



SPY Inspection Services, Inc.

14 E Main Street, Suite 100, Lansdale, PA 19446 (215) 362-1234 /spyinspections.com

Prepared by: Nicholas Frey
ASHI#: 262051 EDI#: PA-158

Home Inspection Report



1925 Foster Rd.
Hatfield, PA 19440

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
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M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1925 Foster Rd.
City Hatfield State PA Zip 19440
Contact Name Sherry Russell
Phone 215-378-1251
Email sherry@alderferauction.com

Client Information

Client Name Alderfer Auction
Phone 215-393-3000
Email info@alderferauction.com

Inspection Company

Inspector Name Nick Frey
Company Name SPY Inspection Services Inc.
Address 14 E. Main St
City Lansdale, State PA Zip 19446
Phone 215-362-1234
Email nick.frey@spyinspections.com
Amount Received 550

Conditions

Others Present Executor, Listing Agent Property Occupied Vacant
Estimated Age 53 years Entrance Faces Northwest
Inspection Date 2023-09-08
Start Time 10:30 am End Time 12:30 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 83 degrees
Weather Sunny Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage Attached

Lots and Grounds

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1. Driveway: Asphalt - Cracking/uneven settling noted near garage area, recommend evaluation and repair as needed by asphalt contractor to prevent further damage.



2. Walks: Concrete

3. Steps/Stoops: Concrete - Rear concrete steps have settled away from house and has created a high/uneven step, recommend repair by concrete contractor to reduce the risk of injury.



4. Porch: Concrete - Front concrete slab has settled towards house's foundation, this creates a high step to front door and may be prone to water build up near foundation, recommend evaluation and repair by concrete contractor.



5. Patio: Concrete

Lots and Grounds (Continued)

6. Grading: Negative slope - Improper soil slope towards foundation, recommend improving grading by landscaping contractor to help keep water away from house foundation.



7. Vegetation: Trees, Shrubs

Exterior

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Entire House Exterior Surface

1. Type: Fibrous Cement Siding - Damage/ loose/ cracked cement siding noted in numerous areas of the house, due to the age of the house cement siding may contain asbestos, recommend further evaluation and repair/replaces siding as needed by siding contractor.



2. Trim: Aluminum
3. Fascia: Aluminum
4. Soffits: Aluminum
5. Entry Doors: Metal

Exterior (Continued)

6. Patio Door: Metal glass entry door, wood sliding - Water damage noted on exterior trim of laundry room entry door, recommend repair/replacement of damaged trim as needed by contractor to prevent further water damage.

Water damage noted on the interior jamb of wood sliding door, area was dry at time of inspection, recommend repair/replacement of water damage wood/ there may be the need for possible replacement of door.

Seal failure noted in glass in sliding door, recommend replacement of glass by glass contractor.

Trim on exterior laundry room door is broken, pulling away from door, recommend repair/replacement of door as needed.



7. Windows: Aluminum double hung - Numerous windows in the house have damaged trim, are difficult to operate/signs of past water leaks, recommend further evaluation and replace all damaged windows as needed by window contractor.

8. Exterior Lighting: Surface mount - Missing cover at exterior light, recommend installation of cover/replacement of light fixture by contractor.



9. Exterior Electric Outlets: None - No exterior receptacles were installed, recommend installation of exterior GFCI receptacles by electrician

10. Hose Bibs: Rotary

Roof

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Main Roof Surface

1. Method of Inspection: Ladder at eaves, Ground level

2. Unable to Inspect: 10%



3. Material: Asphalt shingle - **Newer shingles were installed on roof, there was no ridge vent installed on roof, most shingle manufacturer's specifications require a ridge vent to be installed, this may void the shingle manufacturer's warranty, recommend further evaluation of ventilation of attic and improve ventilation as needed by roofing contractor**

4. Type: Gable

5. Approximate Age: 3-5 years

6. Flashing: Aluminum

7. Plumbing Vents: Copper

8. Electrical Mast: Underground utilities

9. Gutters: Aluminum - **Loose nails/sagging gutters/debris noted in gutters, recommend cleaning and realigning and fastening of gutters by gutter contractor to ensure proper exterior drainage.**

10. Downspouts: Aluminum - **Recommend adding extensions to downspouts to help keep water away from house foundation.**



Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Metal - Damage garage door noted, area was buckling while the garage door was open, recommend further evaluation and repair/replace damaged door panels as needed by garage door contractor



3. Door Operation: Mechanized
4. Door Opener: Lift Master
5. Roof Structure: Rafter



6. Service Doors: Metal
7. Ceiling: Paint - Damaged drywall noted on ceiling, recommend repair/replacement of damaged drywall by contractor to comply with fire separation requirements between garage and livable space.



8. Walls: Paint

Garage/Carport (Continued)

9. Floor/Foundation: Poured concrete
10. Hose Bibs: Rotary
11. Electrical: 120 VAC - **Non GFCI receptacles in garage, recommend installation of GFCI receptacles by electrician.**



12. Windows: Aluminum double hung

Electrical

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- | | | |
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1. Service Size Amps: 200 Volts: 120-240 VAC
2. Service: Aluminum - **Surface coating of service cable is cracked/deteriorated and may allow water to penetrate inside the cable, recommend replacement of cable by electrician.**



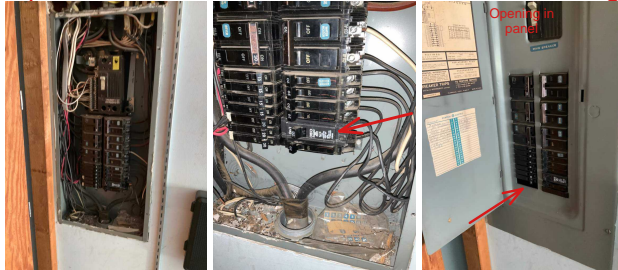
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Non-metallic sheathed cable
6. Ground: Plumbing and rod in ground
7. Smoke Detectors: Present - **Smoke Detectors should be installed on every floor and every bedroom.**

Garage Electric Panel

Electrical (Continued)

8. Manufacturer: General Electric - Different manufacturer's breaker noted in GE electrical panel, per GE specifications only GE breakers are permitted in panel, recommend replacement of breaker by electrician.

Open knock-out hole, recommend inserting blank-out cap to close off opening



9. Maximum Capacity: 200 Amps
10. Main Breaker Size: 200 Amps
11. Breakers: CU/AL
12. Is the panel bonded? Yes No

Structure

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1. Structure Type: Wood frame
2. Foundation: Block - Hole/opening noted on block foundation at left side of house, recommend sealing/repair of hole to reduce the risk of critters/insects/moisture entering the house



Structure (Continued)

3. Floor/Slab: Poured slab - Uneven settling noted on concrete slab in laundry room and garage, there was no evidence of cracks/ separation on walls or ceiling in that area at the time of inspection, this may be an indication that there is no current movement of concrete slab, recommend further evaluation and repair/sealing cracks as needed by concrete contractor.



4. Stairs/Handrails: Wood stairs with metal handrails

Attic

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Main Attic

1. Method of Inspection: In the attic
2. Unable to Inspect: 70% - Insulation was installed between rafters of roof, unable to view roof structure/decking.



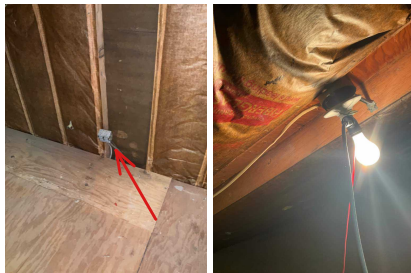
3. Roof Framing: Rafter - Pull down attic stairs are difficult to close, recommend repair/adjustment to allow for easier operation

Attic (Continued)

Roof Framing: (continued)



- 4. Sheathing: Plywood
- 5. Ventilation: Gable vents
- 6. Insulation: Batts, Blown in - Insulation was installed between the rafters on roof, this may compromise attic ventilation, recommend further evaluation and improve insulation configuration in attic area by insulation contractor.
- 7. Insulation Depth: 6, 10
- 8. Wiring/Lighting: 120 VAC - Loose receptacle and light fixture, recommend repair by electrician to reduce the risk of shock.



Air Conditioning

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Main AC System

- 1. A/C System Operation: Functional
- 2. Condensate Removal: PVC
- 3. Exterior Unit: Pad mounted
- 4. Manufacturer: Bryant
- 5. Model Number: 113ANA042-C Serial Number: 2922E13983
- 6. Area Served: Whole building Approximate Age: 1 year
- 7. Fuel Type: 120-240 VAC Temperature Differential: N/A

Air Conditioning (Continued)

8. Type: Heat Pump w/ Electric backup Capacity: 3.5 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Suction line and liquid line
11. Electrical Disconnect: Breaker disconnect
12. Exposed Ductwork: Metal
13. Blower Fan/Filters: Direct drive with disposable filter
14. Thermostats: Individual

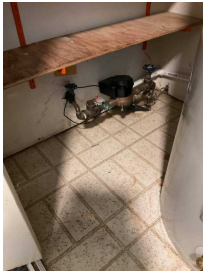
Plumbing

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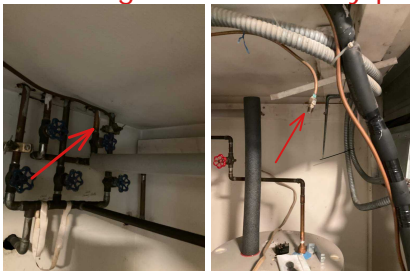
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1. Service Line: Copper
2. Main Water Shutoff: Utility closet



3. Water Lines: Copper - **Water line was disconnected from saddle valve, recommend removing saddle valve by plumbing contractor to reduce the risk of leaks.**



4. Drain Pipes: Cast iron

Plumbing (Continued)

5. Service Caps: Accessible - Missing cap for exterior vent/trap, recommend installation of cap to reduce the risk of debris entering drain line.

Due to the age of the house, recommend having a sewage lateral inspection performed to determine if there are any blockage/damage to main drain line



6. Vent Pipes: Copper

Utility Room Water Heater

7. Water Heater Operation: Adequate - Water heater is nearing the end of it's design life, average life span of water heaters are 10-13 years, recommend monitoring/budgeting for replacement.



8. Manufacturer: A.O. Smith
9. Model Number: ECT 52 200 Serial Number: 0949A014165
10. Type: Electric Capacity: 50 Gal.
11. Approximate Age: 14 years Area Served: Whole building
12. TPRV and Drain Tube: PVC

Bathroom

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2nd floor main Bathroom

1. Ceiling: Paint
2. Walls: Paint - **Damaged drywall behind bathroom door, recommend repair of drywall by contractor.**



3. Floor: Tile - **Loose tile noted, recommend repair to prevent further damage.**

Recommend Sealing/caulking between floor and tub surround to reduce the risk of water damage.



4. Doors: Hollow wood
5. Windows: Aluminum double hung
6. Electrical: 120 VAC - **Non-GFCI outlet in bathroom, recommend installation by electrician to reduce the risk of shock.**
7. Counter/Cabinet: Laminate and wood
8. Sink/Basin: Molded single bowl
9. Faucets/Traps: Moen fixtures with a metal trap - **Signs of past water leakage/damage noted underneath sink, area was dry at time of inspection, and there were no leaks noted at time of inspection, recommend replacement of damaged material as needed by contractor.**

Bathroom (Continued)

Faucets/Traps: (continued)



- 10. Tub/Surround: Fiberglass tub and fiberglass surround
- 11. Toilets: 1 1/2 Gallon Tank
- 12. HVAC Source: Heating system register
- 13. Ventilation: Window

Primary bath Bathroom

- 14. Ceiling: Paint
- 15. Walls: Paint
- 16. Floor: Tile - **Gap between shower pan and floor, recommend sealing/caulking area as needed to reduce the risk of water damage.**



- 17. Doors: Hollow wood
- 18. Windows: Aluminum double hung
- 19. Electrical: 120 VAC - **Non-GFCI outlet in bathroom, recommend installation by electrician to reduce the risk of shock.**



- 20. Counter/Cabinet: Laminate and wood
- 21. Sink/Basin: Molded single bowl
- 22. Faucets/Traps: Moen fixtures with a metal trap

Bathroom (Continued)

23. Shower/Surround: Fiberglass pan and fiberglass surround - **Shower pan not pitched properly to the drain, water collects at front of shower pan, recommend further evaluation and repair as needed by contractor to reduce the risk of water damage.**



24. Toilets: 1 1/2 Gallon Tank
 25. HVAC Source: Heating system register
 26. Ventilation: Window

1st floor Powder Half Bathroom

27. Ceiling: Paint
 28. Walls: Paint
 29. Floor: Tile
 30. Doors: Hollow wood
 31. Electrical: 120 VAC - **Non-GFCI outlet in bathroom, recommend installation by electrician to reduce the risk of shock.**



32. Counter/Cabinet: Laminate and wood
 33. Sink/Basin: Molded single bowl
 34. Faucets/Traps: Moen fixtures with a metal trap - **Hot and cold reversed on faucet, recommend repair by plumber to reduce the risk of injury.**



35. Toilets: 1 1/2 Gallon Tank
 36. HVAC Source: Heating system register
 37. Ventilation: Electric ventilation fan

Kitchen

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1st Floor Kitchen

1. Cooking Appliances: General Electric
2. Ventilator: General Electric
3. Disposal: In-Sinkerator
4. Dishwasher: Whirlpool
5. Air Gap Present? Yes No
6. Trash Compactor: Caloric - Inoperative at time of inspection, recommend replacement/removal



7. Microwave: General Electric
8. Sink: Stainless Steel
9. Electrical: 120 VAC - Non-GFCI outlets noted in kitchen, recommend installation by electrician to reduce the risk of shock.



10. Plumbing/Fixtures: PVC
11. Counter Tops: Formica
12. Cabinets: Laminate and composite materials

Kitchen (Continued)

13. Ceiling: Paint - **Water damage noted on ceiling, area was dry at time of inspection, 2nd floor bathroom was above area, this may be due to past water leaks, recommend further evaluation to determine if water leak was repaired properly and repair/replace water damaged material by contractor.**



14. Walls: Paint and tile
 15. Floor: Carpet
 16. Windows: Aluminum double hung
 17. HVAC Source: Heating system register

Bedroom

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4 bedrooms Bedroom

1. Closet: Walk In and Large
 2. Ceiling: Paint
 3. Walls: Paint - **Water staining noted in primary and rear bedrooms, underneath windows and ceiling, all water stains were dry at time of inspection, recommend further evaluation/monitoring water stains to determine if areas are still leaking and repair/replace any water damaged materials as needed by contractor.**



Bedroom (Continued)

Walls: (continued)



- 4. Floor: Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture
- 5. Doors: Hollow wood
- 6. Windows: Aluminum double hung
- 7. Electrical: 120 VAC
- 8. HVAC Source: Heating system register

Living Space

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Living Room, Dining Room, Family Room Living Space

- 1. Closet: Single - Closet door for utility closet was off the track, recommend repair/adjustment to allow for easier operation.



Living Space (Continued)

2. Ceiling: Paint - Water staining/water damage noted in living room and foyer area, all areas were dry at time of inspection, water damage in foyer the area above is the primary bathroom, recommend further evaluation to determine if plumbing leaks were properly repaired and repair/replacement of water damaged materials by contractor.

Recommend repair/replacement of water damaged material in living room by contractor.



3. Walls: Paint - Cracks noted in drywall over doorways in dining and living room, recommend repair of cracks by painting contractor



4. Floor: Carpet
5. Doors: Hollow wood
6. Windows: Aluminum double hung
7. Electrical: 120 VAC
8. HVAC Source: Heating system register

Laundry Room/Area

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1st Floor Laundry Room/Area

1. Closet: Single
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Vinyl floor covering
5. Doors: Hollow wood
6. Windows: Aluminum double hung
7. Electrical: 120 VAC - Non-GFCI outlet in laundry room, recommend installation by electrician to reduce the risk of shock.



8. Washer Hose Bib: Rotary - Signs of past water leaks near washing machine drain line, area was dry at time of inspection, recommend repair/replacement of water damaged material by contractor.



9. Washer and Dryer Electrical: 110-240 VAC
10. Dryer Vent: Metal flex

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Asphalt - Cracking/uneven settling noted near garage area, recommend evaluation and repair as needed by asphalt contractor to prevent further damage.
2. Steps/Stoops: Concrete - Rear concrete steps have settled away from house and has created a high/uneven step, recommend repair by concrete contractor to reduce the risk of injury.
3. Porch: Concrete - Front concrete slab has settled towards house's foundation, this creates a high step to front door and may be prone to water build up near foundation, recommend evaluation and repair by concrete contractor.
4. Grading: Negative slope - Improper soil slope towards foundation, recommend improving grading by landscaping contractor to help keep water away from house foundation.

Exterior

5. Exterior Lighting: Surface mount - Missing cover at exterior light, recommend installation of cover/replacement of light fixture by contractor.
6. Exterior Electric Outlets: None - No exterior receptacles were installed, recommend installation of exterior GFCI receptacles by electrician

Roof

7. Main Roof Surface Material: Asphalt shingle - Newer shingles were installed on roof, there was no ridge vent installed on roof, most shingle manufacturer's specifications require a ridge vent to be installed, this may void the shingle manufacturer's warranty, recommend further evaluation of ventilation of attic and improve ventilation as needed by roofing contractor
8. Gutters: Aluminum - Loose nails/sagging gutters/debris noted in gutters, recommend cleaning and realigning and fastening of gutters by gutter contractor to ensure proper exterior drainage.
9. Downspouts: Aluminum - Recommend adding extensions to downspouts to help keep water away from house foundation.

Garage/Carport

10. Attached Garage Garage Doors: Metal - Damage garage door noted, area was buckling while the garage door was open, recommend further evaluation and repair/replace damaged door panels as needed by garage door contractor
11. Attached Garage Ceiling: Paint - Damaged drywall noted on ceiling, recommend repair/replacement of damaged drywall by contractor to comply with fire separation requirements between garage and livable space.

Electrical

12. Smoke Detectors: Present - Smoke Detectors should be installed on every floor and every bedroom.
13. Garage Electric Panel Manufacturer: General Electric - Different manufacturer's breaker noted in GE electrical panel, per GE specifications only GE breakers are permitted in panel, recommend replacement of breaker by electrician.

Marginal Summary (Continued)

Manufacturer: (continued)

Open knock-out hole, recommend inserting blank-out cap to close off opening

Structure

14. Floor/Slab: Poured slab - Uneven settling noted on concrete slab in laundry room and garage, there was no evidence of cracks/ separation on walls or ceiling in that area at the time of inspection, this may be an indication that there is no current movement of concrete slab, recommend further evaluation and repair/sealing cracks as needed by concrete contractor.

Attic

15. Main Attic Unable to Inspect: 70% - Insulation was installed between rafters of roof, unable to view roof structure/decking.
16. Main Attic Roof Framing: Rafter - Pull down attic stairs are difficult to close, recommend repair/adjustment to allow for easier operation
17. Main Attic Insulation: Batts, Blown in - Insulation was installed between the rafters on roof, this may compromise attic ventilation, recommend further evaluation and improve insulation configuration in attic area by insulation contractor.

Plumbing

18. Water Lines: Copper - Water line was disconnected from saddle valve, recommend removing saddle valve by plumbing contractor to reduce the risk of leaks.
19. Service Caps: Accessible - Missing cap for exterior vent/trap, recommend installation of cap to reduce the risk of debris entering drain line.

Due to the age of the house, recommend having a sewage lateral inspection performed to determine if there are any blockage/damage to main drain line

20. Utility Room Water Heater Water Heater Operation: Adequate - Water heater is nearing the end of it's design life, average life span of water heaters are 10-13 years, recommend monitoring/budgeting for replacement.

Bathroom

21. 2nd floor main Bathroom Walls: Paint - Damaged drywall behind bathroom door, recommend repair of drywall by contractor.
22. 2nd floor main Bathroom Floor: Tile - Loose tile noted, recommend repair to prevent further damage.

Recommend Sealing/caulking between floor and tub surround to reduce the risk of water damage.

23. 2nd floor main Bathroom Faucets/Traps: Moen fixtures with a metal trap - Signs of past water leakage/damage noted underneath sink, area was dry at time of inspection, and there were no leaks noted at time of inspection, recommend replacement of damaged material as needed by contractor.
24. 2nd floor main Bathroom Ventilation: Window
25. Primary bath Bathroom Floor: Tile - Gap between shower pan and floor, recommend sealing/caulking area as needed to reduce the risk of water damage.

Marginal Summary (Continued)

26. Primary bath Bathroom Ventilation: Window
27. 1st floor Powder Half Bathroom Faucets/Traps: Moen fixtures with a metal trap - Hot and cold reversed on faucet, recommend repair by plumber to reduce the risk of injury.

Kitchen

28. 1st Floor Kitchen Trash Compactor: Caloric - Inoperative at time of inspection, recommend replacement/removal
29. 1st Floor Kitchen Ceiling: Paint - Water damage noted on ceiling, area was dry at time of inspection, 2nd floor bathroom was above area, this may be due to past water leaks, recommend further evaluation to determine if water leak was repaired properly and repair/replace water damaged material by contractor.

Bedroom

30. 4 bedrooms Bedroom Walls: Paint - Water staining noted in primary and rear bedrooms, underneath windows and ceiling, all water stains were dry at time of inspection, recommend further evaluation/monitoring water stains to determine if areas are still leaking and repair/replace any water damaged materials as needed by contractor.

Living Space

31. Living Room, Dining Room, Family Room Living Space Closet: Single - Closet door for utility closet was off the track, recommend repair/adjustment to allow for easier operation.
32. Living Room, Dining Room, Family Room Living Space Ceiling: Paint - Water staining/water damage noted in living room and foyer area, all areas were dry at time of inspection, water damage in foyer the area above is the primary bathroom, recommend further evaluation to determine if plumbing leaks were properly repaired and repair/replacement of water damaged materials by contractor.

Recommend repair/replacement of water damaged material in living room by contractor.

33. Living Room, Dining Room, Family Room Living Space Walls: Paint - Cracks noted in drywall over doorways in dining and living room, recommend repair of cracks by painting contractor

Laundry Room/Area

34. 1st Floor Laundry Room/Area Washer Hose Bib: Rotary - Signs of past water leaks near washing machine drain line, area was dry at time of inspection, recommend repair/replacement of water damaged material by contractor.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Entire House Exterior Surface Type: Fibrous Cement Siding - **Damage/ loose/ cracked cement siding noted in numerous areas of the house, due to the age of the house cement siding may contain asbestos, recommend further evaluation and repair/replaces siding as needed by siding contractor.**
2. Patio Door: Metal glass entry door, wood sliding - **Water damage noted on exterior trim of laundry room entry door, recommend repair/replacement of damaged trim as needed by contractor to prevent further water damage.**

Water damage noted on the interior jamb of wood sliding door, area was dry at time of inspection, recommend repair/replacement of water damage wood/ there may be the need for possible replacement of door.

Seal failure noted in glass in sliding door, recommend replacement of glass by glass contractor.

Trim on exterior laundry room door is broken, pulling away from door, recommend repair/replacement of door as needed.

3. Windows: Aluminum double hung - **Numerous windows in the house have damaged trim, are difficult to operate/signs of past water leaks, recommend further evaluation and replace all damaged windows as needed by window contractor.**

Garage/Carport

4. Attached Garage Electrical: 120 VAC - **Non GFCI receptacles in garage, recommend installation of GFCI receptacles by electrician.**

Electrical

5. Service: Aluminum - **Surface coating of service cable is cracked/deteriorated and may allow water to penetrate inside the cable, recommend replacement of cable by electrician.**

Structure

6. Foundation: Block - **Hole/opening noted on block foundation at left side of house, recommend sealing/repair of hole to reduce the risk of critters/insects/moisture entering the house**

Attic

7. Main Attic Wiring/Lighting: 120 VAC - **Loose receptacle and light fixture, recommend repair by electrician to reduce the risk of shock.**

Bathroom

8. 2nd floor main Bathroom Electrical: 120 VAC - **Non-GFCI outlet in bathroom, recommend installation by electrician to reduce the risk of shock.**

Defective Summary (Continued)

9. Primary bath Bathroom Electrical: 120 VAC - Non-GFCI outlet in bathroom, recommend installation by electrician to reduce the risk of shock.
10. Primary bath Bathroom Shower/Surround: Fiberglass pan and fiberglass surround - Shower pan not pitched properly to the drain, water collects at front of shower pan, recommend further evaluation and repair as needed by contractor to reduce the risk of water damage.
11. 1st floor Powder Half Bathroom Electrical: 120 VAC - Non-GFCI outlet in bathroom, recommend installation by electrician to reduce the risk of shock.

Kitchen

12. 1st Floor Kitchen Electrical: 120 VAC - Non-GFCI outlets noted in kitchen, recommend installation by electrician to reduce the risk of shock.

Laundry Room/Area

13. 1st Floor Laundry Room/Area Electrical: 120 VAC - Non-GFCI outlet in laundry room, recommend installation by electrician to reduce the risk of shock.