

DICKSON

R E A L T Y

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This addendum and any included inspection reports are intended to supplement other disclosures made by Seller regarding the condition of the property. The referenced inspections were ordered and paid for by the Seller and/or by a prior Potential Buyer in contract. The information in the report(s) is information which was conveyed by the inspector(s) and concerned the properties' condition at the time that the inspector inspected the property. As such, the prior inspection reports may not be indicative of properties' current condition. Specifically, the Seller may have made repairs to the property since the date of the prior inspection report(s). Those repairs, if any, are disclosed herein. The prior inspection reports may contain recommendations regarding repairs and/or additional inspections which Seller chose not to make or obtain. **No prior inspection report should be used as a substitute for your own inspections. Although you should review all prior inspection reports, you must make your own determination regarding what due diligence is necessary and appropriate, what additional inspections you should obtain and/or what additional repairs may need to be made to the property.** The inspector(s) may not have any obligation to provide any further information or answer any questions regarding their prior inspection report. Additionally, any request to the inspector(s) for additional information may require a new contract between the inspection company and the new Buyer, which may require the new Buyer to pay a fee to the inspection company.

Inspections included with this Disclosure:

Inspection Type (General, Roof, etc)	Name of Inspector or Inspection Co.	Date of Inspection
General	Marc Bebout Armstrong Inspection Services, Inc.	09/09/2026

Noted Repairs (if applicable):

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Buyer: _____

Seller: James Cape, Trustee

Printed Name: _____

Printed Name: James Cape & Katie Tse Trust

Date: _____

Date: 10/07/2026

Buyer: _____

Seller: Katie Tse, Trustee

Printed Name: _____

Printed Name: Katie Tse, Trustee

Date: _____

Date: 10/08/2026



P.O. BOX 2455 • SPARKS, NV 89432 • 775-355-0880



INSPECTION REPORT

Prepared for: **James Cape**

Property Inspection Address: **5005 Rampion Way Sun Valley, NV 89433**

Inspection Date: **September 9th, 2026**

INSPECTION INFORMATION

Year built: **1977**

Real Estate Professional and Company: **Victor Ponce, Dickson Realty**

Those in attendance: **Agent, renters**

Weather at the time of inspection was **Clear** and it was approximately **87° F**

James Cape, Trustee

James Cape, Trustee

10/07/2026

Katie Tse, Trustee

Katie Tse, Trustee

10/08/2026

Please note:

All recommended items are noted in red.

All informational items are noted in blue.

All warning items are noted in orange.

Rating Scale:

These ratings are based on the condition observed at the time of the inspection and are intended to help communicate the general condition of the component. They are **not** intended to represent a specific remaining life expectancy.

- **Poor** – below average condition and has significant defects, deterioration, damage, or other concerns. Repair, replacement, or further evaluation may be recommended.
- **Poor to Fair** – conditions that fall between poor and fair. It may be functional, but there are noticeable concerns, deterioration, or deficiencies that should be monitored, maintained, repaired, or evaluated.
- **Fair** – functional but shows normal wear, age, minor deterioration, or other deficiencies. Maintenance or repairs may be recommended.
- **Fair to Good** – good working condition but has some minor wear, age related deterioration, or other observations that prevent it from being rated fully good.
- **Good** – in good condition and functioning as intended, with no significant deficiencies observed at the time of inspection.

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SHOULD YOU HAVE A COMPLAINT OR DISCOVER AN AREA OR ITEM ASSOCIATED WITH OUR INSPECTION THAT IS SUSPECT, VISIBLY DAMAGED, OR YOU FEEL ARMSTRONG INSPECTION SERVICES, INC. MAY HAVE OVERLOOKED DURING THE STANDARD INSPECTION YOU MUST NOTIFY THIS OFFICE WITHIN TWENTY-FOUR (24) HOURS AT WHICH TIME ARMSTRONG INSPECTIONS WILL ADDRESS YOUR CONCERNS. THE EXCEPTION TO THE TWENTY-FOUR-HOUR NOTICE WOULD BE IN THE EVENT OF AN EMERGENCY REQUIRING IMMEDIATE ATTENTION.

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GRADING

The grading around the structure Needs Improvement.

The grading around the structure needs improvement. Currently, the ground is relatively level or shows minor signs of sloping toward the foundation in certain areas, which could potentially lead to water pooling near the foundation during heavy rains.

To obtain a detailed accurate survey of and specific analysis of the drainage, we recommend a soils engineer be consulted.

Recommendations

→ The grading around the perimeter is in need of corrections to ensure positive drainage away from structure.

FOUNDATION

Foundation type: **Steel jacks and steel I-beams, CMU piers and concrete piers**

Crawlspace Moisture: **Dry**

Overall foundation condition: **Fair**

Informational

→ The metal screw jacks at the corners and middle of crawl space are bolted down and welded to the frame.



Foundation-1



Foundation-2



Foundation-3

Recommendations

→ The foundation supports do not appear to be properly installed. There appears to be missing supports and some supports are spanned too far. Additionally cracked blocks were observed and supports that are not properly supporting the frame. Further evaluation and repairs are needed.



Foundation-4



Foundation-5



Foundation-6



Foundation-7



Foundation-8



Foundation-9



Foundation-10

PLUMBING

Water Supply Line type: **Galvanized Steel**

Galvanized Pipes

The property has galvanized pipes. As galvanized pipes age, they can become clogged with mineral deposits, causing low water pressure, discoloration of water, or even failure of the pipes. Additionally, the pipes are more prone to leaking as they corrode.

It is recommended to have the galvanized piping evaluated by a licensed plumber. In many cases, replacement with more durable materials such as PEX or copper may be necessary to prevent future issues and improve the reliability of the plumbing system.

Drain Waste and Vent Lines: **ABS Plastic**

Leaks found: **1**

Condition of exposed plumbing ABOVE floor level: **Fair**

Condition of exposed plumbing BELOW floor level: **Fair**

Overall condition: **Fair**

Recommendations

→ The kitchen sink drain from the disposal runs uphill. Recommend corrections.



Plumbing-1

→ A high loop or air gap device is needed for the dishwasher drain.



Plumbing-2

→ Low water pressure was noted at the kitchen sink faucet on the cold side. Recommend further evaluation.



Plumbing-3

→ The right side master bathroom sink is slow to drain. Repairs are needed



Plumbing-4

→ The sub floor below the master tub was currently wet and rotted out. Further evaluation and repairs are needed.



Plumbing-5



Plumbing-6

→ The kitchen sink drain is sagging in the crawl space. Recommend properly supporting drain line.



Plumbing-7

WATER HEATER

Water heater type: **Gas**

Location: **Closet, exterior**

Water heater size: **30-gallon**

Year manufactured: **2018**

Overall condition: **Good**

Leaks: **None**

Pop off device is not operated during inspection process.

It is recommended to have the water heater evaluated by a licensed professional if you notice any issues post-inspection or if you wish to confirm its efficiency. It is advised that this be done prior to the close of escrow.

Informational

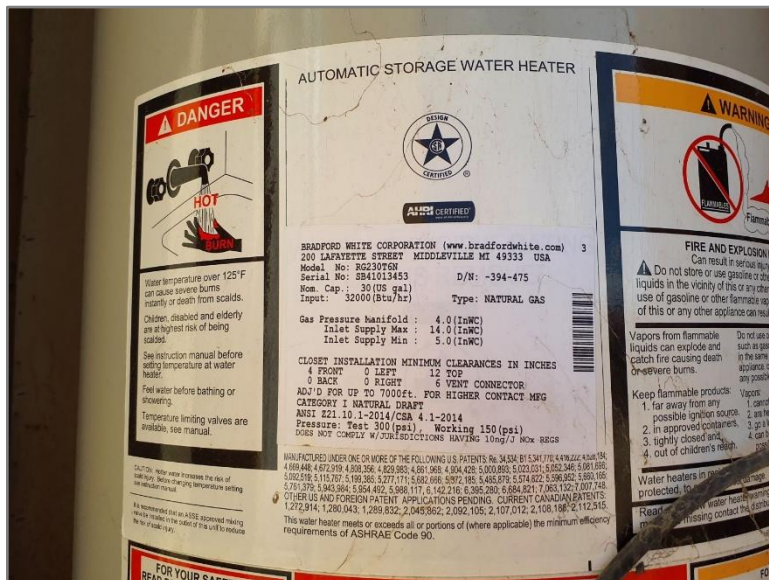
→ The water heater is manufactured in 2018.



WaterHeater-1

Recommendations

→ The water heater is not approved for installation in a manufactured home and the flue pipe is disconnected. Recommend further evaluation and repairs or replacement by a licensed plumbing contractor.



WaterHeater-2



WaterHeater-3

HEATING

Type: **Gas**

Location: **Closet**

Exterior condition: **Good**

Overall condition: **Good**

Unit **was operated** at the time of inspection

Interior components such as the heat exchanger, burners, piping, shut-off valves, or pump were not inspected for absolute safe operation. A test for carbon monoxide levels cannot be performed without the use of specialized equipment and expertise. Existing or potential cracks in the heat exchanger are typically not detectable during a visual inspection. Any concerns related to the internal components of the unit should be referred to a licensed heating contractor for further evaluation.

It is recommended to perform **annual cleaning and servicing** of unit prior to use by a licensed HVAC contractor.

Informational

→ The furnace is manufactured by Coleman in 2015. The general life expectancy of a furnace is 20-25 years.



Heating-1

Recommendations

→ The ducting below the laundry room area is dented which will reduce air flow. Repairs are needed.



Heating-2

EVAPORATIVE COOLING UNIT

The evaporative cooler was visually inspected to evaluate its condition and operation.

Location: **Roof**

Leaks: **None**

Overall condition: **Good**

The unit **was operated** at the time of inspection

It is recommended to have the evaporative cooler serviced annually, especially before the start of the cooling season, by a licensed HVAC professional. Routine maintenance, including cleaning the cooling pads and checking for any potential wear or damage, is essential to ensure optimal operation.

Informational

→ The evaporative cooler was operating at time of inspection.



EvCooling-1

ELECTRICAL SYSTEM

System Type: **Circuit Breaker**

Max Amperage: **100 amps**

Service Location: **West**

System Configuration: **3-wire 120V/240V**

Overall condition: **Fair to Good**

Breakers are labeled

Zinsco/Sylvania Panels

Disclaimer: The home is equipped with a Zinsco/Sylvania electrical panel, which is known to have potential safety issues due to breakers that may not reliably trip in overcurrent or short circuit situations. This can lead to overheating, electrical fires, or damage to the electrical system. These panels are considered outdated and are no longer used in modern construction due to these concerns. It is recommended to have a licensed electrician assess the panel and consider upgrading to a modern, safer electrical panel to help ensure the safety of the home.

A polarity test of 120V outlets was conducted on most three-pronged outlet receptacles throughout the building. All tested outlets were found to be in proper working condition. No removal or internal inspection was conducted inside the outlets, switches, light fixtures, or in any confined spaces. If an internal inspection is desired, it is recommended to consult a licensed electrician.

Repair or replacement of any electrical items found to be in poor condition should be considered and addressed by a licensed electrician.

Informational

→ The interior of the electrical panel is adequate and the breakers are labeled.



Electrical-1

Recommendations

→ The kitchen and bathroom outlets are not GFCI protected. Recommend corrections.

→ The exterior panel door is missing over the electrical panel. The electrical panel is not rated for direct exterior exposure. Recommend corrections.



Electrical-2

FRAMING

Roof Framing

Roof framing lumber truss/rafter size: **2" x 4"**

Roof framing sheathing: **Plywood**

Overall condition: **Fair to Good**

Wall Framing

Wall framing lumber: **2" x 4"**

Floor Framing

Floor framing type: **Wood joists**

Overall condition: **Fair to Good**

Even when no significant issues are observed with the framing, it is recommended to periodically monitor the framing for any changes, especially in areas where settling may occur over time. Any major issues, such as large cracks in load-bearing walls or significant sagging in floors, should be evaluated by a licensed structural engineer for further assessment.

Recommendations

→ The subfloor below the master bathtub was wet and is completely rotted out. Further evaluation and repairs are needed.



Framing-1



Framing-2

ROOF

Roof covering consists of **Composition shingles over Plywood**

Overall condition: **Good**

Certain roofs may not be walked on during the inspection, as determined by the inspector's discretion. Doing so could pose a risk of damage to the roofing material or present a safety concern. Factors such as the roof's condition, pitch, or weather at the time of inspection may influence this decision. Evaluation was conducted from the ground, ladder, or with the aid of binoculars or drone, as appropriate. It should also be noted that small chips and cracks in tile roofs are generally not of concern.

The buyer should understand that the condition of the roof covering is a professional opinion based on a visual inspection conducted at the time of the inspection. This does not guarantee the roof will remain free of leaks, wind, or heat damage after the inspection. For a thorough evaluation and to assess the need for repairs or replacement, a licensed roofing contractor should be consulted.

Informational

→ The roofing material is in good condition.



Roof-1



Roof-2



Roof-3

INSULATION

Attic

Attic insulation type: **Fiberglass Batts**

Attic insulation R-value: **19**

Floor

Floor insulation type: **Fiberglass blanket**

Floor insulation R-value: **19**

Insulation values above R-19 prevent a thorough physical and visual inspection of attic areas, as the dense material conceals structural components such as framing, wiring, and potential moisture damage.

Similarly, insulation installed under the floor restricts visibility and access to the sub-floor, obstructing a complete evaluation of potential issues such as rot, pest activity, or structural defects.

These limitations hinder the inspector's ability to assess the overall condition of these concealed spaces. Additionally, certain insulation resistance values in other areas of the property were inaccessible at the time of inspection, further limiting a comprehensive assessment of insulation effectiveness and the underlying components they cover.

Recommendations

→ Recommend replacing all of the floor insulation where the insulation has been removed or damaged.



Insulation-1



Insulation-2

INTERIOR BUILDING STRUCTURE

Interior wall cover type: **Paneling**

Overall interior wall condition: **Fair**

The general overall condition of the interior of the structure is only addressed in this report when obvious structural deficiencies are observed. This includes issues that may indicate underlying problems with the integrity of the building, such as significant framing displacement or signs of foundational movement. While cosmetic imperfections such as holes in doors or walls, stress cracks, nail pops, and minor corner separations are often visible during a standard inspection, these conditions are generally considered to be the result of normal settling, material expansion and contraction, or typical wear and tear. Unless such issues are specifically noted in this report as being of concern, they are not interpreted to represent apparent or visible structural damage. It is important to understand that this inspection is not intended to address aesthetic conditions unless they are symptomatic of a deeper structural issue. Further evaluation by a licensed contractor or specialist may be recommended if cosmetic concerns are desired to be addressed beyond the scope of this report.

Recommendations

→ Moisture staining was observed in the ceiling of the northwest bedroom and closet.



Interior-1



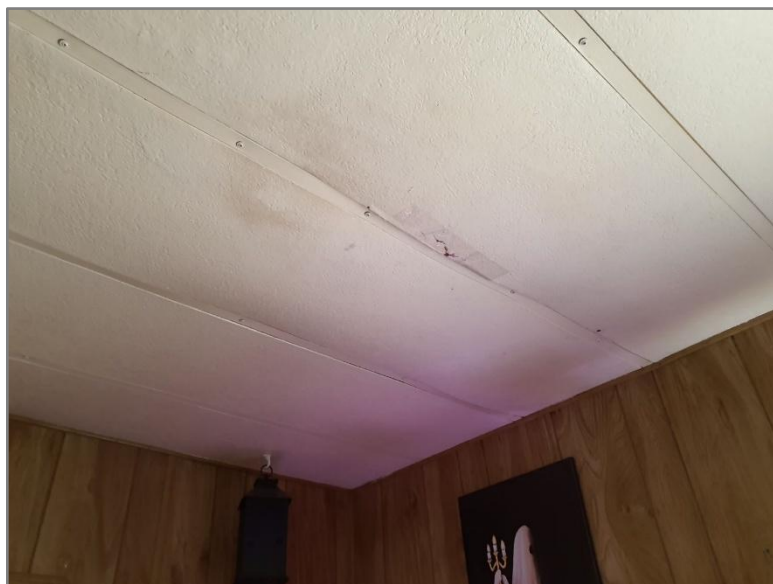
Interior-2

→ Moisture staining was observed in the northeast bedroom ceiling.



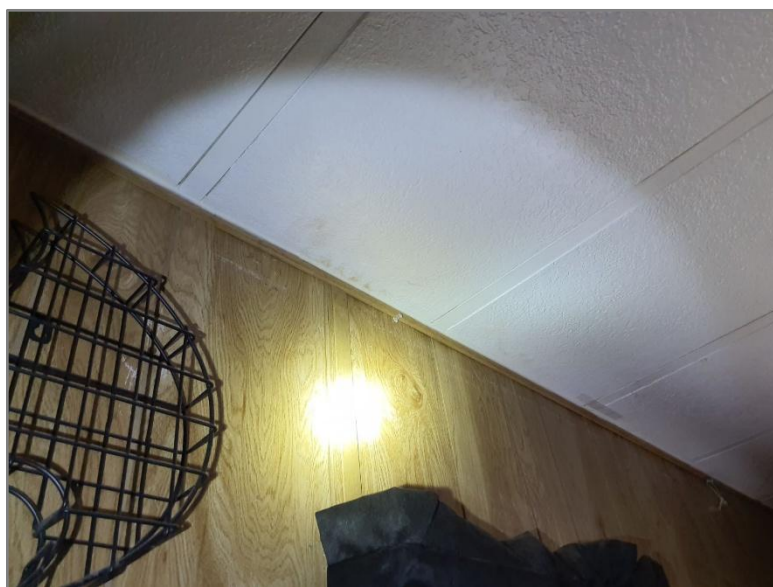
Interior-3

→ Moisture damage was observed in the ceiling in the family room.



Interior-4

→ Moisture staining was observed in the dining room ceiling.



Interior-5

→ Moisture damage was observed at the master bathroom window opening.



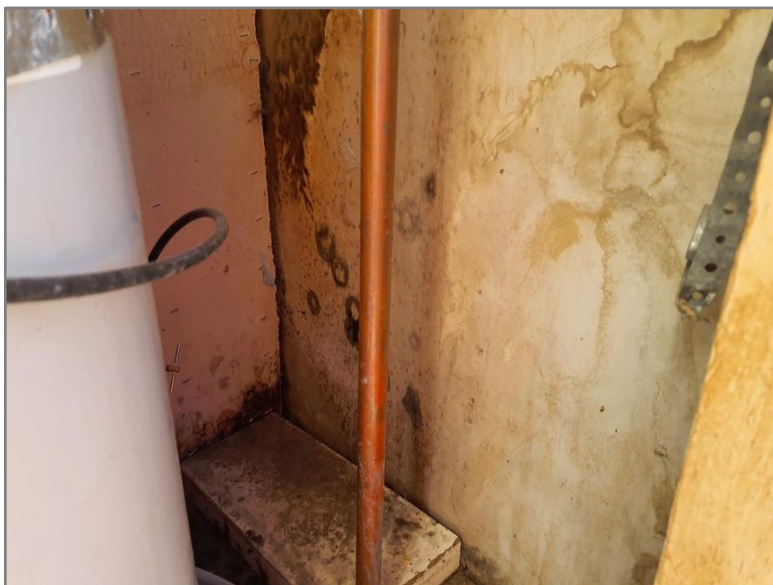
Interior-6

→ Moisture damage was observed outside of the master bathroom shower enclosure.



Interior-7

→ Moisture staining and growth were observed inside the water heater closet.
Recommend repairs.



Interior-8



Interior-9

EXTERIOR BUILDING STRUCTURE

Exterior wall cover type: **Aluminum siding**

Overall exterior wall condition: **Poor to Fair**

The general condition of the exterior of the structure is only addressed in this report when obvious, apparent, and visual structural deficiencies are observed. This includes visible signs of compromise such as significant cracking, warping, separation of structural elements, or other indications that may suggest underlying damage to the building's integrity. Surface-level issues such as minor holes in siding or stucco, nail pops, paint joint separations, and weathering are not specifically documented unless they are determined to be symptomatic of more serious structural concerns.

However, it is important to note that ongoing maintenance of the exterior of a home plays a critical role in preserving the long-term durability and value of the structure. The exterior acts as the first line of defense against moisture intrusion, pest activity, UV exposure, and temperature fluctuations. Neglecting minor exterior issues—such as deteriorating paint, gaps in caulking, or compromised flashing—can allow water to penetrate the building envelope, leading to rot, mold, and more extensive and costly repairs over time. Regular inspections and maintenance of the exterior surfaces, including siding, trim, windows, doors, roofing components, and drainage systems, are essential to prevent such deterioration.

For clients seeking a more thorough assessment of the structural integrity beyond what is visually accessible, it is strongly recommended to consult with a licensed structural engineer. Their expertise allows for in-depth evaluation, including load analysis, foundation performance, and the identification of any hidden or latent structural issues that may not be visible during a standard home inspection.

Recommendations

→ All of the window trim is deteriorated and in need of repairs, paint or replacement.



Exterior-1



Exterior-2



Exterior-3



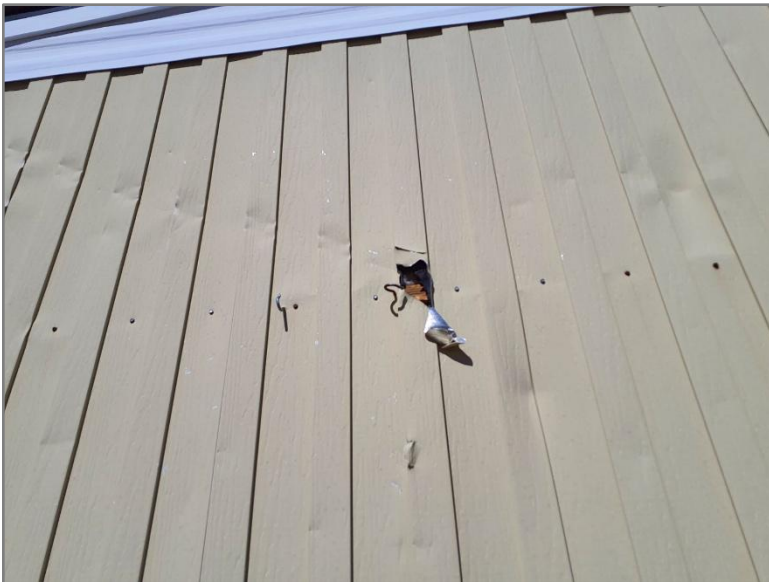
Exterior-4

→ The water heater closet door is damaged and does not close and seal.



Exterior-5

→ The siding on the south side is damaged and the framing is exposed. Repairs are needed.



Exterior-6

→ The exterior skirting is damaged and leaning. Repairs are needed.



Exterior-7



Exterior-8



Exterior-9



Exterior-10



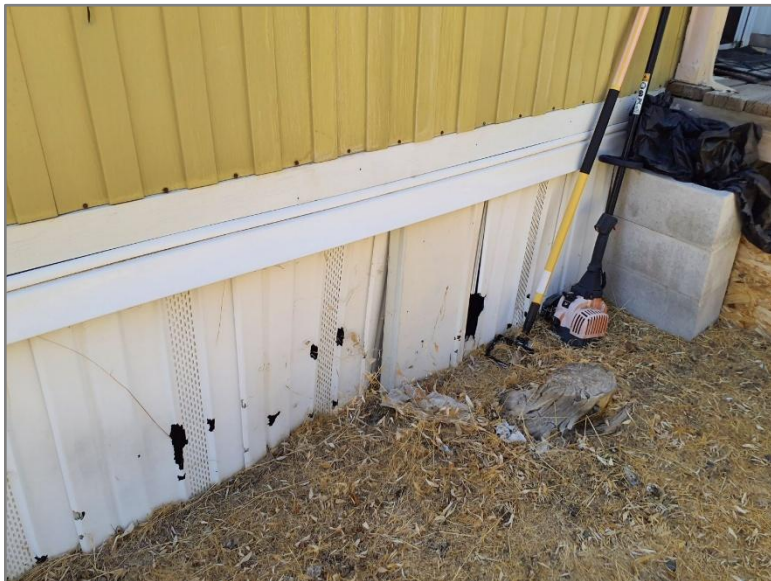
Exterior-11



Exterior-12



Exterior-13



Exterior-14



Exterior-15

VENTILATION

Attic space ventilation condition: **Unknown**

Crawl space ventilation condition: **Good**

Dryer DOES NOT vent to the exterior

Proper ventilation in attic and crawl space areas is essential for maintaining a healthy and energy-efficient home. Adequate airflow helps regulate moisture levels, preventing condensation that can lead to mold growth, wood rot, and deterioration of insulation and structural components. Poor ventilation in these areas can also contribute to elevated indoor temperatures and reduced HVAC efficiency. Equally important is ensuring that bathroom exhaust fans and dryer vents terminate directly to the exterior of the home. When these vents discharge into the attic, crawl space, or other enclosed areas, they introduce excess humidity and lint, which can create ideal conditions for mold, mildew, and even fire hazards in the case of dryer lint buildup. Direct exterior venting promotes better indoor air quality, extends the life of building materials, and supports the overall structural health of the home.

WINDOWS

Construction: **Single pane, Dual pane**

Type: **Metal**

Overall condition: **Poor to Fair**

Failed thermal seals in double- or triple-pane windows can be difficult to identify, especially under certain lighting or weather conditions. A failed seal occurs when the airtight barrier between panes breaks, allowing moisture and air to enter the space between the glass layers. This can result in condensation, fogging, or a hazy appearance between the panes, but these signs are not always consistently visible. Temperature, humidity, and even the angle of sunlight can affect whether or not the failure is noticeable at the time of inspection. While a failed thermal seal does not usually impact the structural integrity of the window, it can lead to higher energy costs and diminished clarity. If suspected, further evaluation by a window specialist is recommended for confirmation and repair options. The inspector makes every effort to identify any bad seals during the inspection, but if a failure is suspected and not immediately visible, further evaluation by a window specialist is recommended for confirmation and repair options.

Recommendations

→ The family room window is cracked. Recommend replacement.



Windows-1

DOORS

Interior door framing: **Wood**

Interior door condition: **Good**

Recommendations

→ The back patio door is damaged and delaminating. Recommend replacement.



Doors-1

FLOOR COVER

Floor cover includes: **Luxury vinyl plank, Wood, laminate**

Overall visible condition: **Fair**

It's important to note that the subfloor beneath the floor coverings—such as carpet, tile, or laminate—cannot be fully evaluated without removing those materials, which is beyond the scope of a standard inspection. As a result, any hidden damage may go undetected. One common concern is damage caused by pets, such as urine stains or moisture that can lead to rot, mold, or lingering odors in the subfloor. These issues can compromise the structural integrity of the flooring and may require significant repairs or replacement if discovered later. Floor covering can also hide cracks in slab foundations that can go undetected.

Recommendations

→ The kitchen floor is soft in front of the sink and dishwasher. Recommend removing flooring to evaluate the sub-floor and making necessary repairs.



Flooring-1



Flooring-2

APPLIANCES

Dryer type: **Electric**

Stove condition: **Fair to Good**

Oven condition: **Fair to Good**

Dishwasher condition: **Fair to Good**

Disposal condition: **Good**

During the inspection, all major appliances within the home are tested to ensure they are functioning properly. This includes kitchen appliances such as the stove, oven, dishwasher, disposal and microwave, if present. Inspectors check for basic operation, responsiveness, and any visible signs of malfunction or wear. While cosmetic issues are typically not included, the goal is to verify that each appliance powers on, runs through its basic cycles, and performs its intended function at the time of inspection. The following items are specifically excluded from the inspection, as they are considered personal property: washing machines, dryers and all refrigerators, except for built-in refrigerators.

Recommendations

→ The soap dispenser in the dishwasher does not latch.



Appliance-1

→ The dryer vent is terminating into the crawl space. The dryer ducting should terminate to the exterior.



Appliance-2

SMOKE DETECTORS & CARBON MONOXIDE DEVICES

Smoke detectors and carbon monoxide devices are critical life-safety components that help protect occupants from fire and carbon monoxide hazards. Smoke detectors are recommended in all sleeping rooms and in other locations as required by current safety standards. These devices should be tested periodically, maintained in accordance with manufacturer recommendations, and have batteries replaced as needed. Devices are generally recommended to be replaced every ten years. The inspection does not include long-term monitoring or verification of proper operation, and it is the responsibility of the occupant or homeowner to ensure that all smoke detectors and carbon monoxide devices are properly installed, maintained, and operational at all times.

The home should be equipped with smoke detectors installed in all sleeping rooms, outside each separate sleeping area, and on every level of the dwelling, in accordance with current safety standards.

The home should be equipped with carbon monoxide (CO) devices installed outside sleeping areas and on each level of the dwelling where required.

GENERAL

The presence of furnishings, personal effects, or storage may restrict the inspector's ability to access or view all interior surfaces and components. Concealed conditions could exist in any areas that are not fully visible.

Warnings

→ It's unknown how the patio cover is attached to the structure. Generally manufactured homes do not allow additional structures to be attached.



General-1



General-2



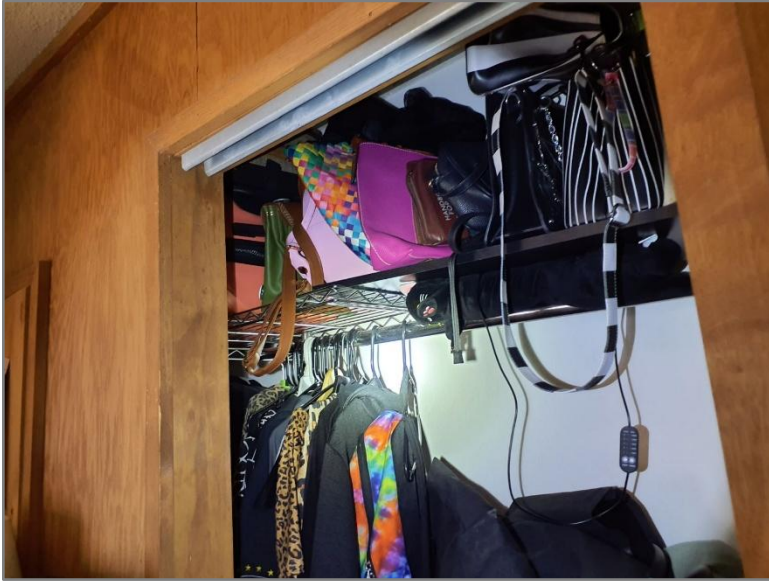
General-3



General-4

Informational

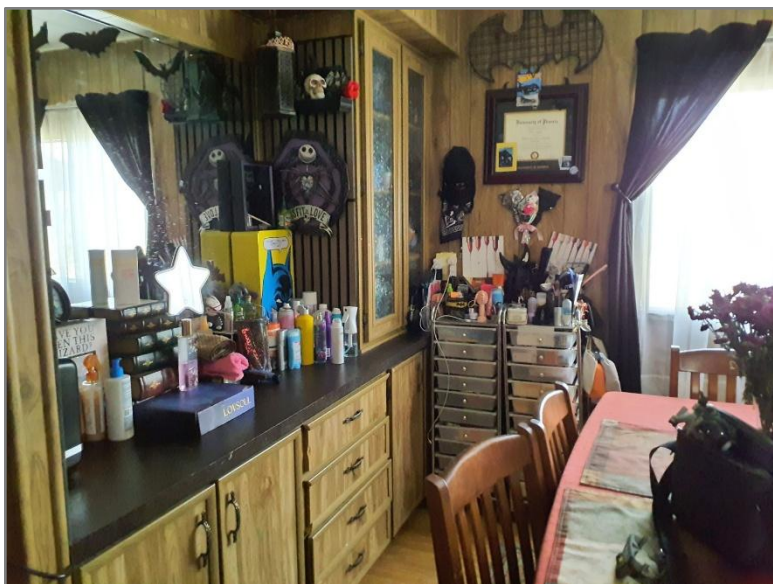
→ Personal items throughout the home block a thorough view of all wall and floor spaces.



General-5



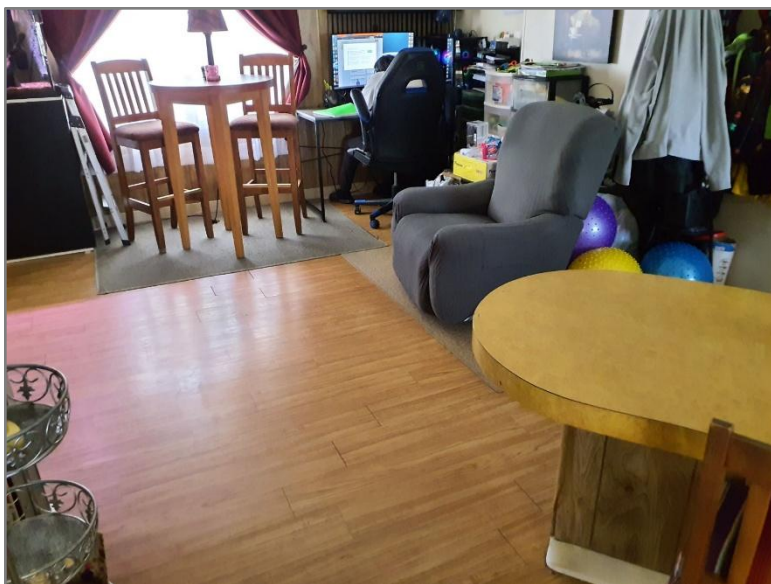
General-6



General-7



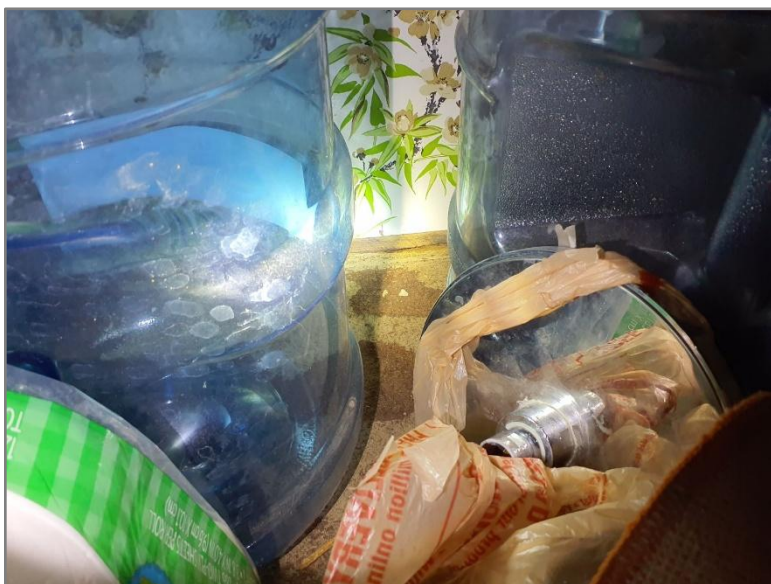
General-8



General-9

Recommendations

→ Moisture damage was observed inside the north bathroom sink vanity.



General-10

→ The rails on the master bathroom shower door are loose. Recommend repairs.



General-11

→ The railings at the front steps are loose and should have guardrails for safety.



General-12

→ The rear deck is weathered and in need of repairs for safety.



General-13



General-14



General-15



General-16



General-17

→ The front steps are rotted and should be replaced.



General-18

WE RECOMMEND ANY AND ALL REPAIRS BE PERFORMED BY LICENSED CONTRACTORS IN THEIR RESPECTIVE FIELDS.

No soils evaluation, testing or comments about soils condition are referenced in this report.

Overall general structural condition of the structure at the time of inspection is considered: **Fair**

Inspected by



Marc Bebout

Certified Master Building Inspector
Nevada Licensed Inspector of Structures
License No. **N- 001135M**



Property Inspection Address: **5005 Rampion Way Sun Valley, NV 89433**

MB/bo

SUMMARY OF RECOMMENDATIONS

Property Inspection Address: **5005 Rampion Way Sun Valley, NV 89433**

This summary is provided only as an overview of recommendations noted in the body of the inspection report for the client. It is not intended to dismiss the inspection report which contains more detailed information pertaining to the structure.

Grading

→ The grading around the perimeter is in need of corrections to ensure positive drainage away from structure.

Foundation

→ The foundation supports do not appear to be properly installed. There appears to be missing supports and some supports are spanned too far. Additionally cracked blocks were observed and supports that are not properly supporting the frame. Further evaluation and repairs are needed.

Photos: ▫ Foundation-4 ▫ Foundation-5 ▫ Foundation-6 ▫ Foundation-7 ▫ Foundation-8 ▫ Foundation-9 ▫ Foundation-10

Galvanized Pipes

The property has galvanized pipes. As galvanized pipes age, they can become clogged with mineral deposits, causing low water pressure, discoloration of water, or even failure of the pipes. Additionally, the pipes are more prone to leaking as they corrode.

It is recommended to have the galvanized piping evaluated by a licensed plumber. In many cases, replacement with more durable materials such as PEX or copper may be necessary to prevent future issues and improve the reliability of the plumbing system.

Plumbing

→ The kitchen sink drain from the disposal runs uphill. Recommend corrections.

Photo: ▫ Plumbing-1

→ A high loop or air gap device is needed for the dishwasher drain.

Photo: [Plumbing-2](#)

→ Low water pressure was noted at the kitchen sink faucet on the cold side. Recommend further evaluation.

Photo: [Plumbing-3](#)

→ The right side master bathroom sink is slow to drain. Repairs are needed

Photo: [Plumbing-4](#)

→ The sub floor below the master tub was currently wet and rotted out. Further evaluation and repairs are needed.

Photos: [Plumbing-5](#) [Plumbing-6](#)

→ The kitchen sink drain is sagging in the crawl space. Recommend properly supporting drain line.

Photo: [Plumbing-7](#)

Water Heater

→ The water heater is not approved for installation in a manufactured home and the flue pipe is disconnected. Recommend further evaluation and repairs or replacement by a licensed plumbing contractor.

Photos: [WaterHeater-2](#) [WaterHeater-3](#)

Heating

→ The ducting below the laundry room area is dented which will reduce air flow. Repairs are needed.

Photo: [Heating-2](#)

Electrical System

Zinsco/Sylvania Panels

Disclaimer: The home is equipped with a Zinsco/Sylvania electrical panel, which is known to have potential safety issues due to breakers that may not reliably trip

in overcurrent or short circuit situations. This can lead to overheating, electrical fires, or damage to the electrical system. These panels are considered outdated and are no longer used in modern construction due to these concerns. It is recommended to have a licensed electrician assess the panel and consider upgrading to a modern, safer electrical panel to help ensure the safety of the home.

→ The kitchen and bathroom outlets are not GFCI protected. Recommend corrections.

→ The exterior panel door is missing over the electrical panel. The electrical panel is not rated for direct exterior exposure. Recommend corrections.

Photo: [▫ Electrical-2](#)

Framing

→ The subfloor below the master bathtub was wet and is completely rotted out. Further evaluation and repairs are needed.

Photos: [▫ Framing-1](#) [▫ Framing-2](#)

Insulation

→ Recommend replacing all of the floor insulation where the insulation has been removed or damaged.

Photos: [▫ Insulation-1](#) [▫ Insulation-2](#)

Interior Structure

→ Moisture staining was observed in the ceiling of the northwest bedroom and closet.

Photos: [▫ Interior-1](#) [▫ Interior-2](#)

→ Moisture staining was observed in the northeast bedroom ceiling.

Photo: [▫ Interior-3](#)

→ Moisture damage was observed in the ceiling in the family room.

Photo: [▫ Interior-4](#)

→ Moisture staining was observed in the dining room ceiling.

Photo: [Interior-5](#)

→ Moisture damage was observed at the master bathroom window opening.

Photo: [Interior-6](#)

→ Moisture damage was observed outside of the master bathroom shower enclosure.

Photo: [Interior-7](#)

→ Moisture staining and growth were observed inside the water heater closet. Recommend repairs.

Photos: [Interior-8](#) [Interior-9](#)

Exterior Structure

→ All of the window trim is deteriorated and in need of repairs, paint or replacement.

Photos: [Exterior-1](#) [Exterior-2](#) [Exterior-3](#) [Exterior-4](#)

→ The water heater closet door is damaged and does not close and seal.

Photo: [Exterior-5](#)

→ The siding on the south side is damaged and the framing is exposed. Repairs are needed.

Photo: [Exterior-6](#)

→ The exterior skirting is damaged and leaning. Repairs are needed.

Photos: [Exterior-7](#) [Exterior-8](#) [Exterior-9](#) [Exterior-10](#) [Exterior-11](#) [Exterior-12](#) [Exterior-13](#) [Exterior-14](#) [Exterior-15](#)

Windows

→ The family room window is cracked. Recommend replacement.

Photo: [Windows-1](#)

Doors

→ The back patio door is damaged and delaminating. Recommend replacement.

Photo: [Doors-1](#)

Floor Cover

→ The kitchen floor is soft in front of the sink and dishwasher. Recommend removing flooring to evaluate the sub-floor and making necessary repairs.

Photos: [Flooring-1](#) [Flooring-2](#)

Appliances

→ The soap dispenser in the dishwasher does not latch.

Photo: [Appliance-1](#)

→ The dryer vent is terminating into the crawl space. The dryer ducting should terminate to the exterior.

Photo: [Appliance-2](#)

Smoke Detectors & Carbon Monoxide Devices

→ The home should be equipped with smoke detectors installed in all sleeping rooms, outside each separate sleeping area, and on every level of the dwelling, in accordance with current safety standards.

→ The home should be equipped with carbon monoxide (CO) devices installed outside sleeping areas and on each level of the dwelling where required.

General

→ Moisture damage was observed inside the north bathroom sink vanity.

Photo: [General-10](#)

→ The rails on the master bathroom shower door are loose. Recommend repairs.

Photo: [General-11](#)

→ The railings at the front steps are loose and should have guardrails for safety.

Photo: ▫ General-12

→ The rear deck is weathered and in need of repairs for safety.

Photos: ▫ General-13 ▫ General-14 ▫ General-15 ▫ General-16 ▫ General-17

→ The front steps are rotted and should be replaced.

Photo: ▫ General-18

**RECOMMEND ANY AND ALL REPAIRS BE PERFORMED BY LICENSED
CONTRACTORS IN THEIR RESPECTIVE FIELDS.**