

PROPERTY INSPECTION REPORT



**LEFT
COAST**

INSPECTIONS

INTERNACHI CERTIFIED

519 W Taylor St Spc 185

Santa Maria CA 93458

Inspection Prepared For:

Richard Jennette

Date of Inspection: 7/20/2026

Year Built: 1982 Size: 1152

Inspector: Darrell Clegg

W Fir Ave, Lompoc, CA 93436

Phone: 805-316-1299

Email: leftcoastinspections@gmail.com

COLOR CODED COMMENTS

BLUE= Items that are considered "safety" concerns. Or items that if not repaired could cause damage to the property. These items will appear in the summary.

ORANGE = Items that should be repaired to provide comfort and usability in the home.

GREEN = Normal maintenance suggestions that may benefit the home.

SUGGESTED REPAIRS

ANYWHERE IN THIS REPORT WHERE IT CALLS FOR REPAIRS, ADJUSTMENTS OR REPLACEMENTS THE INSPECTOR RECOMMENDS THAT THESE BE COMPLETED BY QUALIFIED CONTRACTORS TO ENSURE THEY ARE DONE CORRECTLY.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

INSPECTION and SITE DETAILS

1. Inspection Time

Observations:

- The Inspection started at 3:30 PM
- The inspection ended at 5:30 PM

2. Present at the Inspection

Observations:

- The seller did not attend the inspection.
- The seller's agent attended the early portion of the inspection.

3. Occupancy

Observations:

- The home was unoccupied and was empty of furniture at the time of the inspection.

4. Weather Conditions

Observations:

- During the inspection the weather was sunny.
- During the 2 days preceding the inspection the inspection the weather was generally sunny.

5. Year/Square Feet/Elevation

Observations:

- The home was originally constructed in approximately 1982
- Per Real Estate listing, the size of the home in square feet was approximately 1152
- The home was located at or near sea level.

6. Utilities/Ground Condition

Observations:

- All utilities were on at the time of the inspection.
- At the inspection, the ground was dry.

GENERAL INTERIOR

1. Wall Thermal Insulation

Observations:

- Exterior walls appeared to be framed with 2"x 4" providing cavities for thermal insulation approximately 3½ inches thick. Typically this would provide an R-value of R-11. This cannot be confirmed during a noninvasive inspection.

KITCHEN

1. Sink

Observations:

- The kitchen sink had functional flow and functional drainage at the time of the inspection.

2. Garbage Disposal

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

3. Dishwasher

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

4. Receptacles

Observations:

- **At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen, but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6' of a plumbing fixture. This can be achieved by:**
 1. Replacing the current receptacles with GFCI receptacles.
 2. Replacing the receptacle nearest the service panel with a GFCI receptacle.
 3. Replacing the breakers currently protecting the electrical circuits with GFCI breakers.**(ALL RECEPTACLES WITHIN 6' OF WATER SOURCE)**

5. Range

Observations:

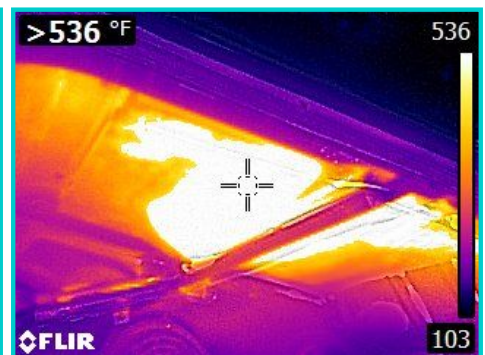
- The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.



All burners lit



bake heated up



broil heated up

6. Range Condition

Observations:

- The range was equipped with an anti-tip device designed to prevent overturning.

7. Range Hood

Observations:

- The exhaust vent of the range hood discharged exhaust to the home exterior.
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

LAUNDRY ROOM

1. Location

Observations:

- Laundry room was off the hallway.

2. Gas Shut-off

Observations:

- The gas shutoff for the dryer is shown in the photo.



gas shutoff valve

LIVING ROOM

1. Ceiling Fan

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fan in the living room.

2. Window Condition

Observations:

- **A window in this room had a damaged and/or deteriorated sill at the time of the inspection. The Inspector recommends repair.**



minor damage here

HALLWAY

1. Smoke/CO Detectors

Observations:

- Smoke detector placement appeared to be adequate and responded to the "having power" test button. Smoke detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely.
- CO detector placement appeared to be adequate and responded to the "having power" test button. CO detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with CO and is beyond the scope of this inspection. Battery operated CO alarms should be checked routinely and the batteries changed frequently.



Smoke detector here



CO detector here

WINDOWS

1. Window Type

Observations:

- The home had single pane (aluminum) windows.
- Most windows in the home were (sliding).

PRIMARY BEDROOM

1. Smoke/CO Detectors

Observations:

- Smoke detector placement appeared to be adequate and responded to the "having power" test button. Smoke detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely.



smoke detector here

NORTH WEST BEDROOM

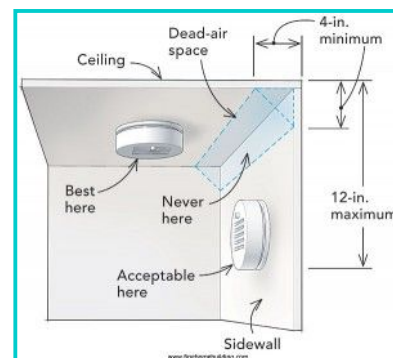
1. Smoke/CO Detectors

Observations:

- The smoke detector appeared to be improperly placed. Manufactures recommend placing detectors near the sleeping areas. The Inspector recommends correction. Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.



must be between 4 & 12 inches of ceiling



proper placement of smoke detector

2. Window Condition

Observations:

- A window in this room had a damaged and/or deteriorated sill at the time of the inspection. The Inspector recommends repair.



minor damage here

PRIMARY BATHROOM

1. Bathroom Configuration

Observations:

- This bathroom contained a sink in a cabinet, a toilet, and a shower.

2. Sinks

Observations:

- This bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Cabinets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

4. Counters

Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

5. GFCI Receptacles

Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection.

6. Toilet Type/Operation

Observations:

- This bathroom had a low flow toilet installed that used a maximum of 1.28 gallons per flush.

7. Shower

Observations:

- The shower had functional flow and functional drainage at the time of the inspection.

8. Bathroom Ventilation

Observations:

- Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior.

HALL BATHROOM

1. Bathroom Configuration

Observations:

- This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

2. Sinks

Observations:

- This bathroom sink had functional flow and functional drainage at the time of the inspection.

3. Cabinets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

4. Counters

Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

5. GFCI Receptacles

Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection.

6. Toilet Type/Operation

Observations:

- This bathroom had a low flow toilet installed that used a maximum of 1.28 gallons per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.

7. Toilet Condition

Observations:

- In the hall bathroom, the toilet was loose at the floor and should be repaired.



loose at floor

8. Bath Tubs

Observations:

- The tub had functional flow and functional drainage at the time of the inspection.
- The tub drain was severely corroded. Suggest replacement.



corrosion here

9. Shower

Observations:

- The shower had functional flow and functional drainage at the time of the inspection.

10. Bathroom Ventilation

Observations:

- Although this bathroom had a window, no exhaust fan was installed to exhaust moist air. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior.

CARPORT

1. Carport Description

Observations:

- The home had a two-car attached carport.

2. Carport General Condition

Observations:

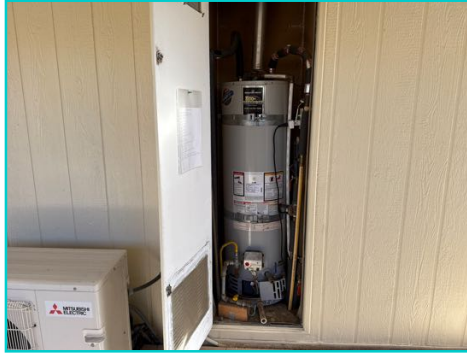
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage.

WATER HEATER

1. Water Heater Location

Observations:

- The water heater was in an exterior closet/cabinet.



in exterior closet

2. Water Heater Type

Observations:

- This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

3. General condition

Observations:

- The water heater was old, showed general deterioration, and may need to be replaced soon.

4. Water Heater Data Plate Information

Observations:

- The water heater was manufactured by (Bradford White).
- The date of manufacture for this water heater appeared to be (2015)
- Water heater capacity in gallons was (30 gallons)

5. Burn Chamber Condition

Observations:

- The burn chamber was sealed and the inspector was unable to evaluate its condition.

6. Fuel Supply

Observations:

- The photo shows the location of the shut-off valve for gas at the water heater.

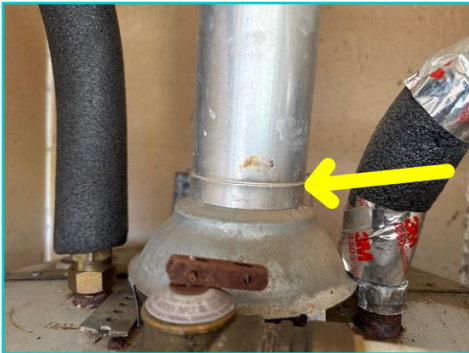


gas shutoff valve

7. Combustion Exhaust

Observations:

- Water heater exhaust flue vent connections require 3 screws at any connection. Suggest this be repaired.
- There was no firestop wall/ceiling plate installed. Suggest repair.



vent pipe needs screws at connections



vent pipe needs screws at connections



missing fire stop flange

8. Water Pipe Connections

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.



water shutoff valve

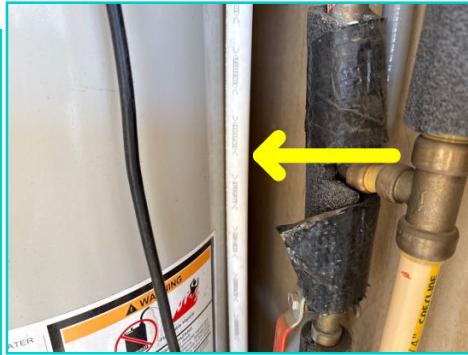
9. TPR Valve & Discharge

Observations:

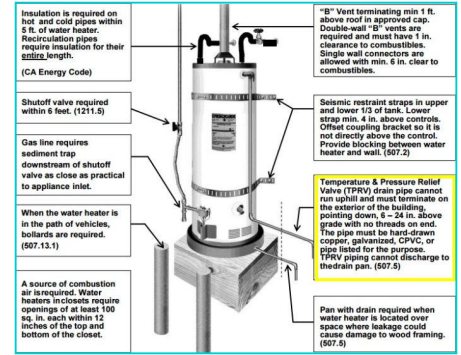
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR valve), (not tested).
- The discharge pipe of this water heater temperature/pressure relief (TPR) valve was of an improper material. TPR discharge pipes should be galvanized steel, copper pipe, or CPVC. The Inspector recommends correction. (FLEX CONNECTORS ARE NOT ALLOWED HERE)
- The discharge pipe of this water heater temperature/pressure relief (TPR) valve discharged into the crawlspace. This condition is improper, the discharge pipe termination must be visible. The Inspector recommends correction.



improper termination



improper material used here



termination not visible

10. Drip Pan

Observations:

- Drip pan overflow pipe terminated against the door. Suggest adding a hole through the door to allow any water to exit the cabinet in the event of a leak.



Suggest hole in door

CENTRAL AIR CONDITIONER

1. Cooling System Description

Observations:

- The house had a "split system heat pump" with 3 "mini splits". One in each bedroom and one in the living room. Ductless Mini-Splits: These pair an outdoor unit with one or more compact indoor wall units (heads). They are ideal for retrofitting older homes, room additions, or spaces without existing ductwork.

2. Manufacturer

Observations:

- The air-conditioner brand was Mitsubishi.
- The date the air conditioner was made is (2025)

3. System Response

Observations:

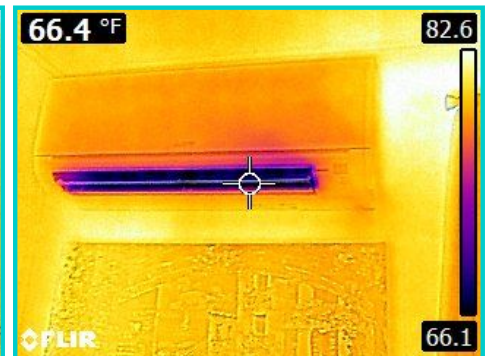
- At the time of the inspection, the system responded to the call for cool air. This is as far as the Home Inspection goes for an Air Conditioning system. Anything further should be done by a qualified HVAC professional. The Home Inspector cannot advise on how well the system is functioning, temperature splits, determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system, determine thermostat calibration, cooling anticipation, examine electrical current, coolant fluids or gases, or coolant leakage or the future life of the system. (ALL THREE MINI SPLITS OPERATED PROPERLY AT TIME OF INSPECTION)



working properly



working properly

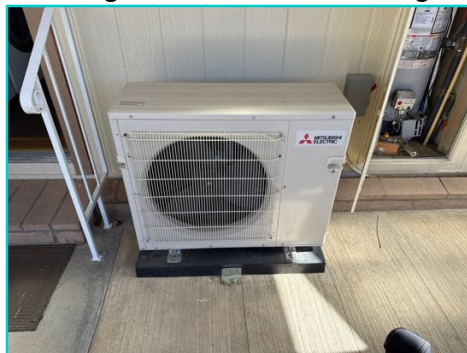


working properly

4. Compressor Unit

Observations:

- The air-conditioner compressor housing was located at the right side of the home.



on right side of house

GROUND

1. Driveway Condition

Observations:

- The home had a concrete driveway.
- Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4-inch should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture. (PICTURES ARE JUST A REPRESENTATION OF THE MINOR CRACKS AND MAY NOT INCLUDE ALL CRACKS PRESENT)



common cracks here



common cracks here



common cracks here

2. Walkways

Observations:

- Home walkways were constructed of poured concrete.
- Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding 1/4 inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture. (PICTURES ARE JUST A REPRESENTATION OF THE MINOR CRACKS AND MAY NOT INCLUDE ALL CRACKS PRESENT)



common cracks here

3. Building Lot Description

Observations:

- The building site was relatively level and flat.

4. Landscape Irrigation

Observations:

- Inspection of landscape irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline. (even though this system is not part of the inspection, the inspector may note an obvious leak. This does not mean that the entire system was inspected. It is just a courtesy)

WATER SUPPLY PIPES

1. Main Water Shut-off

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.
- Main water shutoff valve was located at the rear of the house.



main water shutoff valve

2. Water Pressure

Observations:

- Water pressure measured **50 pounds per square inch (psi)** at the time of the inspection. Acceptable water pressure is between 40 and 80 psi.



50 PSI

3. Main Water Pipe

Observations:

- The main water supply pipe was 3/4" copper pipe.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

4. Water Supply Pipe Material

Observations:

- Most water supply pipes were not visible due to wall, floor and ceiling coverings.
- The home water supply pipes included an approved plastic type.

5. Functional Flow

Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

6. Water Supply

Observations:

- The home water was supplied from a public source.

DRAIN, WASTE, and VENT PIPES

1. DWV Material

Observations:

- The visible drain, waste and vent (DWV) pipes were ABS plastic.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

SEWAGE SYSTEM

1. Sewage System Type

Observations:

- The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

GAS SYSTEM

1. Main Gas Shut-off

Observations:

- The home was fueled by natural gas supplied by a public utility.
- The home gas distribution pipes were black steel.
- The main gas shutoff valve was located at the rear of the house.



gas shutoff valve

ELECTRICAL SERVICE

1. Service Lateral

Observations:

- Conductors supplying electricity to the home were buried underground.

2. Electric Meter Location

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.
- The electric meter was located at the right side of the home.



located at the rear of the home.

SERVICE PANEL

1. Service Panel Location

Observations:

- The service panel was located at the rear of the home.

2. Cabinet Condition

Observations:

- The dead front cover of the service panel was missing and energized electrical components were exposed to touch. This condition is a shock/electrocution hazard and should be corrected immediately.



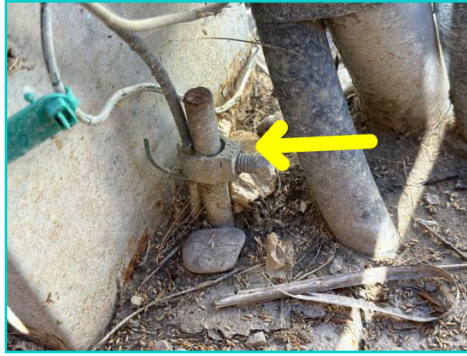
missing dead front cover

3. Main Disconnect

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
- The main disconnect was located at the service panel.
- The electrical service disconnect was rated at 100 amps.

4. Service Grounding



service ground here

SUB-PANEL

1. Sub-panel Location

Observations:

- This sub-panel was located at the right side of the home exterior.

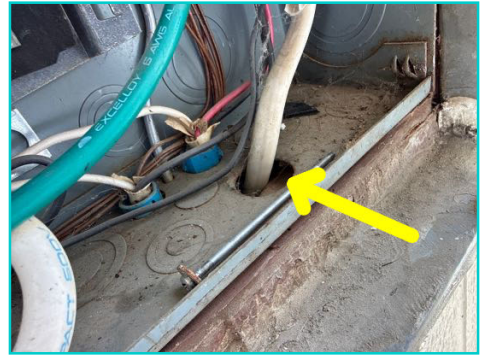


on right side of the house

2. Cabinet Condition

Observations:

- Non-metallic conductors passed through knock-outs in this subpanel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include bushings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed.
- The subpanel dead front cover was held in place by the wrong type of screws. The installed pointed, coarse-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected.



missing bushings, cable clamps, or grommets



improper pointed screws

EXTERIOR WALLS

1. Composite Siding

Observations:

- Exterior walls were covered with a composite siding.
- **The composite siding was damaged in several places and may allow moisture intrusion. Damaged areas should be repaired to avoid future problems from moisture intrusion.**



damage here



damage here



damage here

EXTERIOR TRIM

1. Trim Material

Observations:

- Exterior trim was constructed of a composite material similar to that used for the siding.

PATIO LEFT

1. Patio Materials

Observations:

- This patio was constructed of poured concrete.

2. Patio Slab Condition

Observations:

- Common cracks ($\frac{1}{4}$ -inch or less) were visible in the concrete at the time of the inspection. Cracks exceeding $\frac{1}{4}$ -inch should be filled with an appropriate sealant to avoid continued damage to the concrete porch floor surface from freezing moisture.



common cracks here



common cracks here



common cracks here

3. Patio Cover

Observations:

- The patio was covered with an awning.

ROOF STRUCTURE EXTERIOR

1. Method of Inspection

Observations:

- The Inspector inspected the roof and its components by walking the roof.

2. Roof Configuration

Observations:

- The home had gabled roofs.

3. Roof Slope

Observations:

- The roof pitch (slope) was approximately 3&12.

4. Roof structure Exterior Appearance

Observations:

- The inspector observed no deficiencies in the condition of the roof structure exterior.

ASPHALT SHINGLES

1. Asphalt Shingle Description

Observations:

- The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or "dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

2. Number of Layers

Observations:

- The roof had one layer of asphalt shingles installed at the time of the inspection.

3. General Condition

Observations:

- Asphalt composition shingles covering the roof of this home exhibited moderate general deterioration commensurate with the age of the roof. They appeared to be adequately protecting the underlying home structure at the time of the inspection. Suggest you have the roof inspected by a qualified roofing contractor.



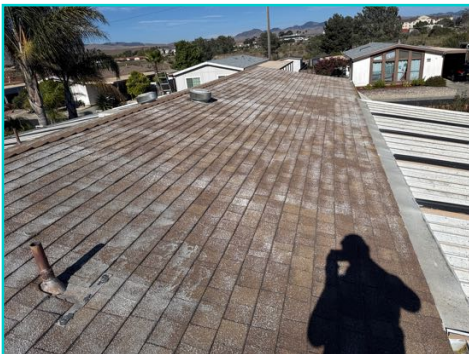
deteriorated shingles



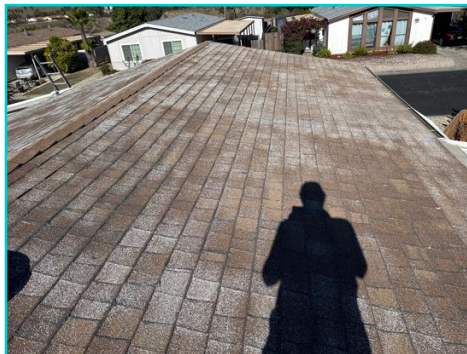
deteriorated shingles



deteriorated shingles



deteriorated shingles



deteriorated shingles



deteriorated shingles

ROOF DRAINAGE SYSTEM

1. Drainage System Description

Observations:

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
- Gutters and downspouts were fabricated from aluminum.

FOUNDATION

1. Foundation Configuration

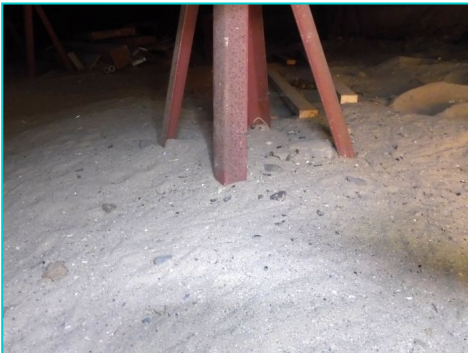
Observations:

- Foundation construction included a crawlspace.

2. Foundation Hardware

Observations:

- Inspector noted one or more screw jacks that were buried in soil. This will accelerate the corrosion and failure of these jacks. Suggest removal of soil on and around the jacks.



screw jacks covered in soil



screw jacks covered in soil



screw jacks covered in soil



screw jacks covered in soil



screw jacks covered in soil



screw jacks covered in soil



screw jacks covered in soil

CRAWLSPACE

1. Crawlspace Access

Observations:

- The Inspector examined the crawlspace from the inside the crawlspace.
- This crawlspace was accessed through a foundation hatch at the rear exterior.

2. Electrical

Observations:

- These wires go from dining room and living room to front of living room.



FLOOR STRUCTURE

1. Floor Structure Description

Observations:

- The floor structure was viewed from the crawlspace.
- Steel girders supporting the floor structure in the basement were supported by adjustable steel posts commonly called "screw jacks".

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

KITCHEN

Page 3 Item: 4	Receptacles	• At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen, but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6' of a plumbing fixture. This can be achieved by: 1. Replacing the current receptacles with GFCI receptacles. 2. Replacing the receptacle nearest the service panel with a GFCI receptacle. 3. Replacing the breakers currently protecting the electrical circuits with GFCI breakers. (ALL RECEPTACLES WITHIN 6' OF WATER SOURCE)
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LIVING ROOM

Page 4 Item: 2	Window Condition	• A window in this room had a damaged and/or deteriorated sill at the time of the inspection. The Inspector recommends repair.
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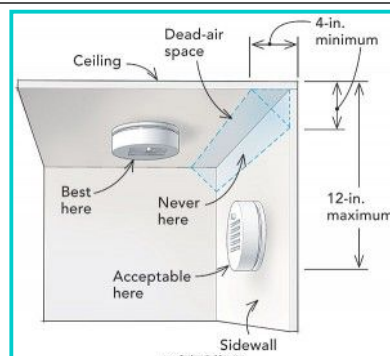
minor damage here

NORTH WEST BEDROOM

Page 6 Item: 1	Smoke/CO Detectors	• The smoke detector appeared to be improperly placed. Manufacturers recommend placing detectors near the sleeping areas. The Inspector recommends correction. Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.
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must be between 4 & 12 inches of ceiling



proper placement of smoke detector

Page 6 Item: 2

Window Condition

- A window in this room had a damaged and/or deteriorated sill at the time of the inspection. The Inspector recommends repair.



minor damage here

HALL BATHROOM

Page 8 Item: 7

Toilet Condition

- In the hall bathroom, the toilet was loose at the floor and should be repaired.



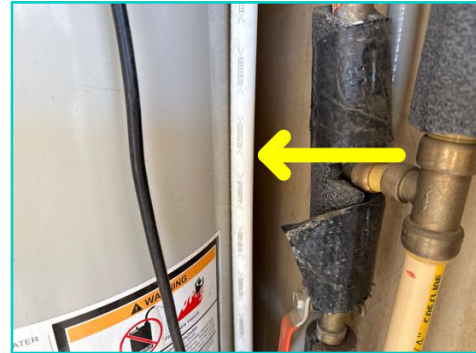
loose at floor

WATER HEATER

Page 11 Item: 9

TPR Valve &
Discharge

- The discharge pipe of this water heater temperature/pressure relief (TPR) valve was of an improper material. TPR discharge pipes should be galvanized steel, copper pipe, or CPVC. The Inspector recommends correction. (FLEX CONNECTORS ARE NOT ALLOWED HERE)
- The discharge pipe of this water heater temperature/pressure relief (TPR) valve discharged into the crawlspace. This condition is improper, the discharge pipe termination must be visible. The Inspector recommends correction.

*improper termination**improper material used here***SERVICE PANEL**

Page 17 Item: 2

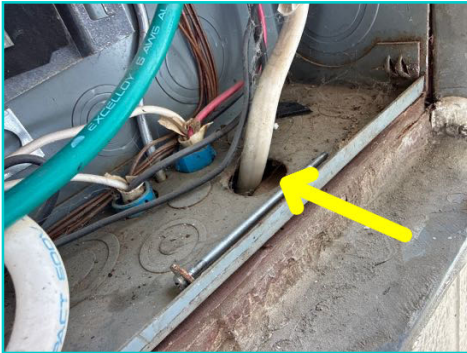
Cabinet Condition

- The dead front cover of the service panel was missing and energized electrical components were exposed to touch. This condition is a shock/electrocution hazard and should be corrected immediately.

*missing dead front cover*

SUB-PANEL

Page 18 Item: 2	Cabinet Condition	• Non-metallic conductors passed through knock-outs in this subpanel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include bushings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed. • The subpanel dead front cover was held in place by the wrong type of screws. The installed pointed, coarse-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected.
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*missing bushings, cable clamps, or grommets**improper pointed screws*

EXTERIOR WALLS

Page 19 Item: 1	Composite Siding	• The composite siding was damaged in several places and may allow moisture intrusion. Damaged areas should be repaired to avoid future problems from moisture intrusion.
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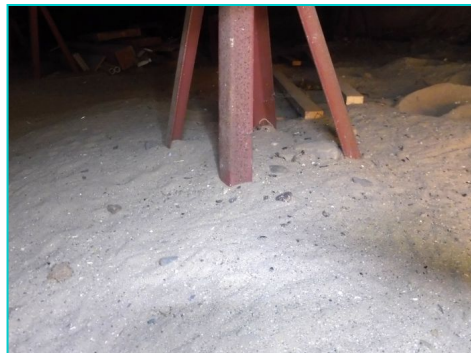
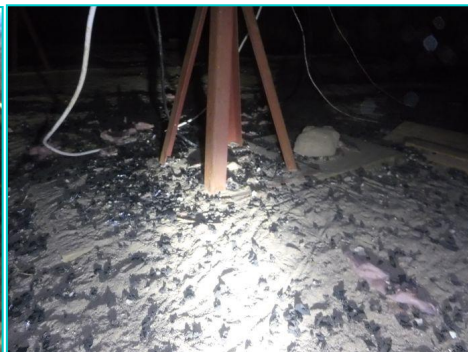
*damage here**damage here**damage here*

FOUNDATION

Page 22 Item: 2

Foundation
Hardware

- Inspector noted one or more screw jacks that were buried in soil. This will accelerate the corrosion and failure of these jacks. Suggest removal of soil on and around the jacks.

*screw jacks covered in soil**screw jacks covered in soil**screw jacks covered in soil**screw jacks covered in soil**screw jacks covered in soil**screw jacks covered in soil**screw jacks covered in soil*