

This confidential report is prepared exclusively for you.

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Client Advisory

Please note:

This *Advisory* is not a "summary" of the inspection report that follows. That is why we urge you to read the *entire* inspection report first.

The *Advisory* is provided as an additional service to our Clients and their Real Estate Professionals and is presented in the form of a listing of the items that, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. A homeowner such as you can easily handle others.

Often, following the Inspector's advice will result in enhanced safety for the occupants of the home or improved performance and extended life for the component in question. In listing these items, your Inspector is not offering any opinion as to whom, among the parties to your transaction, should take responsibility for addressing any of these concerns.

As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to the

BUILDING EXTERIOR & SITE

1. There is no check valve (backflow preventer) on the sump pump discharge line and the line is not properly routed away from the foundation. We recommend a check valve be installed and the line properly sloped away from the foundation.
2. The gas meter is susceptible to damage and it is safety hazard to individuals walking through the gate. Even though there is no gas supplied to the house, we recommend contacting the utility company for corrections.
3. Improper wiring techniques and methods (exposed unprotected wiring) were observed to the yard security light at the northwest corner of the house. Improperly installed wiring should be removed and replaced with new wiring installed in conformance with standard trade practices by a competent, licensed electrician.
4. The eaves and overhangs were in acceptable condition. However, the soffit is missing from under the cantilever for the fireplace, exposing the framing. We recommend a soffit be installed in accordance with present standards.
5. Firewood was stored directly on grade adjacent to the building. This is conducive to wood destroying organism activity. Firewood should be stored 6 inches above grade in a dry area, separated from contact with any part of the structure.

ROOF SYSTEM

6. Several sections of the gutters were filled with debris and water at the time of this inspection. All of the debris obstructing the gutters should be removed immediately to ensure proper drainage (slope). Then the gutters should be kept clear to reduce the potential for back ups and subsequent water penetration of the building and damage to exterior and interior building elements and finishes. The condition (since they are rusted) of the gutters can be evaluated after the debris has been removed.
7. The flue (near the cap) from the wood stove exhibits a minor buildup of soot and creosote. We recommend the flue be professionally cleaned and the spark arrestor/rain cap be further evaluated for effectiveness, since a dead bird was found in the firebox of the wood stove.
8. The branches from trees near the building were overhanging the roof, were in contact with the surface, and debris from the trees had accumulated on the roof and was obstructing the free flow of roof runoff. Nearby trees should be trimmed to help prevent damage to the roofing surface and obstruction of roof runoff.

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items listed to the right. →

PLUMBING SYSTEM

9. The inlet connection at the pressure reduction valve (in the crawlspace) is leaking. We recommend it be repaired. In addition, since the piping below the connection was wet, we recommend further evaluation to ensure that this is the only leak in the system.

WATER HEATER

10. The discharge pipe for the temperature and pressure relief valve for the water heater was too short. A discharge pipe, conforming to the relief valve manufacturer's specifications and local requirements, should be installed so as to exit at an approved location.

ELECTRICAL SYSTEM

11. Multiple wires were installed on one individual circuit breaker terminal (#23). This "double tapping" can be a serious hazard because positive connection for all the wires at the terminal is not assured. Correction of "double tapping" requires reconfiguration of all of the affected circuitry so that a single wire only, connects to each circuit breaker terminal. We recommend repair by a competent, licensed electrician.
12. An open junction box was evident in the ceiling of the garage. The open junction box should be covered with an acceptable cover manufactured for the purpose to protect the wiring connections and reduce the shock hazard.
13. The two GFCI receptacles in the bathrooms are not necessary, since this entire circuit is protected by a GFCI breaker in the main panel. Therefore, the installed GFCI receptacles do not function as designed. This is not a safety issue, because the circuit is protected, but it does indicate that a nonprofessional installed the devices. Therefore, we recommend standard receptacles be reinstalled in the bathrooms and the entire circuit tested again.

INTERIOR COMPONENTS

14. The floors are soiled. We recommend all of the floors be professionally cleaned and sanitized.
15. The wood stove was in acceptable condition. However, we could not find any "listing", and this stove *may* not meet minimum standards. Therefore, we recommend consultation with the owner if a permit was obtained and the local building official regarding requirements for unlisted wood stoves. In addition, a portion of the flue is horizontal (no upward slope). We recommend the stove be further evaluated, cleaned and the necessary corrections made as required to ensure safe operation.

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16. Loose tiles were observed on the shower walls in the upper floor bathroom. All loose tiles should be removed and the underlying conditions investigated and repaired, as necessary to assure the dependability of the finished surface, before new tiles are installed.
17. The electric range was in acceptable condition. However, the left rear element was not working. This element will have to be replaced to allow full use of the range as designed.
18. The drain stop for the tub in the lower level bathroom was not operational. The drain stop for the bathtub should be repaired or replaced.
19. The blower for the kitchen ventilation system operated. However, we were unable to verify the venting for this fan. The front of the range hood is not louvered (to indicate that it is a recirculating) and there is no vent from the fan. We recommend consultation with the owner as to the status of this ventilation system.

SPRINKLER SYSTEM

20. The sprinkler system was leaking at the anti-siphon according to the tenant. However, we were unable to verify this since the water was shut off to the system. Therefore, we recommend the leak be repaired and operation of the system verified.

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