

Summary

Safety Issues

Grounds

- Tree branches are touching the power lines. Recommend trimming tree back away from power lines. This could be a fire hazard.
- Rail where the deck meets roof is not secure. Recommend securing rails around the deck. This could be a falling hazard.

Roof

- Roof for the shed located on the upper property is uneven and can cause water build up. Recommending to fix roof and install proper drainage.

Interior Living Space

- No carbon detector seen or a smoke detector in the main living area. Recommend installing carbon and smoke detectors. Some stairs are splitting.

Water Heater

- Seismic straps are not properly placed. Recommend to set straps in proper place to prevent any damage due to earthquake or any other incident that may cause water heater to shift.

Cooling

- Swamp Cooler outside is not secured properly. This unit is unstable and can cause serious injury if knocked over. Recommend securing this unit and recommend sealing it to prevent energy loss.

ATTIC

- Exhaust tubing from upstairs bathroom is not connected and venting into the attic space. Recommend reattaching venting tube to prevent moisture build up in the attic.

Summary

Grounds

Overall the grounds is in good condition. It has proper drainage and proper sloping for water runoff. Driveway and walkways are safe and usable. Driveway is uneven in areas but is accessible and drivable. **Check safety report for safety issues found.**

Exterior and Structure

Overall the exterior and structure are in good condition. Structure and foundation are in good condition. Some minor cosmetic issues found.

Roof

Overall the roof is in good condition. The roof shingles look new and can see only one layer. Flashing around chimney should be under shingles to prevent water damage when it rains. Recommend that a professional roofer look at the issue and make sure it is up to code. **Check safety report for safety issues found.** Attic

Overall the attic is in good condition. The exhaust fan in the upstairs bathroom is venting into the attic. Rafters are separating from the center beam and should have brackets to properly secure. Recommend adding brackets to secure the roof properly.

Bedrooms

There is three bedrooms. Overall the three bedrooms are in good condition. The upstairs bedroom door is uneven and is not shutting properly. All smoke alarms in bedrooms work properly.

Interior Living Space

Overall the living space is in good condition. The stairs leading upstairs are in good condition. **Check safety report for safety issues found.**

Bathrooms

There is an upstairs and downstairs bathroom. Overall the bathrooms are in good condition. The upstairs bathroom shower and bath has some cracking at the top of shower case. Recommend sealing to prevent water from seeping into the wall and causing water damage.

Summary

Kitchen and Utility Room

Overall the kitchen and utility room are in good condition. No smoke detectors and recommend installing smoke detectors in the kitchen for fire safety.

Appliances and Plumbing

Overall the appliances and the plumbing are in good condition. One old leak spotted at the pump but it seems it was fixed. The stove is older model propane stove and oven and recommend having a propane expert to check for proper usage.

Water heater

The water heater was not tested due to propane shut-off. **Check the safety report for safety issues found.**

Heater and Cooler

Overall the cooler is in marginal condition. Heater is a furnace and was not tested due to propane shut-off. **Check safety report for safety issues found.** Electrical

Overall the electrical box is in good condition. All GFCI outlets work properly and have been tested. **Check safety report for safety issues found.**

WATER: house was winterized unable to check for any leaking or proper flushing of toilets.