

**JAV
ESTIMATING
SERVICES, INC**

SAMPLE

HOME INSPECTION REPORT

JANUARY 1, 2010

REPORT NUMBER- 100100

FOR-JOHN AND JANE DOE

**AGENT- THE BEST REALTOR
ABC REALTY**

**FOR THE PROPERTY LOCATED AT-
12345 ABC STREET
RENO, NEVADA**

**THIS IS A RESIDENTIAL INSPECTION OF A 3 BEDROOM, 2.5 BATH
HOME AT THE ADDRESS NOTED ABOVE. THIS HOME IS APPROXIMATELY
35 YEARS OLD.**

**JAMES "AARON" VIVIANO
3422 SNAKE RIVER DRIVE
RENO, NEVADA 89503
(775) 322-9777**

**NEVADA CERTIFIED MASTER INSPECTOR #0018
ICBO/ICC BUILDING INSPECTOR #869937-B5
ICBO/ICC COMBINATION DWELLING INSPECTOR #869937-56
ICBO/ICC ACCESSIBILITY/USABILITY INSPECTOR #869937-21
NEVADA CONTRACTORS LICENSE #0038471
NEVADA RESIDENTIAL DESIGNER 187-P
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SUMMARY OF CONDITION

12345 ABC STREET, RENO, NEVADA
STRUCTURAL, HEALTH OR SAFETY CONDITIONS

CONSULT THE APPROPRIATE CONTRACTORS OR SPECIALISTS TO VIEW THE INDIVIDUAL SYSTEMS AND REPAIR THEM AS NEEDED. REPAIRS INCLUDE BUT ARE NOT LIMITED TO:

1. ELECTRICAL

- A- **BOND 220**- TIE 220 PAIRS OF BREAKERS TOGETHER AT MAIN PANEL FOR SIMULTANEOUS TRIP AS REQUIRED
- B- **COVER**- INSTALL PROPER COVER PLATE AT THE OPEN JUNCTION BOX AT THE GARAGE CEILING
- C- **LABELS**- INSTALL PROPER LABELS TO SHOW CONTROL OF BREAKERS AT THE MAIN PANEL

2. PLUMBING

- A- **LEAK KITCHEN DRAIN**- REPAIR THE LEAK AT THE TRAP ARM UNDER THE KITCHEN SINK
- B- **LEAK UPPER BATH SINK**- REPAIR THE LEAK AT THE TRAP ARM UNDER THE BATH SINK
- C- **LEAK WATER HEATER VALVE** – REPAIR THE LEAK AT THE COLD WATER SHUT OFF ABOVE THE WATER HEATER
- D- **LEAK SUPPLY LINE**- REPAIR THE LEAK CAUSED BY NAIL PUNCTURE AT A SUPPLY LINE UNDER THE KITCHEN
- E- **LEAK CLEAN OUT**-REPAIR THE LEAK AT THE ABS CLEAN OUT AREA BELOW THE KITCHEN
- F- **SPIGOT**- SECURE THE EXTERIOR FAUCETS TO PREVENT MOVEMENT OF PIPES AND DAMAGE.
- G- **AIR GAP**- INSTALL PROPER AIR GAP AT THE DISHWASHER DRAIN LINE TO PREVENT BACK SIPHONING OF WASTE FROM DISPOSAL INTO WASHER UNIT.
- H- **ROCKING TOILET**- THE TOILET IN THE UPPER HALL BATH IS NOT SECURED PROPERLY AND CAN ROCK. PROPERLY SECURE TOILET AND REPLACE SEAL DUE TO MOVEMENT OF TOILET.

3. INTERIOR

- A- **SELF**- THE SELF CLOSING DEVICE IS NOT OPERABLE ON THE FIRE DOOR BETWEEN THE GARAGE AND THE LOWER BONUS ROOM. REPAIR AS NEEDED
- B- **BROKEN WINDOW**- REPAIR THE BROKEN OPERABLE SINGLE PANE PANEL AT THE LOWER ½ BATH
- C- **FIRE WALL**- REPAIR THE SHEETROCK AT THE GARAGE CEILING TO REESTABLISH THE FIRE WALL SEPARATION BETWEEN GARAGE AND THE BEDROOMS ABOVE.

4. CRAWL AREA

- A- **DEBRIS**- REMOVE WOOD AND CELLULOSE DEBRIS PRESENT UNDER THE HOME.
- B- **VAPOR**- INSTALL VAPOR BARRIER WHERE MISSING UNDER THE HOME
- C- **EARTH TO WOOD**- REMOVE EARTH TO WOOD CONTACTS AT THE SUPPORTING BLOCKS AT THE FAMILY ROOM- EAST WALL, UNDER THE FOOTING AT THE KITCHEN WEST WALL AND UNDER THE KITCHEN AT THE NORTH SIDE.
- D- **GIRDER**- INSTALL PROPER SHIMS TO SUPPORT THE GIRDER END AT THE FOUNDATION BEAM POCKET UNDER LIVING ROOM, SOUTH SIDE.

**MAINTENANCE
SUGGESTED NON-STRUCTURAL
NOT REQUIRED**

1. ANNUAL MAINTENANCE OF ALL SYSTEMS IS SUGGESTED TO EXTEND THE LIFE OF THE STRUCTURE AND THE INDIVIDUAL SYSTEMS CONTAINED WITHIN, INCLUDING: ROOF, HEATING SYSTEM, PLUMBING SYSTEM, ETC.
2. MAINTAIN ALL WEATHER-STRIPPING TO REDUCE HEATING AND COOLING COSTS
3. CHECK SMOKE DETECTORS OFTEN
4. SERVICE FURNACE ANNUALLY AND CHECK THE STATUS OF HEAT EXCHANGERS AND SAFETY DEVICES THAT ARE PRESENT IN THE HEATING SYSTEM.
5. CLEAN FLUES ANNUALLY
6. MAKE COSMETIC REPAIRS AS NEEDED OR DESIRED
7. MAINTAIN PAINT, STAIN AND WATERPROOFING OF EXTERIOR MATERIALS TO EXTEND LIFE.
8. MAINTAIN CAULKING OR GROUT AT FLOOR UNIONS AT SHOWER/TUBS, WITHIN SHOWER AND TUB ENCLOSURES, COUNTERTOPS, SPLASHES, OR AREAS WHERE WATER MAY ACCESS AND CAUSE PREMATURE DETERIORATION OR WATER DAMAGE
9. REMOVE HOSES FROM EXTERIOR SPIGOTS, PROPERLY WINTERIZE SPRINKLERS AND COOLERS AS NEEDED TO PREVENT DAMAGE WHEN FREEZING MONTHS ARE PRESENT.
10. WATCH FOR FALLING SNOW, ICE AND SLIPPERY AREAS DURING WINTER MONTHS.
11. OFFER OR MAINTAIN ADEQUATE CLEARANCE FROM GROUND TO SIDING MATERIALS.

RESIDENTIAL INSPECTION CHECKLIST

BUYER: DOE
LOCATION: 12345 ABC STREET
RENO, NEVADA

DATE: 01/01/10 **TEMP: 30**
AGENT: THE BEST REALTOR WEATHER: CLR
ABC REALTY

<u>ROOM</u>	<u>ITEM</u>	<u>TYPE/MATERIALS</u>	<u>CONDITION</u>	
KITCHEN/NOOK	WALLS	SHEETROCK	OK	
	CEILING	SHEETROCK	OK	
	DOORS		N/A	
	WINDOWS		N/A	
	SCREENS		N/A	
	FLOOR	WOOD TYPE FLOORING		
	CABINETS	WOOD	OK	
	ELECTRICAL	OUTLETS		OK
		SWITCHES		OK
		LIGHTS		OK
		GFCI		N/A
	EXHAUST	EXTERIOR VENT	OK	
	STOVE/OVEN	ELECTRIC- OPERABLE -NO CHECK MADE TO SELF CLEANING, TIMED COOK, PROBES, TIMERS, LIGHTS, TEMPERATURE LEVELS, ETC.		
	MICROWAVE-	N/A		
	DISHWASHER	NO AIR GAP OR LOOP IN DRAIN LINE. SEE PHOTO #1		
	DISPOSAL			OPERABLE
	TRASH COMPACTOR			N/A
	SINK	DOUBLE		OK
	FAUCET	NO LEAKS NOTED		OK
	VISIBLE PLUMBING-	LEAK AT TRAP ARM UNDER SINK		
	WATER SOFTENER			N/A
	INSTANT HOT WATER UNIT			N/A
	HEAT REGISTERS-			IN PLACE
	SPECIAL NOTES:			
	DINING ROOM	WALLS	SHEETROCK-PATCHING	
		CEILING	SHEETROCK	OK
DOORS			N/A	
WINDOWS			N/A	
SCREENS			N/A	
FLOOR		CARPET	OK	
ELECTRICAL		OUTLETS		OK
		SWITCHES		OK
		LIGHTS		OK
CEILING FAN				N/A
HEAT REGISTERS-				IN PLACE
SPECIAL NOTES:				
LIVING ROOM	WALLS	SHEETROCK	OK	
	CEILING	SHEETROCK	OK	
	DOORS		N/A	
	WINDOWS	SINGLE PANE + STORM		
	SCREENS	1 MISSING		
	FLOOR	CARPET	OK	
	ELECTRICAL	OUTLETS		OK
		SWITCHES		OK
		LIGHTS-SWITCHED OUTLET		OK
CEILING FAN			N/A	

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LIVING CONT	FIRE PLACE-	DAMPER OPERABLE. WATER MARKS/EFFLORESCENCE IN FIRE BOX INDICATES WATER TRACKS FROM EXTERIOR. MINOR CRACKS IN FIRE BOX AND AT EXTERIOR BRICK WORK.	
	WOOD STOVE		N/A
	HEAT REGISTERS-		IN PLACE
	SPECIAL NOTES:		
FAMILY ROOM	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK- PATCHING	
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	CARPET- HUMP AND SLOPE IN FLOOR. THERE WAS A OLD WOOD STOVE OR FIRE PLACE THAT HAS BEEN REMOVED. FLOORING IS UNEVEN AROUND MASONRY SUPPORT FROM THE CRAWL AREA. I WAS UNABLE TO VIEW SUB FLOOR DUE TO CARPET/FLOOR COVERINGS.	
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
	CEILING FAN		N/A
	FIRE PLACE		N/A
	WOOD STOVE		N/A
	HEAT REGISTERS-		IN PLACE
	SPECIAL NOTES:	NO CHECK MADE TO WINTERIZED EVAPORATIVE COOLER	
MASTER BEDROOM	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS	DAMAGED DOOR JAMB. DOOR DOES NOT LATCH	
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
	CEILING FAN		N/A
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
MASTER CLOSET	LIGHTS		N/A
	OTHER:	CLOSET DOORS COME OFF GUIDES	
BEDROOM 2 NE	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK

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BED 2 CONT		SWITCHES	OK
		LIGHTS	OK
		CEILING FAN	N/A
		HEAT REGISTERS	IN PLACE
		SPECIAL NOTES:	
BED 2 CLOSET	LIGHTS		N/A
	OTHER:		
BEDROOM 3 SE	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		CEILING FAN	N/A
	HEAT REGISTERS	IN PLACE	
	SPECIAL NOTES:		
BED 3 CLOSET	LIGHTS		N/A
	OTHER:		
BONUS ROOM DOWN	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		CEILING FAN	N/A
	HEAT REGISTERS	IN PLACE	
	SPECIAL NOTES:		
MASTER BATH	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	VINYL- HEAVING BY SHOWER/TOILET, NO DISCOLORATION	
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
	GFCI	N/A	

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MASTER BATH CONT			
	EXHAUST FAN		N/A
	TOILET		OPERABLE
	LAVATORY	NO VISIBLE LEAKS	OPERABLE
	SHOWER/TUB	CAULKING CHECKED	OK
	VISIBLE PLUMBING		OK
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
BATH 2 UP			
	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	DOUBLE PANE-DIRTY	OK
	SCREENS	IN PLACE	OK
	FLOOR	VINYL	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		GFCI	N/A
	EXHAUST FAN		N/A
	TOILET		ROCKS AT FLOOR
	LAVATORY	LEAK AT TRAP ARM UNDER SINK. SEE PHOTO#2	
	SHOWER/TUB	CAULKING CHECKED	OK
	VISIBLE PLUMBING		SEE ABOVE
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
BATH 3 ½ DOWN			
	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS	SINGLE PANE- BROKEN OPERABLE PANEL	
	SCREENS	IN PLACE	OK
	FLOOR	VINYL	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		GFCI	N/A
	EXHAUST FAN		N/A
	TOILET		OPERABLE
	LAVATORY	NO VISIBLE LEAKS	OPERABLE
	SHOWER/TUB		N/A
	VISIBLE PLUMBING		OK
	HEAT REGISTERS		NO HEAT SOURCE
	SPECIAL NOTES:		
HALLS			
	WALLS	SHEETROCK	OK
	CEILING	SHEETROCK- ATTIC ACCESS AT TOP AND BOTTOM OF STAIRS	
	DOORS		OK
	WINDOWS		N/A

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HALLS CONT			
	SCREENS		N/A
	FLOOR	CARPET	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
	DOOR BELL		OK
	THERMOSTAT- DEVICE ACTIVATED EQUIPMENT.		
	ALARM SYSTEM		N/A
	CEILING FAN		N/A
	HEAT REGISTERS		IN PLACE
	SPECIAL NOTES:		
LAUNDRY			
	WALLS	SHEETROCK- CONCRETE BLOCK. UNFINISHED	
	CEILING	SHEETROCK	OK
	DOORS		OK
	WINDOWS		N/A
	SCREENS		N/A
	FLOOR	VINYL	OK
	ELECTRICAL	OUTLETS	OK
		SWITCHES	OK
		LIGHTS	OK
		GFCI	N/A
	EXHASUT FAN		NO VENTILATION FOR ROOM
	WASHER/DRYER- NO CHECK MADE. ELECTRIC TYPE DRYER		
	UTILITY SINK		N/A
	HEAT REGISTERS		NO HEAT IN ROOM
	SPECIAL NOTES:		
GARAGE			
	WALLS	SHEETROCK-WATER MARKS BELOW BATH- CRAWL SPACE ACCESS AT SOUTH WALL	
	CEILING	SHEETROCK- HOLE IN SHEETROCK. SEE PHOTO #3- WATER MARKS BELOW BATH	
	DOORS	SELF CLOSING DEVICE NOT OPERABLE	
	WINDOWS	SINGLE PANE	OK
	SCREENS	IN PLACE	OK
	FLOOR	CONCRETE	OK
	ELECTRICAL	OUTLETS- MISSING COVER PLATE AT CEILING JUNCTION BOX	
		SWITCHES	OK
		LIGHTS	OK
		GFCI	N/A
	SPECIAL NOTES:		
HEATING/COOLING/WATER HEATER			
	HEATER –CONTRACTORS SHOULD BE CONTACTED TO CHECK THE STATUS OF HEATING EQUIPMENT. THE HEATER IS NOT DISMANTELED TO DETERMINE THE STATUS OF THE HEAT EXCHANGER. SEE PHOTO #4- OLDER UNIT. HAVE UNIT CHECKED ANNUALLY DUE TO AGE		
	TYPE- NATURAL GAS		

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EXTERIOR CONT			
	SWITCHES		N/A
	LIGHTS-OK-	NO CHECK MADE TO MOTION FIXTURES OR LANDSCAPE LIGHTING	
	GFCI		OK
	OTHER:		
FOUNDATION/CRAWL SPACE			
	FOOTINGS-WHERE VISIBLE		OK
	STEMWALL-CRACKS		
	PIERS/PADS—SUPPORTED	NEEDED AT SOUTH SIDE UNDER GIRDER END AT BEAM POCKET. SEE PHOTO #11	
	GIRDERS	SEE NOTES ABOVE	
	FLOOR JOISTS		OK
	SUB FLOOR		OK- WHERE VISIBLE
	INSULATION-	NONE INSTALLED. NOT TYPICAL FOR AGE. SUGGEST INSTALLING INSULATION AT PERIMETER FOUNDATION WALLS	
	DEBRIS		YES
	ELECTRICAL	OUTLETS	N/A
		SWITCHES	N/A
		LIGHTS	N/A
		GFCI	N/A
	HEAT DUCTS -		OK
	PLUMBING –SOME CORROSION,	LEAK AT CLEAN OUT AREA UNDER KITCHEN AND AT SUPPLY LINE UNDER KITCHEN. SEE PHOTO #9,10	
	PLUMBING SUPPORT		FAIR
	SUPPLY PIPE TYPE-	COPPER	
	DRAIN TYPE-	ABS	
	VENTILATION-	FAIR/POOR-	
	VAPOR BARRIER	MISSING AT SOME AREAS	
	ROT/FUNGUS-	NONE NOTED- CONSULT PEST INSPECTOR REGARDING FUNGUS RELATED ITEMS OR CONCERNS. EARTH TO WOOD CONTACTS UNDER KITCHEN FOOTING, KITCHEN FLOOR AND FAMILY ROOM EAST JOIST SUPPORTS	
	OTHER:		
ELECTRICAL SERVICE			
	THERE IS A MAIN PANEL LOCATED AT THE EXTERIOR OF THE BUILDING AT THE SOUTH SIDE. SEE PHOTO #12- 220 BREAKERS NOT BONDED FOR SIMULTANEOUS TRIP. LABELS MISSING		
	MAIN-100 AMPS		
	110 CIRCUITS- 15		
	220 CIRCUITS- 2		
	TYPE- BREAKERS		
	OPEN CIRCUITS- YES		
	GROUNDING-YES		
	SERVICE ENTRANCE- OVER HEAD		
	CLEAR OF VEGETATION- YES		
	WIRE TYPE: ROMEX		
	OTHER		

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WATER SERVICE- WATER SHUT OFF IS LOCATED AT THE CRAWL AREA SOUTH EAST CORNER. NO CHECK IS MADE TO THE SHUT OFF VALVE OR TO WATER PRESSURE. SEE PHOTO #13

GAS SERVICE- THE GAS METER IS LOCATED AT THE SOUTH SIDE. SEE PHOTO #14

SEWER/SEPTIC- WASTE LINES EXIT THE BUILDING TO THE EAST. WASTE CLEAN OUT IS PRESENT. SEE PHOTO #15

DECKS- N/A

FENCES- FAIR

DRIVEWAY/WALKS- CONCRETE- CRACKS, SPALLING. WATER MAY STAND

POOLS/SPA- CONSULT SPECIALIST IF INSTALLED

FUEL TANKS- NONE VISIBLE

YARD- WATER MAY COLLECT AT LOW AREAS AROUND THE PERIMETER OF THE HOME. NO CHECK MADE TO DRAINS OR SWALES. RETAINING WALLS INSTALLED AT BACK YARD.

SLOPE FROM HOUSE- FAIR

LOW AREAS- N/A



PHOTO #1 LEAK AT TRAP ARM UNDER KITCHEN SINK, NO LOOP OR AIR GAP IN DISHWASHER DRAIN



PHOTO#2 LEAK AT TRAP ARM UNDER BATH SINK UP STAIRS



PHOTO #3 HOLE IN SHEETROCK AT GARAGE CEILING/FIRE WALL. MISSING COVER AT JUNCTION BOX



PHOTO #4 HEATER AT GARAGE



PHOTO #5 LEAK AT WATER HEATER COLD WATER SHUT OFF VALVE



PHOTO #6 CRACKS, BRITTLE SHINGLES AT TOP LAYER AT SOME AREAS



PHOTO #7 MAINTAIN SEALANT AT WALL TO ROOF UNION ABOVE KITCHEN



PHOTO #8 EARTH TO WOOD CONTACTS UNDER HOME AT KITCHEN & FOOTING UNDER KIT.



PHOTO #9 LEAK AT SUPPLY LINE UNDER KITCHEN AT CRAWL AREA- NAIL PENETRATED PIPE



PHOTO#10 LEAK AT CLEAN OUT AREA UNDER KITCHEN SINK AT CRAWL AREA



PHOTO #11 GIRDER IS NOT BEARING ON FOOTING AT SOUTH NEAR LIVING ROOM FIRE PLACE.



PHOTO #12 ELECTRICAL PANEL SOUTH



PHOTO #13 WATER SHUT OFF AT CRAWL AREA EAST

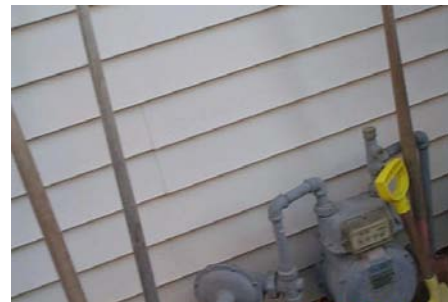


PHOTO #14 GAS METER SOUTH



PHOTO #15 WASTE CLEAN OUT EAST

PHOTO #16