



SUMMARY

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MAINTENANCE
ITEMS/FYI/MINOR
DEFECTS



MAINTENANCE
RECOMMENDATIONS,
ITEMS TO MONITOR,
FURTHER EVALUATION
RECOMMENDED



IN NEED OF IMMEDIATE
ATTENTION OR REPAIR
OR SAFETY CONCERN

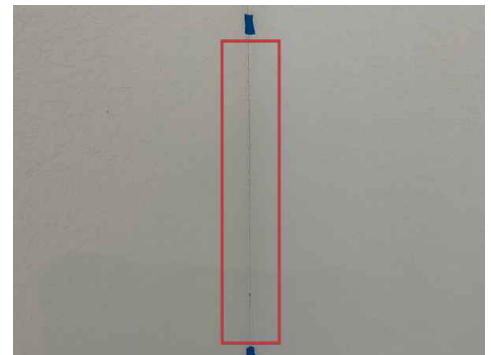
2.5.1 E. Walls (Interior and Exterior)



CRACKS WERE OBSERVED IN INTERIOR WALLS

1ST FLOOR MASTER

Cracks were observed on the interior walls of this home. This indicates that some type structural movement has occurred, as is typical in most houses. We recommend that you patch these areas and monitor them for further movement.



2.5.2 E. Walls (Interior and Exterior)



FIBER CEMENT SIDING DAMAGED

There are areas of the fiber cement siding and trim that are damaged and will need repair.



2.5.3 E. Walls (Interior and Exterior)

DAMAGED SIDING

 Maintenance Items/FYI/Minor Defects

There are one or more areas of the home where the siding is damaged and should be repaired.

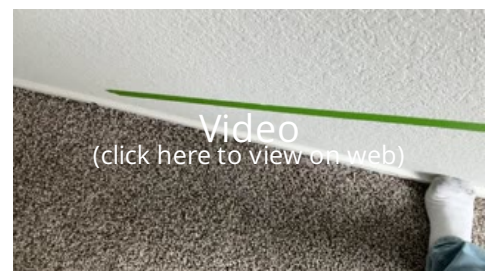


Maintenance Recommendations, Items to Monitor, Further Evaluation Recommendation

2.5.4 E. Walls (Interior and Exterior)

DRYWALL IS NOT FASTENED TO THE WALL PROPERLY

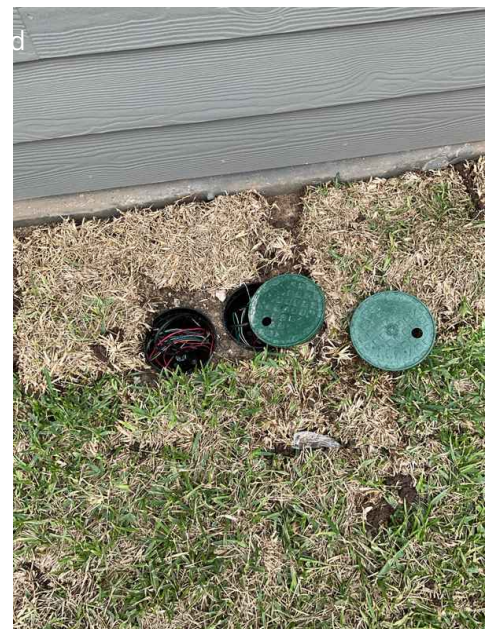
There are areas and if so where drywall is not completely fastened to the studs these areas allow for movement of the drywall damage to occur more easily than if the drywall was properly secured to the wall framing.



Maintenance Recommendations, Items to Monitor, Further Evaluation Recommendation

2.5.5 E. Walls (Interior and Exterior)


EXPOSED WIRES FOUND NEAR SIDING



2.6.1 F. Ceilings and Floors

CEILING PAINT

2ND FLOOR BEDROOM CLOSET IN RIGHT SIDE

 Maintenance Items/FYI/Minor Defects

Ceiling paint peeling. We recommend repair, replace. This is mainly cosmetic.



Maintenance Recommendations, Items to Monitor, Further Evaluation Recommendations

2.11.1 K. Porches, Balconies, Decks, and Carports

CRACKED EXTERIOR FLOOR

BACKYARD

Porch or balcony exterior flooring shows typical signs of shrinkage cracking. Recommend sealing cracks and monitoring them for further movement.



Maintenance Recommendations, Items to Monitor, Further Evaluation Recommendations

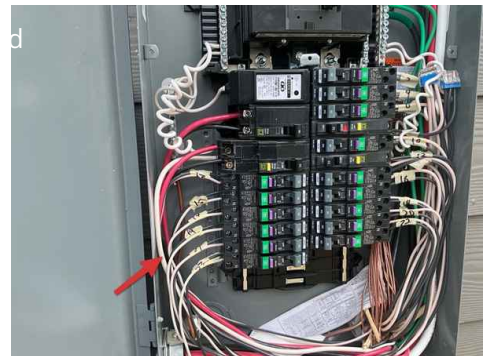
3.2.1 A. Service Entrance and Panels

WHITE WIRES REQUIRE PROPER RE-IDENTIFICATION

There were white wires used as hot wire. Insulation on ungrounded conductors should be a continuous color other than white gray or green. There are exceptions that allow white or gray conductors which are part of the cable to be permanently re-identified with electrical tape or a black or red marker as a non grounded conductor at the termination and at each location where the conductor is visible and accessible

[NEC 200.7](#)

This is a "newer" requirement however it is a good safety upgrade that should be considered.



Maintenance Recommendations, Items to Monitor, Further Evaluation Recommendations

4.1.1 A. Heating Equipment

THE AIR HANDLER IN THE ATTIC IS SITTING ON WOODEN BLOCKS

The air handler is sitting on wooden blocks in the auxiliary drain pan. We recommend that composite blocks be used for support for the air handler due to the possibility of condensation in the drain pan causing damage to the wood.



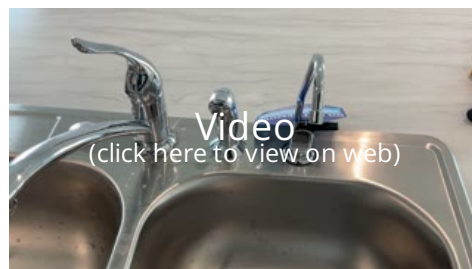
Maintenance Recommendations, Items to Monitor, Further Evaluation Recommendation

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

SINK NOT OPERATING

KITCHEN

One or more sink faucet(s) is/are not operating at the time of inspection.



5.3.1 C. Water Heating Equipment

! In Need of Immediate Attention or Repair or Safety Concern

WATER HEATERS CAN BE DANGEROUS IF TEMPERATURE IS SET TOO HIGH!

Buyers Advisory Notice:

Please test the temperature of the water before placing a child in the bath or shower. Do not leave a child or an infirm person in the bath unsupervised.

DANGER:

Hot water can be dangerous, especially for infants, children, the elderly, or infirm. Maximum water temperature for this group should not be more than 104F.

Hot Water Scald Potential:

Water temperatures over 120 F (~49 C) can cause severe burns or scalding potentially resulting in death. Hot water can cause first degree burns with exposure for as little as: (SEE PHOTO BELOW).

Water Scalding Chart	
<i>Set water heater to 120 degrees or less for safety!</i>	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

W008C

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