

SUMMARY*

ITEMS NOT OPERATING

- AC unit was not operated due to low outside temperatures.
- Sprayer attachment was leaking, recommend repair.
- Drain shutoff does not engage, recommend repair.
- Ceiling fan is connected to a remote control, could not get fan to operate, recommend changing batteries and test again, repair as needed.

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

Roof covering.

NOTE: There were no signs of leaking at the time of the inspection

POTENTIAL SAFETY HAZARDS

- GFCI protection was not on kitchen outlets within 6-feet of water source, recommend installation of GFCI protection.
- Recommend sealing the pet door to the garage, this is a unsafe opening that could allow fumes from the garage into the house.
- Temperature-Pressure relief valve extension needs to be 4"-6" off of the floor - this is a Safety Concern.
- There is a double tap present on a individual circuit breaker, recommend having licensed electrician correct.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Roof that is 15+ years. Furnace that is 13+ years.

Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

DEFINITIONS

SATISFACTORY (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.