previous water penetration noted
- 13. Acceptable Bathroom Fan Venting: Electric fan



## Basement

### Main Basement

- 1. Not Inspected Unable to Inspect: 20% Storage boxes, Storage shelves
- 2. Acceptable Floor Drain: Surface drain
- 3. Acceptable Doors: Hollow wood
- 4. Acceptable Windows: Vinyl slider
- 5. Acceptable Electrical: 110 VAC GFCI
- 6. Acceptable HVAC Source: Air exchange ventilation
- 7. Acceptable Insulation: Fiberglass



## Basement (Continued)

- 8. Not Present Ventilation:
- 9. Not Present Sump Pump:
- 10. Acceptable Moisture Location: None found
- 11. Acceptable Bsmt Stairs/Railings: Wood stairs with metal handrails

## Crawl Space

### East Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Not Inspected Unable to Inspect: 40% Insulation obstructed complete view of foundation walls
- 3. Acceptable Access: Wood door
- 4. Marginal Moisture Penetration: Visible evidence Owner disclosed previous moisture concerns- see seller's disclosure
- 5. Moisture Location: Wall crack-Previous leak
- 6. Acceptable Moisture Barrier: Plastic under gravel
- 7. Marginal Ventilation: Open to basement No ventilation to exterior present
- 8. Acceptable Insulation: Fiberglass
- 9. Acceptable Vapor Barrier: Plastic
- 10. Acceptable Sump Pump: Submerged
- 11. Acceptable Electrical: 110 VAC

## Air Conditioning

**Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.**

### Main AC System

- 1. Acceptable A/C System Operation: Appears serviceable
- 2. Acceptable Condensate Removal: PVC
- 3. Acceptable Exterior Unit: Left side
- 4. Manufacturer: Lennox
- 5. Model Number: AA1CJ030-A Serial Number: 3-509859083
- 6. Area Served: Whole building Approximate Age: 7
- 7. Fuel Type: 220 VAC Temperature Differential: 22\*
- 8. Type: Central A/C Capacity: 2.5 Ton





## Air Conditioning (Continued)

9. Marginal Visible Coil: Copper core with aluminum fins Coils require cleaning



10. Acceptable Refrigerant Lines: Low pressure and high pressure  
 11. Acceptable Electrical Disconnect: Breaker disconnect  
 12. Acceptable Exposed Ductwork: Metal  
 13. Acceptable Blower Fan/Filters: Direct drive with disposable filter  
 14. Acceptable Thermostats: Programmable

## Fireplace/Wood Stove

### Family Room Fireplace

1. Not Present Freestanding Stove:  
 2. Acceptable Fireplace Construction: Stone  
 3. Type: Wood burning  
 4. Not Present Fireplace Insert:  
 5. Acceptable Smoke Chamber: Brick  
 6. Acceptable Flue: Tile  
 7. Acceptable Damper: Metal  
 8. Acceptable Hearth: Raised

## Heating System

**Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.**

### Basement Heating System

1. Acceptable Heating System Operation: Appears functional  
 2. Manufacturer: Lennox  
 3. Model Number: 23495-320945 Serial Number: 43p93=24985=30  
 4. Type: Forced air Capacity: 100,000 BTUHR  
 5. Area Served: Whole Bldg Approximate Age: 7  
 6. Fuel Type: Natural gas  
 7. Acceptable Heat Exchanger: 5 Burner  
 8. Unable to Inspect: 40%



## Heating System (Continued)

- 9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
- 10. Acceptable Distribution: Metal duct
- 11. Not Present Circulator:
- 12. Acceptable Draft Control: Automatic
- 13. Acceptable Flue Pipe: Double wall
- 14. Acceptable Controls: Limit switch
- 15. Not Present Devices:
- 16. Acceptable Humidifier: April-Aire
- 17. Acceptable Thermostats: Programmable
- 18. Not Present
- 19. Acceptable Suspected Asbestos: No

## Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

- 1. Acceptable Service Line: Copper
  - 2. Acceptable Main Water Shutoff: Basement
  - 3. Acceptable Water Lines: Copper
  - 4. Acceptable Drain Pipes: PVC
  - 5. Acceptable Service Caps: Accessible
  - 6. Acceptable Vent Pipes: PVC
  - 7. Acceptable Gas Service Lines: Cast iron
- Basement Water Heater
- 
- 8. Acceptable Water Heater Operation: Appeared servicable at time of inspection
  - 9. Manufacturer: State
  - 10. Model Number: PRV50 NBRT0 Serial Number: J957470005
  - 11. Type: Natural gas Capacity: 50 Gal.
  - 12. Approximate Age: 7 Area Served: Whole building
  - 13. Acceptable Flue Pipe: Single wall
  - 14. Defective TPRV and Drain Tube: Missing drain tube Missing drain tube





## Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### Master Bathroom Bathroom

1. Acceptable Closet: Large
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Carpet
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl double hung
7. Acceptable Electrical: 110 VAC outlets and lighting circuits
8. Acceptable Counter/Cabinet: Laminate and wood
9. Acceptable Sink/Basin: Corian
10. Defective Faucets/Traps: Moen fixtures with a PVC trap Leaking trap, repair required



11. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
12. Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround
13. Not Present Spa Tub/Surround:
14. Acceptable Toilets: 3 Gallon Tank
15. Acceptable HVAC Source: Air exchange ventilation
16. Acceptable Ventilation: Electric ventilation fan and window

## Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 1st Floor Kitchen

1. Acceptable Cooking Appliances: General Electric
2. Acceptable Ventilator: Air Care
3. Acceptable Disposal: In-Sinkerator
4. Defective Dishwasher: General Electric SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or [www.geappliancerecall.com](http://www.geappliancerecall.com) for rebate info on replacement and/or supplemental rewiring option of existing unit.



## Kitchen (Continued)

5. Air Gap Present?  Yes  No Air gap hose improperly connected
6. Acceptable Trash Compactor: In-Sinkerator
7. Marginal Refrigerator: Frigidaire Loose or damaged door seal
8. Acceptable Microwave: Amana
9. Acceptable Sink: Porcelain
10. Acceptable Electrical: 110 VAC GFCI
11. Defective Plumbing/Fixtures: PVC Hot/Cold water operation reversed
12. Acceptable Counter Tops: Laminate
13. Acceptable Cabinets: Laminate and composite materials
14. Acceptable Pantry: Large
15. Acceptable Ceiling: Drywall
16. Acceptable Walls: Drywall
17. Marginal Floor: Linoleum Cuts or minor damage in flooring- repair/replace as required
18. Acceptable Doors: Hollow wood
19. Marginal Windows: Vinyl double hung Hard operation-needs improvements for ease of operation
20. Acceptable HVAC Source: Air exchange ventilation

## Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 2nd Floor Bedroom

1. Acceptable Closet: Walk In
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Carpet
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl double hung
7. Acceptable Electrical: 110 VAC outlets and lighting circuits
8. Acceptable HVAC Source: Air exchange ventilation
9. Acceptable Smoke Detector: Hard wired with battery back up



## Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### Family Room Living Space

1. Acceptable Closet: None
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Hardwood
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl double hung
7. Acceptable Electrical: Outlets, lighting and ceiling fan
8. Acceptable HVAC Source: Air exchange ventilation
9. Acceptable Smoke Detector: Hard wired with battery back up

## Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### 1st Floor Laundry Room/Area

1. Acceptable Closet: Single small
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floors: Ceramic tile
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl double hung
7. Acceptable Electrical: 110 VAC/220 VAC
8. Acceptable Smoke Detector: Air exchange ventilation
9. Acceptable HVAC Source: Air exchange ventilation
10. Acceptable Laundry Tub: PVC
11. Acceptable Laundry Tub Drain: PVC
12. Marginal Washer Hose Bib: Multi-port Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses
13. Acceptable Washer and Dryer Electrical: 110-240 VAC
14. Acceptable Dryer Vent: Rigid metal
15. Acceptable Dryer Gas Line: Insulflex





Laundry Room/Area (Continued)

- 16. Not Present Washer Drain: Floor drain
- 17. Acceptable Floor Drain: Surface drain



## Marginal 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. Vegetation: **Shrubs with some weeds**
2. Retaining Walls: **Railroad ties** The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.



### Garage/Carport

3. Left Elevation Garage Floor/Foundation: **Poured concrete** Cracked with minor displacement

### Electrical

4. Basement Electric Panel Manufacturer: **General** Double taps noted in panel at several breakers. Recommend corrections



### Attic

5. Northeast Attic Moisture Penetration: **Previous water penetration noted**

### Crawl Space

6. East Crawl Space Moisture Penetration: **Visible evidence** Owner disclosed previous moisture concerns- see seller's disclosure
7. East Crawl Space Ventilation: **Open to basement** No ventilation to exterior present



## Marginal Summary (Continued)

### Air Conditioning

8. Main AC System Visible Coil: **Copper core with aluminum fins** Coils require cleaning



### Kitchen

9. 1st Floor Kitchen Refrigerator: **Frigidaire** Loose or damaged door seal  
 10. 1st Floor Kitchen Floor: **Linoleum** Cuts or minor damage in flooring- repair/replace as required  
 11. 1st Floor Kitchen Windows: **Vinyl double hung** Hard operation-needs improvements for ease of operation

### Laundry Room/Area

12. 1st Floor Laundry Room/Area Washer Hose Bib: **Multi-port** Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses







## Defective Summary

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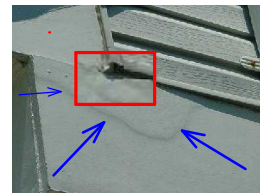
### Lots and Grounds

1. Deck: **Treated wood** The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
2. Grading: **Moderate slope** The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.



### Exterior Surface and Components

3. Front Elevation Exterior Surface Type: **Brick veneer** Loose half brick at front door. Remove and tuck point back in place.
4. Trim: **Composite material** Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.



1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.

2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.

3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.



## Defective Summary (Continued)

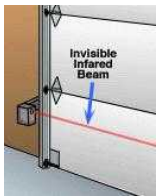
### Roof

5. Main Roof Surface Material: **Fiberglass shingle** Missing roof shingles from wind damage as marked "x" in diagram.  
Repairs are required.
6. Leader/Extension: **Underground conductors** Reconnect to downspout where pulling loose.



### Garage/Carport

7. Left Elevation Garage Door Opener: **Lift Master** The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path.  
Recommend adjustment of door contact switch.  
Note: The light beam safety is operative.



### Attic

8. Northeast Attic Insulation: **Fiberglass** Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.



### Plumbing

9. Basement Water Heater TPRV and Drain Tube: **Missing drain tube** Missing drain tube



### Bathroom

10. Master Bathroom Bathroom Faucets/Traps: **Moen fixtures with a PVC trap** Leaking trap, repair required





Defective Summary (Continued)

Kitchen

11. 1st Floor Kitchen Dishwasher: **General Electric** SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or [www.geappliancerecall.com](http://www.geappliancerecall.com) for rebate info on replacement and/or supplemental rewiring option of existing unit.
12. 1st Floor Kitchen Plumbing/Fixtures: **PVC** Hot/Cold water operation reversed