

PRIMARY RECOMMENDATIONS (continued)

17. The subfloor area framing below the kitchen sink and dishwasher is damaged from apparent water leakage; we recommend the current structural pest report be consulted and repairs be made by a qualified contractor.

SEISMIC

18. We recommend adequate shear paneling be installed at the subfloor area by a qualified contractor to improve the building's resistance to earthquake forces.

19. The large garage door opening increases the building's vulnerability to damage in a large seismic event; we recommend a qualified contractor under the guidance of an engineer be retained to install seismic components at the garage appropriate for the building.

SUBFLOOR AREA

20. We recommend an examination for rodents be made by an animal pest control firm, entry points be eliminated and appropriate eradication be performed as needed.

MAIN ELECTRICAL PANEL

21. We recommend the improperly installed multi-wire circuitry be corrected by a qualified electrician.

22. There are breakers in this panel that do not match each other. We recommend this panel be reviewed by a qualified electrician and properly matched breakers be installed

BREAKER SUBPANELS

23. We recommend the defective wiring conditions in the electrical subpanel that are noted in this report be reviewed and corrected as necessary by a qualified electrician.

WIRING

24. Wiring is exposed to damage in the rear closet, and improperly connected to the fixture there. We recommend this wiring be properly installed by an electrician.

25. Portions of the wiring in the rear attic storage area are not properly secured and protected. We recommend the loose wiring be properly installed by an electrician.

FIXTURES

26. We recommend fluorescent or LED-type light fixtures with protective globes be used in closets for fire safety, as they are cooler and require less clearance from storage areas.

RECEPTACLES AND SWITCHES

PRIMARY RECOMMENDATIONS (continued)

27. We observed ungrounded three-hole receptacles; we recommend each three-hole receptacle be examined by a qualified electrician and properly grounded as needed.

EXTERIOR ELECTRICAL

28. The exterior receptacles are not GFCI-protected as required in new construction; we recommend GFCI-protected receptacles with new weather-proof covers be installed.

ELECTRICAL GENERAL

29. We suggest AFCI breakers be installed by a qualified electrician to meet modern safety standards.

WASTE REMOVAL SYSTEM

30. We recommend an exterior sewer lateral cleanout be located or installed.

AIR CONDITIONING

31. The air-conditioning air handler, located at the furnace, has condensate drain piping. The air handler's secondary drain outlet is capped; we recommend a secondary condensate drain line be installed to prevent damage should the primary drain become clogged

KITCHEN

32. Not all the kitchen countertop receptacles are GFCI-protected; we recommend ground fault circuit interrupter protection be provided at all countertop receptacles.

LAUNDRY

33. When a clothes washer is installed, we suggest metal-sheathed, "no-burst"-type clothes washer hose connectors be used to reduce the potential for hose failure.

34. We recommend a catch pan equipped with auto-shutoff valves be installed to prevent damage to building flooring and furnishings if the washer leaks.

35. We recommend GFCI protection be added to the laundry area receptacles for greater electrical safety.

BATHROOMS GENERAL

36. The toilets are slightly loose from the floor; we recommend they be firmly secured to prevent leaks and floor damage.

37. We recommend additional GFCI protection be installed in the bathroom receptacles for greater electrical safety.

PRIMARY RECOMMENDATIONS (continued)

ASBESTOS

38. We recommend the apparent asbestos materials be examined and properly abated (sealed, painted, wrapped, or removed) as needed by a qualified contractor.

FURTHER INFORMATION

Find more information at:

The below topics are referenced in this report. Please follow the link at the bottom of this page to get more information regarding your topics.

EXTERIOR RAILINGS

39. Please follow the link to our website for more information regarding handrail and guardrail design.

INTERIOR RAILINGS

40. Please follow the link to our website for more information regarding handrail and guardrail design.

CARBON MONOXIDE AND FIRE SAFETY

41. Please review the smoke detector information on our website.

The internet link below takes you to our website where we have more information regarding topics specifically applicable to items discussed in this report. Additional information can be found on our website.

<http://www.stargroup.com/enclosures.html>

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