

SUMMARY*

ITEMS NOT OPERATING

SE outdoor GFCI outlet at patio not working at time of inspection.
Outlet at family room north wall does not operate/no power.
All smoke detectors in home are non operational.
Garbage disposal in kitchen is not working at time of inspection.
Exhaust fan in master bath is not working at time of inspection.
Light switch at top of basement stairwell is non operational.

MAJOR CONCERNS

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

Water heater is considered to be in poor condition due to the following concerns. Water heater is 14 yrs old which is considered past it's useful life. Evidence of flame rollout and heat scorching on front of tank found. This is indicative of possible deficiency with burner assembly or improper venting. Pressure relief valve extension is missing. This is considered a safety hazard and should be repaired immediately. Recommended that extension be no more than 6 inches from the ground and unthreaded. Recommend all repairs be made by qualified persons.

Outdoor A/C compressor unit is pitched away from the home. This is a major concern due to possible separation of coolant and oil which will cause compressor motor to seize. It's recommended that A/C compressor unit be placed on level slab.

POTENTIAL SAFETY HAZARDS

Main entry door to garage is not fire rated (Safety Hazard).
All smoke detectors in home are non operational.
No carbon monoxide detectors present in home at time of inspection.
Main electrical panel is Federal Pacific which is a potential safety hazard. Recommend panel be evaluated by certified electrician.

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 is 20 plus years old and nearing end of it's useful service life. Recommend budgeting for repair/replacement.
Water heater is 14 yrs old and nearing end of it's useful service life. Recommend budgeting for repair/replacement.
Outdoor A/C compressor shows signs of wear and appears to be nearing end of it's useful service life. Recommend budgeting for repair/replacement.