
Confidential Inspection Report

Property: 926 PIERCE ARROW

Client: JIM WINSLOW

Type Inspection: RESIDENTIAL

Order Number: C603

Inspected: 10-3-06

Each section below contains a listing of specific non-cosmetic deficiencies that might have been found in that section of the property and a classification of the type and degree of each deficiency.

Of the items evaluated in each area, the property appeared in good working condition except for the following checked items ("X"d), the coded items in the "Rooms/Bathrooms" section, and the list of additional items near the end of the report. Major "plusses" of the property may be listed at the end of the report.

Although classification by type and degree is strictly an opinion of our firm and some categories overlap, a good faith effort has been made to classify according to the predominant or most likely involvement using the following codes:

<u>Type of Deficiency</u>	<u>Degree of Deficiency</u>
S = Safety	A = Very Important
M = Maintenance	B = Moderately important
P = Peripheral	C = Marginally important

Of the items evaluated in each area, the property appeared in good working condition except for the following checked items ("X"d), the coded items in the "Rooms/Bathrooms" section, and the list of additional items near the end of the report. Major "plusses" may exist at the end of the report, if applicable.

EXTERIOR

- 41 Snow cover on exterior allows only peripheral, if any, evaluation of much of exterior.
 Some non-original construction has been done on this property. We recommend that an anonymous check be made with the applicable municipality's building and housing division to see when this address was last permitted without revealing your reasons.
- 43 No gutter over entry at eave (S, A).
 Some rain gutter components may be likely to leak.
 Substantial debris in gutters (M, B).
- 44 Some downspouts missing (M, B).
- 45 No extensions on downdrains (M, B).
- 50 Wood at soil at front porch/stoops/stairs (M, A).
 Trip hazard: non-uniform/<11" treads/short step/covering deteriorated/projecting at front porch/stoops/stairs (S, A).
- 52 Rail/stair rail/rail components missing/ungraspable/broken continuity/loose--front porch/stoops/stairs (S, A).
- 53 Stair related concerns exist at the front porch: Stairs poor lit/spacing between balusters on rail too wide (S, A)
- 54 Storm or screen door automatic closer in disrepair (P, B).
 Screen door has torn screen/broken window/hardware disrepair (P, B).
- 57 Concrete surface broken on walks (M, A).
 Trip hazard on walks due to settling and/or buckling (S, A).
- 59 Minor cracks in foundation--probably represent primarily a cosmetic concern--patch (M, A).
- 63 Grading around perimeter of house flat or toward house (M, B).
- 64 Minor/Major paint peeling in some exterior areas (M, B).
- 65 Window screens missing (M, C).
- 66 Some double pane windows have evidence of condensation (M, C).
 Some windows cracked/broken (M, B).
- 67 Exterior wood around window(s) deteriorating (M, B).
- 70 Basement window(s) wood deteriorating (S, A).
- 71 Inadequate window wells (M, A).
- 75 Exterior outlet not properly weatherstripped (S, A).
 Exterior switch not properly weatherstripped (S, A).
- 76 Faucet splashblocks recommended (M, B).
- 77 Air conditioning unit(s) not level (M, A). This results in a less efficiently operating unit and many times results in a shorter useful life of the unit.
- 78 Outdoor temperature too cool to allow for evaluation of central air conditioning.
 Air conditioning oil heating elements not on for at least 24 hours prior to inspection and so air conditioning not evaluated.
- 80 Building/Trees/Antenna touching electrical service line to house (S, A).
 Non-conducted wire appears too close to ground level (S, A). Check if can conduit without complete exterior upgrade.
- 101 Concrete surface broken on driveway (M, A).
 Trip hazard on driveway due to settling and/or buckling (S, A).
- 102 Driveway slopes toward garage without opportunity for drainage (M, A).
- 103 Weep holes do not exist in retaining walls (M, A).
 Retaining wall shows signs of being slightly out of plumb (watch/check periodically for additional settlement after take preventative action --e.g., drill weep holes, eliminate uphill pressure etc) (S, A).
- 105 Minor damage to fence (P, C).
 Moderate damage to fence (M, B).
- 107 No drainage ditch or catch basin above building on uphill grade to divert water around house (M, A).