

SUMMARY

Report # : 100511B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - cc
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended fo
(3) Refer to qualified termite report for further information * This item warrants attention/re

This page serves as a general summary of comments noted in the main report. It is not a comprehensive report and may not include all notations.

EXTERIOR

(* Check with owner regarding last chimney clean.

FOUNDATION

(* Prior repairs noted in the SW corner of flooring, new sill plate, joists sistered. See photo.

ROOF

(2) Fastening screws lifting in many areas of the roof, NW metal panel lifting in corner. Fasteners need tightening. See photos.

(* Many small holes noted in metal panels over the NE area of barn.

PLUMBING

(* Water is supplied by a private well. Recommend water flow and potability testing.

(* Waste lines drain to a private septic system, not inspected.

HEATING

(* The infloor radiant system for the garage was operating, but was not warm.

ELECTRICAL

(2) 2 neutral wires under same lug at 3 spots in main panel. See photo.

(2,4) Outlet at the patio tested as open ground.

(5) GFCI outlets recommended at kitchen, decks.

(4) Box covers missing, open wiring in the crawl space and garage. See photos.

(4) GFCI outlet in the 1/2 bath does not trip.

(4) 240 wiring on N. garage wall missing outlet, wires exposed.

INTERIOR

(* Windows in the upper bathroom and master bathroom do not fully close/latch.

(5) Sunroom windows do not appear to be tempered glass.

(* Moisture damage noted on area of ceiling in upstairs N. bedroom closet. Tested dry. See photo.

(5) Stairway hand rail not graspable by today's standards.

(5) Openings at loft and stair handrails wide (8.5 inches) by today's standards.

(4) Smoke detector on main level did not respond to test button.

(4) No carbon monoxide alarms in home.

(* Moisture staining and what appears to be microbial staining on the N. side of attic under roof decking and on rafters. See photo.

GARAGE

(* Lower panel on middle vehicle door has moisture damage.

BATHROOM

(* Drip at drainline connection under powder room sink. See photo.

(* Shower faucet handle falls off in downstairs 3/4 shower. See photo.