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**Home Inspection Report**

October 17, 2015

Recommendation Work Sheet of [REDACTED] of Ferndale, for [REDACTED]

**For a Licensed Plumber:**

- (1) The water had to be shut down prior to this inspection because of leaky pipes. Because the water was shut off, the plumbing was not inspected. A licensed plumber should be employed to repair the leaks (all leaks) and to further inspect the plumbing system and make all the necessary corrections and determine if some of the rusted sinks should be replaced.
- (2) Extend the water heater TPR to the exterior.

**For a Licensed Concrete Contractor or Structural Engineer:**

- (1) The foundation exhibits a significant crack or fracture on the mid section of the south wall. Have a licensed concrete contractor or a licensed structural engineer determine if the crack should be addressed.

**For a Licensed Building Contractor or a Structural Engineer:**

- (1) Some settling has occurred below the interior house wall between the kitchen and the living room. Wall fractures and sloping floors were observed at this location. Consult with a building contractor or a structural engineer in regards to determining the cause and the correction of this condition.

**For a Glazier:**

- (1) The bathroom has a broken window pane, and the southeast corner bedroom window has a broken hermetic seal. Have a professional Glazier replace the damaged windows.
- (2) Numerous window screens are damaged or missing. Replace.

**For a Handyman:**

- (1) Clean up all the loose debris in the crawlspace.
- (2) Replace all of the vapor barrier in the crawlspace.
- (3) Replace the access lid in the crawlspace.
- (4) Cut back all vegetation in contact with the house.
- (5) Clean and repair gutters.

**For a Licensed Painter:**

- (1) The house exterior exhibits peeling paint all around. Prep walls for repainting (possible lead based paint), and have painted. Have licensed painter repaint.

**For a Licensed Building Contractor:**

- (1) Decaying fascia was observed at the garage entrance. Repair.
- (2) The rear door is severely damage and will need to be replaced.
- (3) The door leading into the garage from the house is not fire rated. Replace.

- (4) Numerous doors in the house do not shut or need some sort of repair. Have contractor repair.
- (5) Repair wall openings in the laundry room
- (6) Repair damaged vinyl floors.
- (7) The crawlspace lacks adequate ventilation. Have building contractor correct this condition.
- (8) Have building contractor determine if the attic has enough ventilation. Add more ventilation is necessary.

#### For a Licensed Electrician:

- (1) There are no Ground Fault outlets. Upgrade all outlets per code to ground fault status.
- (2) There is an open electrical connection under the sink outside of a junction box. Have electrician correct.
- (3) There is an open electrical connection at the attic access lid in the attic. Have electrician correct.
- (4) Replace exhaust fan in kitchen.
- (5) The thermostat for the baseboard heating in the living room requires repair.
- (6) Provide smoke detectors in all required locations.
- (7) Provide a carbon monoxide detector at all required locations.
- (8) The circuit breakers may be over 30 years old and may need to be replaced.
- (9) Add De-Ox to aluminum conductors in the electrical panel.

#### For an Abatement Contractor:

- (1) The pop corn textured ceiling may contain asbestos. You may want to have an abatement contractor have the texture tested for asbestos. If it contains asbestos, you may want the contractor to remove.

#### For a Licensed Chimney Sweep:

- (1) The upper chimney mortar is in deterioration, and a damper was not observed on the fireplace. Have a licensed Chimney Sweep further inspect the fire place and have corrections made.