



BPG Inspection, LLC



**5851 Saratoga Corte
Rancho Santa Fe CA 92067**

Client(s): Sorge
Inspection Date: 9/30/2026
Inspector: Mark Kirkland ,

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 1156965
 - Client's Last Name: Sorge
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Introductory Notes

CLIENT ADVICE

1. WHAT TO DO UPON RECEIVING YOUR HOME INSPECTION REPORT

Please read the entire full report ASAP. If you have any questions or concerns or need changes made to the report, call your inspector immediately direct at 928-246-3208, seven days a week.

All ACTION ITEMS and CONSIDERATION ITEMS needing further evaluation, repair, modification, etc., are to be performed by a "qualified licensed technician, contractor or engineer", BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW.

DO NOT NEGLECT TO TAKE ACTION ON ALL REPORT RECOMMENDATIONS BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW!

Exterior

WALL CLADDING AND TRIM

2. Some of the exterior trim is damaged in several areas. Especially around the doors and windows.
- A qualified technician should examine all exterior trim for damage or deterioration and repair or replace material as necessary. Refer to the termite inspection report for repairs of all wood.



DOORS

3. Both of the rear sliding glass doors have signs of wood damage. All damaged wood should be evaluated by a termite inspector. A qualified technician should make any needed repairs or modifications.

Action Items

Exterior



WINDOWS

- ❌ 4. Four or more windows at the rear of the home are noticeably damaged. All wood damage should be evaluated by a termite inspector.
- Have a qualified technician check all windows and make repairs as needed.



Roofing

ROOF COVERINGS

- ❌ 5. Roof tiles were noted to be cracked, damaged, or displaced. Further evaluation and repairs/replacement is needed. Since inspectors do not walk on concrete/clay/composite roof tiles, there could be additional tile defects. Have the roofing technician who corrects this/these reported conditions, check the rest of the roof.

Action Items

Roofing



front



Front



Right side



Right side



Right side



Rear right



Rear



Rear middle



Left rear

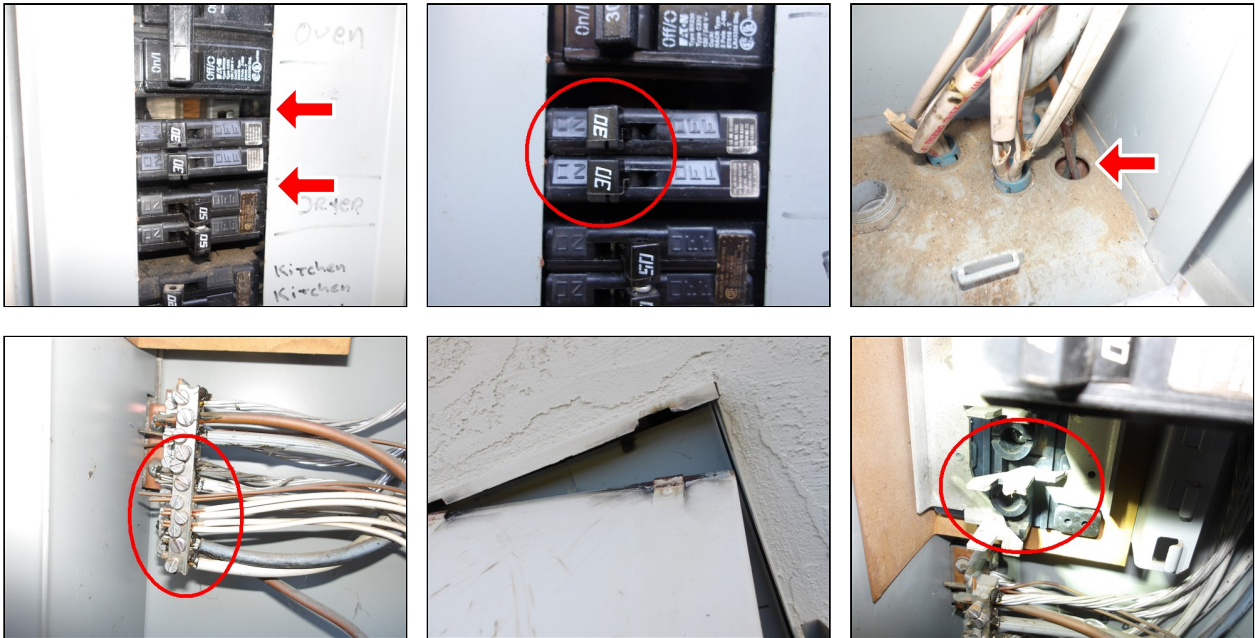
Electrical

MAIN DISTRIBUTION PANEL

6. The problem(s) discovered in the main distribution panel such as double lugged neutral wiring, gaps in dead cover, missing labels, damaged cover hinges, common neutrals, missing 240 breaker tie at 30 amp breakers, missing wire bushing, chip at breaker clamp on buss, and any other problems that an electrician may discover while performing repairs need correcting. We recommend a licensed electrician inspect further and correct as needed.

Action Items

Electrical



GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

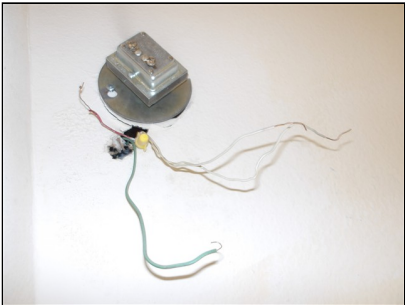
7. No GFCI (ground fault circuit interrupter) protection is present at all locations per current industry standards. **Missing at the kitchen, bar counter and laundry room.** This may not have been required at the time of construction but current industry standards requires GFCI protection in all bathrooms, garages, exteriors, laundry rooms, basements and kitchens. **As a safety upgrade, consider installing GFCI protection at all recommended locations.**

WIRING

8. There is an open junction box in the master bedroom. Lack of covers on junction boxes is a shock or fire hazard. - A qualified technician should install a proper cover on all junction boxes.



9. Exposed wiring is visible at the hallway closet. We recommend a qualified technician make any repairs needed.



Action Items**Electrical****EXTERIOR RECEPTACLES AND FIXTURES**

- ❌ 10. The outside outlet cover at the rear of the home is damaged/missing and needs repaired or replaced.



- ❌ 11. One or more exterior outlets at the rear of the home did not work or there is no power to outlet. A qualified electrician should make any needed corrections.

**INTERIOR RECEPTACLES AND FIXTURES**

- ❌ 12. Several switches are loose at multiple locations in the home. One was even taped down so it wouldn't come on. A qualified electrician should make any needed repairs.



- ❌ 13. One receptacle is loose in the wall at bar area. A qualified electrician should make any needed repairs.



Action Items

Heating and Cooling

A/C EQUIPMENT

- ✘ 14. The compressor did not respond to normal user controls for the main living area of the house. Non-functioning compressors may be the result of some simple mechanical or electrical problem easily fixed, or may involve the expense of complete replacement of the unit(s). A qualified technician should evaluate the compressor and make repairs or modifications as necessary.



Interiors

WINDOWS

- ✘ 15. Several windows do not operate smoothly, are difficult to latch or are in need of adjustment. Several windows are missing hardware or stuck and not operational. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components.



SMOKE DETECTORS/CO DETECTOR

- ✘ 16. The number of carbon monoxide detectors is less than would be required by modern standards. Missing in master bedroom. One carbon monoxide detector is required on each level of a multi level home and all bedrooms with fireplaces. CO detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.
- ✘ 17. The number of smoke detectors is less than would be required by modern standards. **Missing in two bedrooms.** Most cities want the detectors in each bedroom, hallway leading to the bedrooms and if multi-storied, at the top and bottom of the staircase at each level. Smoke detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.
- ✘ 18. The smoke detector is too low on the wall at the master bedroom. A qualified technician should repair or replace as needed.

Action Items

Interiors



Kitchen

RANGES/OVENS/COOKTOPS

- ❌ 19. The lower oven door does not fully close. There is a gap when the oven door is closed. A qualified technician should repair as needed.



heat leaks

Bathrooms

WASH BASIN(S)

- ❌ 20. The wash basin(s) in the master bathroom drain stop is damaged and stuck down. Resulting in the sink not being able to drain. A qualified technician should repair the wash basin as needed.



BATHTUB(S)

- ❌ 21. The hot and cold water was shut off or not functional at the bathtub in the master bathroom. The seller may have details as to why it's off. A plumber should perform repairs as needed.

Action Items

Bathrooms



Consideration Items

Introductory Notes

CLIENT ADVICE

22. In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.



Gas left exterior



Electric right exterior



Water in garage

23. If specific information on the characteristics and performance of this particular hillside property is desired, a qualified specialists, such as a geologist, structural engineer and or a geo-tech engineer, should be consulted.

INSPECTION SCOPE

24. The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. **The inspection does not include any attempt to find or list cosmetic flaws (scratches, cracks, stains, etc.). You, the client, are the final judge of aesthetic issues.** The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.
25. We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyse surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspectors ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.

Consideration Items

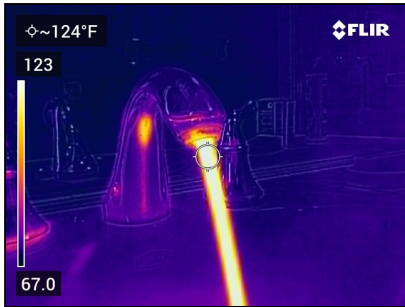
Introductory Notes



No abnormal heat in electric panel



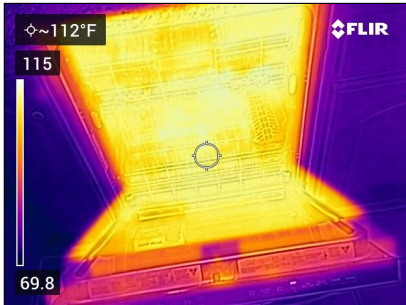
No visible leaks under sinks



hot water noted



stove on



dishwasher on



oven on

PERMITS

26. Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

Exterior

GRADING, DRAINAGE, RETAINING WALLS

27. The yard grading on the left side and rear of the home has a very low slope grade or drains toward the home. Water may tend to pool along this side of the house. A below grade drainage system, regrading the area, or installing swales may help to drain this area quickly. Monitor the area during heavy rains.
- Have a qualified contractor or landscaper evaluate the area and perform repairs as needed.



WALL CLADDING AND TRIM

28. Sections of the stucco at the exterior of the building is cracked, deteriorated or damaged. We did not list or identify every location in this report.
- A qualified plastering technician should evaluate the stucco and make repairs or modifications as necessary.

Consideration Items

Exterior



29. The weep screed at the base of the stucco-finished exterior walls is corroded in spots and/or damaged.
- A qualified technician should replace any damaged weep screed, as needed.



30. Sections of the exterior finish are noticeably weathered.
- The weathered materials should be scheduled for repainting or restaining soon in the course of regular maintenance.

EAVES, SOFFITS, FASCIA AND PAINT

31. There are stains and/or damage indicating roof leakage at the eaves at several areas.
- A qualified roofer should further evaluate the area and make any needed repairs or modifications.

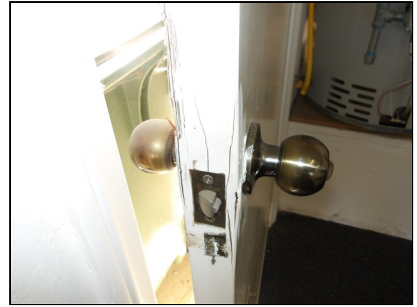


DOORS

32. The door weatherstripping is installed improperly or missing at several locations. Improperly installed weatherstripping can allow, or even encourage water or air to enter the home.
- All missing or improper weatherstripping should be modified to reduce the potential for water penetration. It is also possible that the door may also need to be adjusted, a qualified technician should perform repairs as needed.
33. The door at the side entry garage is damaged, rubs the ground, is hard to open and requires repairs. A qualified technician should make any needed repairs or modifications.

Consideration Items

Exterior



- 34. The sliding door screen at three or more areas is damaged and/or deteriorated. A qualified technician should make any repairs or modifications as needed.
- 35. The bottom door latch for the door at the front entry is damaged and not able to operate. A qualified technician should make any needed repairs or modifications.



- 36. The door locks and hardware at several areas need to be adjusted so they properly latch and lock. A qualified technician should make any needed repairs or modifications.

VEGETATION and PLANTERS

- 37. Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.



LIMITATIONS to PEST CONTROL ISSUES

- 38. Our observations regarding evidence of pests (termite, dry rot, fungus, moisture deterioration) are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Activity noted at the eaves, trim and windows in several areas. Please refer to the termite inspection report for corrections and repairs. Repairs should be performed as needed.

Consideration Items

Exterior



FENCES and GATES

- 39. The stucco fencing at several areas of the property is damaged and deteriorated. - Damaged fence elements should be repaired if possible, or replaced as necessary.
- 40. The gates are damaged and need repaired to properly operate.
 - The gate should be repaired or replaced as needed.

WINDOWS

- 41. Several window gaskets/seals are damaged or deteriorated at multiple locations. A licensed contractor and/or specialist should perform repairs.



Roofing

LIMITATIONS: ROOFING

- 42. The majority of home inspectors do not walk on concrete roofing material due to the possibility of breakage, of which we would be responsible for. The roof was observed by every possible means short of walking on the roof: ladder at roof edges, from second floor windows, second floor balconies, and from the ground with binoculars. The underside of the roof is inspected from the attic. This is a limited roof inspection.



ROOF COVERINGS

- 43. We observed none standard repairs to the front roof near the fascia board. It looks like foam was installed. A qualified technician should perform appropriate repairs.

Consideration Items

Roofing



44. The tile roofing is missing the bird stops at the eaves in several areas. This can allow rodents and other pests access to the under roof tile areas. A qualified roofing contractor should make any needed repairs.

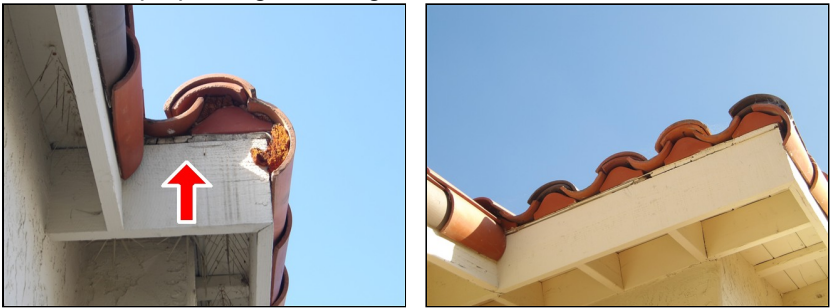


45. Portions of the roll roofing surface granulation have washed away and minor surface cracks have developed at the middle flat section of roof. Loss of granules is a primary indicator of advancing age. The roof should be evaluated prior to the close of escrow.



FLASHINGS

46. The roof has no edge flashing. Water can curl back under the shingles and potentially damage the wood at the eaves.
- A qualified roofer should install proper edge flashings.



GUTTERS/ DOWNSPOUTS AND DRAINS

Consideration Items

Roofing

47. The gutter needs to be tightened against fascia and sealed at several areas. Multiple fasteners are loose or missing.

SKYLIGHTS and SOLAR PANELS

48. There is condensation in the skylight lens. No external deficiencies were noted.



Plumbing

CLIENT INFORMATION

49. Water is probably the number one nemesis of the home owner. Wall and roof leaks, plumbing leaks and condensation are a constant possibility. When water is allowed to intrude or condense within the structure, the possibility of damage, decay and/or mold exists. My report notes any conditions I observed at the time of the inspection. However, water intrusion is not always immediately identifiable and may take time and weather to surface. It is very important that you maintain the proper grade around the home, monitor and maintain your roof system, and respond immediately to exterior, roof, attic and crawl space maintenance issues. Further, it is vital to respond to plumbing leaks at once and to provide adequate attic, bathroom, and crawl space ventilation. This is FYI.
50. Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.
51. Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self-heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection.

The floor drains did not back up during the inspection but it is common for this to occur after occupancy of a vacant home. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 20 years or more be scanned before closing because finding and correcting these problems can be very expensive. Some communities have a self-insurance program in place to help with the cost of these repairs. Please contact your local officials for additional information at this location.

MAIN WATER SHUT-OFF

52. There was surface corrosion, but no leakage, at the exposed and accessible portions of the main supply piping. This piping should be monitored for leakage and repaired or replaced as necessary.

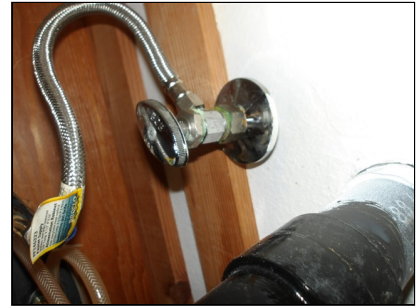
Consideration Items

Plumbing



PLUMBING WATER SUPPLY

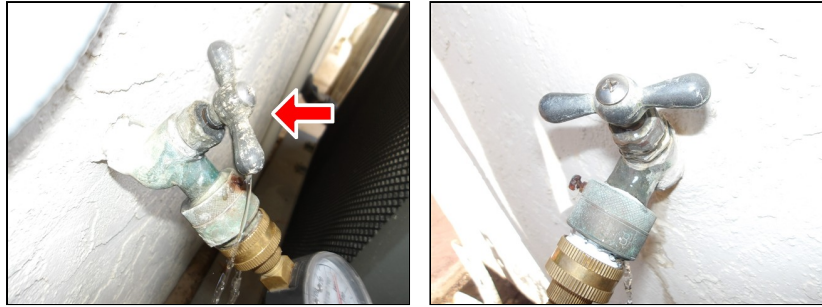
53. There is surface corrosion in the visible supply and/or waste piping at several valves, fixture and drains in the home. We observed no signs of active leaks at the time of the inspection but leaks can develop anytime without warning. All valves and fixtures should be evaluated during your final walk through and before close of escrow to verify that no new leaks have developed.
- This piping should be evaluated for leaks on a regular basis and repaired by a qualified technician when necessary.



54. One or more hose bibbs on the building are leaking at the valve stem. A qualified plumber should make repairs or modifications as necessary.

Consideration Items

Plumbing



WASTE and VENT PIPES

55. Some properties require periodic cleaning of drain lines due to tree root penetration. The older, cast iron and/or clay drain lines installed in several homes can also experience blockages due to internal rusting or soil settlement or upheaval. We cannot determine the condition of underground pipes during our inspection. -- Given the age or history of the drain lines, we recommend the building sewer be evaluated by camera by a specialist in the appropriate trade and repaired or replaced as needed. Home owners are responsible for the sewer pipes and main sewer lateral piping all the way to the middle of the street, where it connects to the city sewer system.

WATER HEATER

56. There is no exterior routed catch pan and drain installed at the water heater. A pan with an exterior routed drain is required by some jurisdictions when the appliance is located inside the foundation foot print of the structure or if the water heater leaks, the water will flood the floor or surrounding structure and cause water damage to the home. Consider installing a properly routed drain pan and pipe as a recommended preventive upgrade (this often requires the water heater to be drained, removed, reinstalled and may be expensive).



WATER HEATER SEISMIC STRAPS

57. **The water heater's capacity is greater than 52 gallons and there are only two seismic straps installed.** The California Office of the State Architect has published standards with which all water heater installations in the state must comply when buildings are sold or transferred. These standards require adequate restraint provided by an approved metal strapping, located one third down from the top and another approximately 4" above the control valve. If the heater is larger than 52 gallons, then approved strapping rated for a larger tank or additional strapping or engineered strapping may be required. A third strap is recommend at times to comply with the California Office of the State Architect standards for seismic strapping of water heaters.

Consideration Items

Plumbing



Electrical

EXTERIOR RECEPTACLES AND FIXTURES

58. One or more light fixtures are loose and/or not sealed at the exterior walls. A qualified licensed electrician should make any needed corrections.



INTERIOR RECEPTACLES AND FIXTURES

59. Several light fixtures are missing globes or have damaged lens covers. A qualified technician should make any needed repairs.



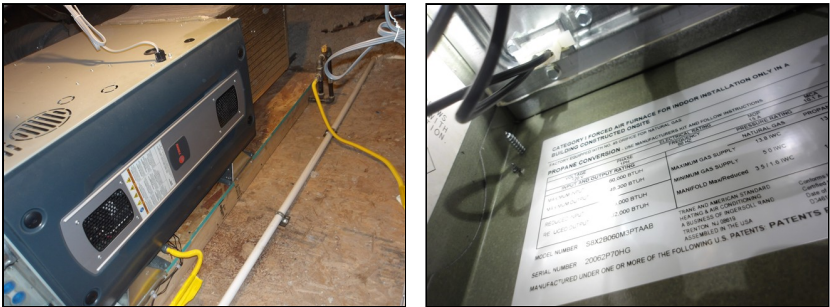
Heating and Cooling

LIMITATIONS - FAU

60. We believe the heaters are dated 2020 but observed several different serial numbers on the units. We recommend having the home owner verify the ages. You can also contact the manufacturer to confirm ages.

Consideration Items

Heating and Cooling



Attic

LIMITATIONS OF ATTIC ACCESS

61. We could not access one or more attic areas due to one or all of: no access, low headroom, vaulted ceilings, insulation concealing the rafters, duct work, temperature, unsafe conditions, storage, etc. Further evaluation is advised if the client has concerns about these areas.



ATTIC VENTILATION CONDITIONS

62. Four or more soffit vents are blocked at the right side. A qualified technician should repair or replace as needed.



IMPORTANT CLIENT INFORMATION

63. Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control providers to see if they offer services that help prevent wildlife intrusions.

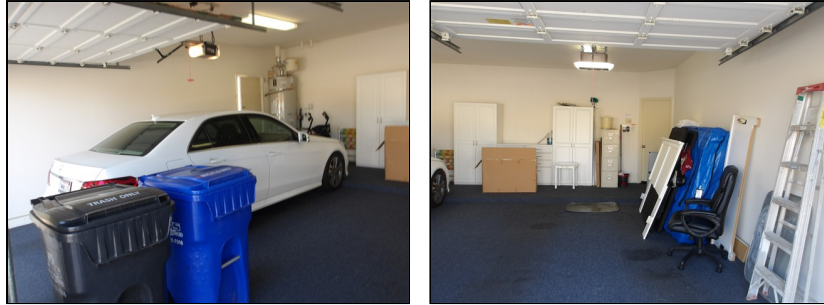
Garage

LIMITATIONS ABOUT INSPECTING the GARAGE

Consideration Items

Garage

64. The presence of personal items limited access to the garage at the time of this inspection.
- A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.



GARAGE DOOR(S) and HARDWARE

65. The weatherstripping at the base, top and/or sides of the garage door is damaged, missing or inoperable. Gaps are noted in these areas. The weatherstripping should be adjusted or replaced.

Interiors

CEILINGS

66. Paint is peeling from the half bathroom ceiling near the register. This could indicate improper painting technique or excess moisture. A qualified technician could make repairs or modifications as necessary.



WALLS

67. There is a small hole in the drywall behind the door handle. A qualified technician could make repairs or modifications as necessary.



master bed closet

WINDOWS

68. Several windows and glass doors have a film on them that is peeling or deteriorated. It makes it blurry to look out the glass. A licensed contractor and/or specialist should repair glass as needed.

Consideration Items

Interiors



SMOKE DETECTORS/CO DETECTOR

69. The smoke detector and carbon monoxide detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We recommend replacing all batteries and testing with simulated smoke upon occupying the building.

The average life expectancy of smoke detectors and CO detectors is approximately (7-10) years unless otherwise noted by the manufacture. This is FYI.

FIREPLACE

70. The fireplace was visually reviewed but was not tested for draft, any gas logs were not tested and a fire was not built in the fireplace. Because of the chimney design only a portion of the fireplace, chimney and flue was visible. If you wish additional evaluation, contact a chimney sweep. **We recommend all chimneys be cleaned and inspected by a licensed chimney specialist prior to being used.**

SKYLIGHTS

71. There is evidence of previous leaks from the skylight at the entryway. Ask the owner about any history of leaks, and/or monitor for active leakage. If the skylight leaks, it should be repaired or replaced.



WET BAR

72. The refrigerator at the wet bar area is hard to open because the top trim board for the counter blocks access. A qualified technician should modify so the refrigerator opens.



Consideration Items

Kitchen

RANGES/OVENS/COOKTOPS

- 73. The oven was tested using normal operating controls. It functioned normally. However, it is near the end of its useful life. Budget for future replacement.
- 74. The oven light is not functional. The bulb may have burned out. The bulb should be tested, and be replaced if necessary. If the bulb is not burned out, then the condition of the switch and wiring should be evaluated, and repairs made as necessary.

KITCHEN EXHAUST SYSTEM

- 75. There is no power ventilation system over the cooking appliance.
 - Consider installing a ventilation system. A qualified technician should do the job.



CABINETS

- 76. Several cabinet doors are coming apart and peeling. A qualified technician should make any necessary repairs or replace components as needed.



Bathrooms

CLIENT INFORMATION

- 77. Caulking at the bathrooms is deteriorated and/or missing (sinks, bathtubs, showers, etc.). Missing or deteriorated caulking can promote water penetration into the adjoining structure. A qualified technician should recaulk as needed.

WASH BASIN(S)

- 78. Several wash basin(s) in the bathrooms are rusted and deteriorated at several areas. A qualified technician should repair or replace the wash basin as needed.

Consideration Items

Bathrooms



79. The drain stop for the wash basin in the half bathroom is inoperable, needs adjusted and/or is missing.
- It should be repaired or replaced to restore proper function.

SHOWER WALLS

80. The grout is cracked, deteriorated and/or missing in several areas at multiple bathrooms. Damaged or missing grout can cause leaks and moisture damage. A licensed contractor and/or specialist should perform repairs.

SHOWER ENCLOSURE(S)

81. The tile floor is cracked in the master bathroom and middle bedroom bathroom. A qualified technician should repair or replace the damaged tiles.



CABINETS/COUNTERTOP

82. The cabinet shelf under the sinks is stained at the bathrooms. The area was dry at the time of the inspection and a technician should repair as needed.



83. The vanity countertop to the master bathroom is cracked. A qualified technician should perform necessary repairs.

Consideration Items

Bathrooms



Laundry

CLIENT INFORMATION

-  84. The ceiling fan does not work at the laundry room. The room does have a window. Repair or replacement is needed. A qualified licensed electrician should make any needed repairs.



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