



Daybreak Home Inspections, Inc.
101 Colonial Dr.
Perkiomenville, PA 18074
Prepared by: Nicholas Frey
ASHI #: 262051 EDI #: PA-158

Home Inspection Report



25 Douglass Rd.
Lansdale , PA 19446

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 25 Douglass Rd.
City Lansdale State PA Zip 19446
Contact Name Sherry Russell
Phone 215-378-1251

Client Information

Client Name Alderfer Auction
Phone 215-393-3000

Inspection Company

Inspector Name Nick Frey
Company Name Daybreak Home Inspections, Inc.
Address 101 Colonial Dr.
City Perkiomenville State PA Zip 18074
Phone 540-908-1878
Email daybreakhi@verizon.net
Amount Received \$550.00

Conditions

Others Present Listing Agent Property Occupied Occupied
Estimated Age 35 years Entrance Faces Southwest
Inspection Date 01/24/2022
Start Time 1:00 pm End Time 3:00 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 29 degrees
Weather Sunny Soil Conditions Frozen
Space Below Grade Basement
Building Type Single family Garage Attached

Lots and Grounds

A NP NI M D

1. Driveway: Asphalt - Recommend sealing cracks in driveway to prevent further damage.



2. Walks: Concrete

3. Steps/Stoops: Concrete - Step is too high at side door, height of steps should be 7 3/4 inches, recommend repair to reduce the risk of injury.

Missing handrail at rear steps, recommend installation to reduce the risk of injury.



4. Porch: Concrete

5. Patio: Concrete

6. Deck: Treated wood - Damaged decking boards noted throughout deck, recommend replacement of all effected decking boards to reduce the risk of injury.

Damaged guardrails noted in numerous areas of deck, loose/missing balusters, recommend repair/replacement of wood to reduce the risk of injury.

Missing graspable handrail on deck stairway, recommend installation to reduce the risk of injury.

Rust noted on some joist hangers, rust can effect the integrity of the joists hanger, recommend replacement of all effected hangers.

Lots and Grounds (Continued)

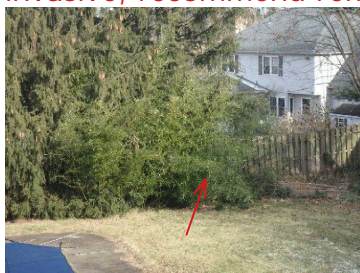
Deck: (continued)



7. Grading: Negative slope - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade to help reduce moisture from entering the basement area.



8. Vegetation: Trees, Shrubs - Bamboo noted at rear of yard, this plant is extremely invasive, recommend removal by landscaper.



Lots and Grounds (Continued)

9. Retaining Walls: Wood - Wood retaining walls are bowing inward, due to poor drainage, recommend evaluation and repair by landscaper to prevent further damage.



10. Fences: Wood - Damaged sections of wood fence noted around property, recommend repair/replacement as needed to prevent further damage.

Exterior

A NP NI M D

Entire house Exterior Surface

1. Type: Vinyl siding, Stone veneer - Seal around sump pit discharge/ penetrations in vinyl siding and stone veneer to reduce the risk of moisture/insect infiltration.

Damaged siding at rear of house, recommend repair



2. Trim: Aluminum, Vinyl - Damaged gable vent at front of house, recommend replacement to reduce the risk of critters entering the house.



3. Fascia: Aluminum
4. Soffits: Vinyl
5. Entry Doors: Metal
6. Patio Door: Metal entry door
7. Windows: Wood double hung - Numerous windows through out house stick or are

Exterior (Continued)

Windows: (continued)

Painted shut, making operation of windows difficult, recommend repair by contractor to allow for easier operation.

- 8. Basement Windows: Non-opening
- 9. Exterior Lighting: Surface mount
- 10. Exterior Electric Outlets: 120 VAC GFCI - No power noted to rear patio receptacle, recommend replacement of GFCI receptacle to allow for proper operation.



- 11. Hose Bibs: Rotary
- 12. Gas Meter: Exterior surface mount at side of home
- 13. Main Gas Valve: Located at gas meter

Roof

A NP NI M D

Main Roof Surface

- 1. Method of Inspection: On roof
- 2. Unable to Inspect: 20%



- 3. Material: Asphalt shingle - Damaged shingles at the ridge of house, recommend replacement of shingle to reduce the risk of water infiltration.

Shingles are existing beyond design life, roof granules are worn in numerous areas, this may cause shingles to deteriorate, recommend evaluation by roofer and budgeting for replacement

Roof (Continued)

Material: (continued)



4. Type: Gable

5. Approximate Age: 20-23 years

6. Flashing: Aluminum - Area was caulked heavily with noted hole, this may be an area where water may infiltrate, recommend repair by roofer to reduce the risk of water damage.



- 7. Valleys: Asphalt shingle
- 8. Skylights: Insulated glass
- 9. Plumbing Vents: PVC
- 10. Electrical Mast: Underground utilities
- 11. Gutters: Aluminum
- 12. Downspouts: Aluminum

Right side Chimney

- 13. Chimney: Stone
- 14. Flue/Flue Cap: Terra-cotta
- 15. Chimney Flashing: Aluminum

Garage/Carport

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Insulated aluminum - Gap noted under right garage door, recommend repair to reduce the risk of critters entering the house.



3. Door Operation: Mechanized
4. Door Opener: Lift Master, Chamberlain - Lift master opener was unplugged at time of inspection, recommend ensuring operation/replacement of garage opener by contractor.



5. Service Doors: Metal
6. Ceiling: Paint
7. Walls: Paint
8. Floor/Foundation: Poured slab
9. Electrical: 120 VAC
10. Windows: Wood double hung

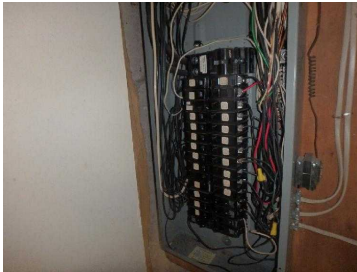
Electrical

A NP NI M D

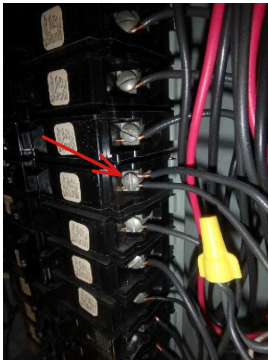
1. Service Size Amps: 200 Volts: 120-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Romex
6. Ground: Plumbing and rod in ground
7. Smoke Detectors: Present - **Smoke Detectors should be installed on every floor and every bedroom.**
8. Carbon Monoxide Detectors: Present - **Carbon Monoxide detectors should be installed on every floor and every bedroom.**

Basement Electric Panel

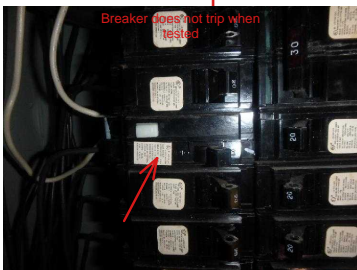
9. Manufacturer: Crouse-Hinds - **Missing panel cover screws, recommend installation.**



10. Maximum Capacity: 200 Amps
11. Main Breaker Size: 200 Amps
12. Breakers: CU/AL - **Double tap wiring, recommend repair by electrician.**



13. GFCI: At GFCI receptacles, Present - **GFCI Breaker did not trip when tested, recommend replacement to reduce the risk of shock.**



Electrical (Continued)

14. Is the panel bonded? Yes No

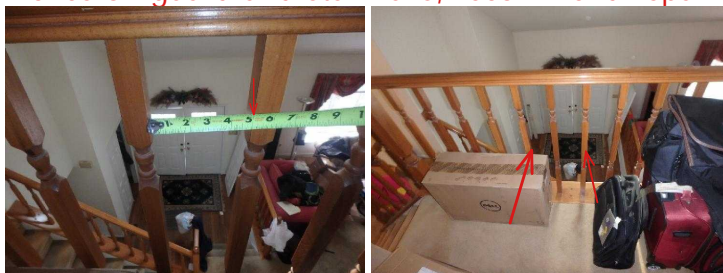
Structure

A NP NI M D

1. Structure Type: Wood frame
2. Foundation: Concrete - Vertical crack with no displacement noted at the exterior of rear foundation wall, recommend epoxy injection/sealing crack by basement/foundation contractor to reduce the risk of moisture entering the basement.



3. Differential Movement: No movement or displacement noted
4. Beams: Bonded wood
5. Bearing Walls: Frame
6. Joists/Trusses: 2x10, Trusses
7. Piers/Posts: Steel posts
8. Floor/Slab: Poured slab
9. Stairs/Handrails: Wood stairs with wood handrails - Baluster spacing is greater than 4 inches on guard and stair rails, recommend repair to reduce the risk of injury.



10. Subfloor: Plywood

Attic

A NP NI M D

Main Attic

1. Method of Inspection: In the attic
2. Unable to Inspect: 20% - Roof line



3. Roof Framing: Truss
4. Sheathing: Plywood - Water stain noted on plywood right above attic hatch, area was dry during inspection, recommend monitoring/ evaluation by roofer.



5. Ventilation: Gable, Ridge and soffit vents
6. Insulation: Blown in - Loose insulation noted, recommend repair to help conserve energy

Recommend adding insulation to help conserve energy



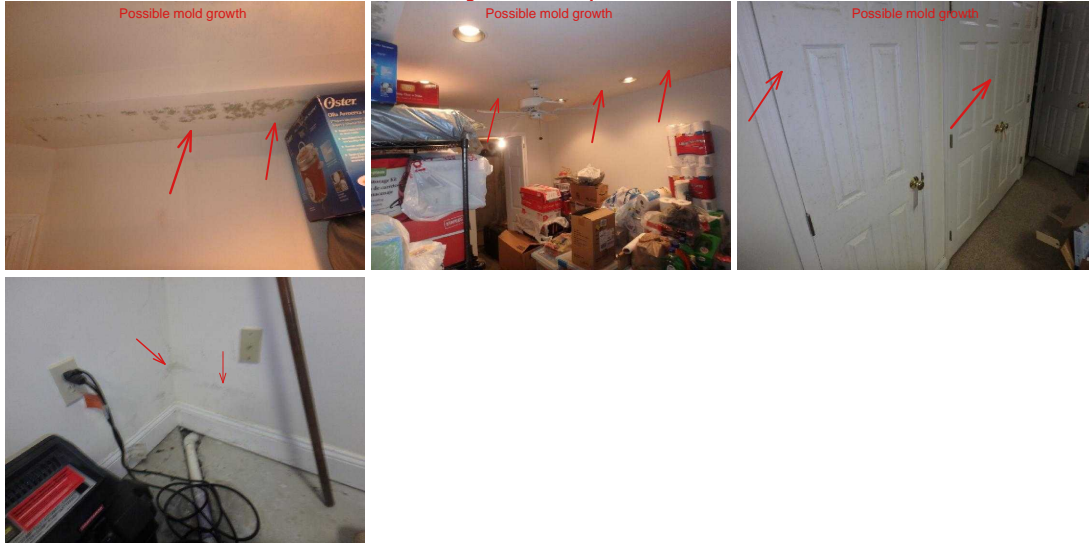
7. Insulation Depth: 8"
8. Bathroom Fan Venting: Electric fan

Basement

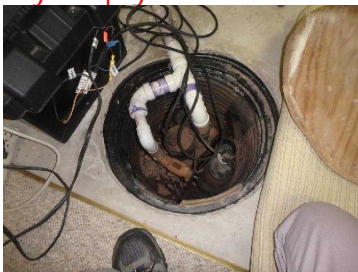
A NP NI M D

Main Basement

1. Unable to Inspect: 45% - Storage shelves, Storage boxes
2. Ceiling: Paint - Evidence of possible mold growth noted on drywall in storage room and closet doors, possibly due to elevated humidity in basement, recommend running a dehumidifier, and evaluation by mold specialist.



3. Walls: Paint
4. Floor: Carpet, Poured - This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. Floor Drain: Covered
6. Doors: Hollow wood
7. Windows: Non-opening
8. Electrical: 120 VAC
9. HVAC Source: Electric baseboard
10. Insulation: Batting
11. Sump Pump: Submerged, Battery Backup - Sump crock was completely dry/empty-unable to test pump operation/piping for leaks



12. Moisture Location: None - Basement was dry during inspection
13. Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

A NP NI M D

Main AC System

1. A/C System Operation: Appears serviceable - **To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested, recommend servicing by HVAC contractor when temperature increases.**



2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted
4. Manufacturer: Rheem
5. Model Number: RAPM-048JAZ Serial Number: 7968W101101166
6. Area Served: Whole building Approximate Age: 11 years
7. Fuel Type: 120-240 VAC Temperature Differential: N/A
8. Type: Central A/C Capacity: 4 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Suction line and liquid line
11. Electrical Disconnect: Breaker disconnect

Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace

1. Fireplace Construction: Brick
2. Type: Gas log
3. Fireplace Insert: Standard - **Unable to light pilot light for gas insert, recommend ensuring operation/repair by fireplace specialist.**



4. Smoke Chamber: Brick
5. Flue: Tile

Fireplace/Wood Stove (Continued)

- 6. Damper: Metal
- 7. Hearth: Raised

Heating System

A NP NI M D

Main Heating System

- 1. Heating System Operation: Adequate



- 2. Manufacturer: Rheem
- 3. Model Number: RGRM-10EZAJS Serial Number: HK5D301F021301708
- 4. Type: Forced air Capacity: 105,000 BTU
- 5. Area Served: Whole building Approximate Age: 9 years
- 6. Fuel Type: Natural gas
- 7. Heat Exchanger: 5 Burner
- 8. Unable to Inspect: 95%
- 9. Blower Fan/Filter: Direct drive with disposable filter



- 10. Distribution: Metal duct, Insulflex duct - **Disconnected duct work at front of basement, recommend repair to help conserve energy.**

Duct work was attached to drain line, recommend improvement to reduce the risk of disconnecting drain line

Heating System (Continued)

Distribution: (continued)

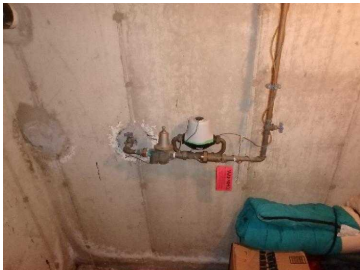


- 11. Draft Control: Automatic
- 12. Flue Pipe: PVC
- 13. Controls: Limit switch
- 14. Thermostats: Individual

Plumbing

A NP NI M D

- 1. Service Line: Copper
- 2. Main Water Shutoff: Basement



- 3. Water Lines: Copper
- 4. Drain Pipes: ABS, PVC
- 5. Service Caps: Accessible - Due to the age of house, recommend sewage lateral inspection of main drain line to ensure there are no blockages.



- 6. Vent Pipes: ABS
- 7. Gas Service Lines: Cast iron

Plumbing (Continued)

Basement Water Heater

8. Water Heater Operation: Adequate - **Missing expansion tank on water heater, check valve was installed on main water, recommend installation of expansion tank by plumber.**
9. Manufacturer: Rheem
10. Model Number: XG50T12HE40U0 Serial Number: A081500051
11. Type: Natural gas Capacity: 50 Gal.
12. Approximate Age: 7 years Area Served: Whole building
13. Flue Pipe: Single wall - **Furnace was converted to high efficiency using PVC pipes, water heater still exhausting into terra-cotta liner in chimney. There is no longer enough BTU's to properly vent water heater and terra-cotta liner will eventually deteriorate, recommend installation of metal liner by chimney specialist to reduce the risk of carbon monoxide poisoning.**

Evidence of back drafting on water heater, recommend repair by plumber to prevent further damage.



14. TPRV and Drain Tube: Copper

Bathroom

A NP NI M D

2nd floor main Bathroom

1. Ceiling: Paint
2. Walls: Paint
3. Floor: Vinyl floor covering
4. Doors: Hollow wood
5. Windows: Wood double hung
6. Electrical: 120 VAC - **Non-GFCI receptacle, recommend installation by electrician to reduce the risk of shock.**

Bathroom (Continued)

Electrical: (continued)



- 7. Counter/Cabinet: Laminate and wood
- 8. Sink/Basin: Molded dual bowl
- 9. Faucets/Traps: Moen fixtures with a ABS trap
- 10. Tub/Surround: Fiberglass tub and ceramic tile surround - Bags were in bathtub at time of inspection, unable to operate, recommend testing bath tub fixtures.



- 11. Toilets: 1 1/2 Gallon Tank
- 12. HVAC Source: Heating system register
- 13. Ventilation: Electric ventilation fan and window

1st floor Powder Half Bathroom

- 14. Ceiling: Paint
- 15. Walls: Wallpaper
- 16. Floor: Vinyl floor covering
- 17. Doors: Hollow wood
- 18. Windows: Wood double hung
- 19. Electrical: 120 VAC GFCI
- 20. Counter/Cabinet: Laminate and wood
- 21. Sink/Basin: Molded single bowl
- 22. Faucets/Traps: Moen fixtures with a ABS trap
- 23. Toilets: 1 1/2 Gallon Tank
- 24. HVAC Source: Heating system register
- 25. Ventilation: Electric ventilation fan and window

Primary Bathroom

- 26. Ceiling: Paint
- 27. Walls: Paint
- 28. Floor: Vinyl floor covering
- 29. Doors: Hollow wood
- 30. Windows: Wood double hung - Windows over tub do not have tempered glass

Bathroom (Continued)

Windows: (continued)

installed, recommend installation of safety glazing/tempered glass to reduce the risk of injury.

31. Electrical: 120 VAC - Non-GFCI receptacle, recommend installation by electrician to reduce the risk of shock.



32. Counter/Cabinet: Laminate and wood
33. Sink/Basin: Molded dual bowl
34. Faucets/Traps: Moen fixtures with a ABS trap
35. Tub/Surround: Fiberglass tub and ceramic tile surround
36. Shower/Surround: Fiberglass pan and ceramic tile surround
37. Toilets: 1 1/2 Gallon Tank
38. HVAC Source: Heating system register
39. Ventilation: Electric ventilation fan and window

Kitchen

A NP NI M D

1st Floor Kitchen

1. Cooking Appliances: Whirlpool - Missing anti-tip bracket, recommend installation to reduce the risk of injury.
2. Ventilator: Whirlpool
3. Disposal: In-Sinkerator
4. Dishwasher: Kitchenaid
5. Air Gap Present? Yes No
6. Microwave: Whirlpool
7. Sink: Stainless Steel
8. Electrical: 120 VAC - Non-GFCI receptacle near kitchen sink, recommend installation by electrician to reduce the risk of shock.



Kitchen (Continued)

9. Plumbing/Fixtures: PVC - **Water leak noted at drain line, recommend repair to reduce the risk of water damage.**



10. Counter Tops: Formica
11. Cabinets: Laminate and wood
12. Pantry: Single
13. Ceiling: Paint
14. Walls: Wallpaper
15. Floor: Vinyl floor covering
16. Windows: Wood double hung
17. HVAC Source: Heating system register

Bedroom

A NP NI M D

4 bedrooms Bedroom

1. Closet: Walk In and Large
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. Doors: Hollow wood
6. Windows: Wood double hung
7. Electrical: 120 VAC
8. HVAC Source: Heating system register

Living Space

A NP NI M D

Living Room, Dining Room, Family Room Living Space

1. Closet: Single
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. Doors: Hollow wood
6. Windows: Wood double hung
7. Electrical: 120 VAC - **Non GFCI receptacle near wet bar sink, recommend installation by electrician to reduce the risk of shock.**



8. HVAC Source: Heating system register

Laundry Room/Area

A NP NI M D

1st Floor Laundry Room/Area

1. Ceiling: Paint
2. Walls: Wallpaper, Paint
3. Floor: Vinyl floor covering
4. Doors: Hollow wood
5. Electrical: 120 VAC - **Non-GFCI receptacle near laundry tub, recommend installation by electrician to reduce the risk of shock.**



6. HVAC Source: Heating system register

Laundry Room/Area (Continued)

7. Laundry Tub: PVC - **Not mounted to floor or wall, recommend securing laundry tub to reduce the risk of disconnecting plumbing lines.**



8. Laundry Tub Drain: ABS
9. Washer Hose Bib: Rotary
10. Washer and Dryer Electrical: 120-240 VAC
11. Dryer Vent: Metal flex
12. Washer Drain: Drains to laundry tub

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Asphalt - Recommend sealing cracks in driveway to prevent further damage.
2. Grading: Negative slope - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade to help reduce moisture from entering the basement area.
3. Vegetation: Trees, Shrubs - Bamboo noted at rear of yard, this plant is extremely invasive, recommend removal by landscaper.
4. Retaining Walls: Wood - Wood retaining walls are bowing inward, due to poor drainage, recommend evaluation and repair by landscaper to prevent further damage.
5. Fences: Wood - Damaged sections of wood fence noted around property, recommend repair/replacement as needed to prevent further damage.

Exterior

6. Entire house Exterior Surface Type: Vinyl siding, Stone veneer - Seal around sump pit discharge/ penetrations in vinyl siding and stone veneer to reduce the risk of moisture/insect infiltration.

Damaged siding at rear of house, recommend repair

7. Trim: Aluminum, Vinyl - Damaged gable vent at front of house, recommend replacement to reduce the risk of critters entering the house.
8. Windows: Wood double hung - Numerous windows through out house stick or are painted shut, making operation of windows difficult, recommend repair by contractor to allow for easier operation.

Roof

9. Flashing: Aluminum - Area was caulked heavily with noted hole, this may be an area where water may infiltrate, recommend repair by roofer to reduce the risk of water damage.

Garage/Carport

10. Attached Garage Garage Doors: Insulated aluminum - Gap noted under right garage door, recommend repair to reduce the risk of critters entering the house.
11. Attached Garage Door Opener: Lift Master, Chamberlain - Lift master opener was unplugged at time of inspection, recommend ensuring operation/replacement of garage opener by contractor.

Electrical

12. Smoke Detectors: Present - Smoke Detectors should be installed on every floor and every bedroom.
13. Carbon Monoxide Detectors: Present - Carbon Monoxide detectors should be installed on every floor and every bedroom.
14. Basement Electric Panel Manufacturer: Crouse-Hinds - Missing panel cover screws, recommend installation.

Marginal Summary (Continued)

Attic

- 15. Main Attic Sheathing: Plywood - Water stain noted on plywood right above attic hatch, area was dry during inspection, recommend monitoring/ evaluation by roofer.
- 16. Main Attic Insulation: Blown in - Loose insulation noted, recommend repair to help conserve energy

Recommend adding insulation to help conserve energy

Basement

- 17. Main Basement Ceiling: Paint - Evidence of possible mold growth noted on drywall in storage room and closet doors, possibly due to elevated humidity in basement, recommend running a dehumidifier, and evaluation by mold specialist.

Air Conditioning

- 18. Main AC System A/C System Operation: Appears serviceable - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested, recommend servicing by HVAC contractor when temperature increases.

Fireplace/Wood Stove

- 19. Family Room Fireplace Fireplace Insert: Standard - Unable to light pilot light for gas insert, recommend ensuring operation/repair by fireplace specialist.

Plumbing

- 20. Service Caps: Accessible - Due to the age of house, recommend sewage lateral inspection of main drain line to ensure there are no blockages.

Bathroom

- 21. 2nd floor main Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - Bags were in bathtub at time of inspection, unable to operate, recommend testing bath tub fixtures.

Kitchen

- 22. 1st Floor Kitchen Cooking Appliances: Whirlpool - Missing anti-tip bracket, recommend installation to reduce the risk of injury.

Laundry Room/Area

- 23. 1st Floor Laundry Room/Area Laundry Tub: PVC - Not mounted to floor or wall, recommend securing laundry tub to reduce the risk of disconnecting plumbing lines.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete - Step is too high at side door, height of steps should be 7 3/4 inches, recommend repair to reduce the risk of injury.

Missing handrail at rear steps, recommend installation to reduce the risk of injury.
2. Deck: Treated wood - Damaged decking boards noted throughout deck, recommend replacement of all effected decking boards to reduce the risk of injury.

Damaged guardrails noted in numerous areas of deck, loose/missing balusters, recommend repair/replacement of wood to reduce the risk of injury.

Missing graspable handrail on deck stairway, recommend installation to reduce the risk of injury.

Rust noted on some joist hangers, rust can effect the integrity of the joists hanger, recommend replacement of all effected hangers.

Exterior

3. Exterior Electric Outlets: 120 VAC GFCI - No power noted to rear patio receptacle, recommend replacement of GFCI receptacle to allow for proper operation.

Roof

4. Main Roof Surface Material: Asphalt shingle - Damaged shingles at the ridge of house, recommend replacement of shingle to reduce the risk of water infiltration.

Shingles are existing beyond design life, roof granules are worn in numerous areas, this may cause shingles to deteriorate, recommend evaluation by roofer and budgeting for replacement

Electrical

5. Basement Electric Panel Breakers: CU/AL - Double tap wiring, recommend repair by electrician.
6. Basement Electric Panel GFCI: At GFCI receptacles, Present - GFCI Breaker did not trip when tested, recommend replacement to reduce the risk of shock.

Structure

7. Foundation: Concrete - Vertical crack with no displacement noted at the exterior of rear foundation wall, recommend epoxy injection/sealing crack by basement/foundation contractor to reduce the risk of moisture entering the basement.
8. Stairs/Handrails: Wood stairs with wood handrails - Baluster spacing is greater than 4 inches on guard and stair rails, recommend repair to reduce the risk of injury.

Defective Summary (Continued)

Heating System

9. Main Heating System Distribution: Metal duct, Insulflex duct - Disconnected duct work at front of basement, recommend repair to help conserve energy.

Duct work was attached to drain line, recommend improvement to reduce the risk of disconnecting drain line

Plumbing

10. Basement Water Heater Water Heater Operation: Adequate - Missing expansion tank on water heater, check valve was installed on main water, recommend installation of expansion tank by plumber.
11. Basement Water Heater Flue Pipe: Single wall - Furnace was converted to high efficiency using PVC pipes, water heater still exhausting into terra-cotta liner in chimney. There is no longer enough BTU's to properly vent water heater and terra-cotta liner will eventually deteriorate, recommend installation of metal liner by chimney specialist to reduce the risk of carbon monoxide poisoning.

Evidence of back drafting on water heater, recommend repair by plumber to prevent further damage.

Bathroom

12. 2nd floor main Bathroom Electrical: 120 VAC - Non-GFCI receptacle, recommend installation by electrician to reduce the risk of shock.
13. Primary Bathroom Windows: Wood double hung - Windows over tub do not have tempered glass installed, recommend installation of safety glazing/tempered glass to reduce the risk of injury.
14. Primary Bathroom Electrical: 120 VAC - Non-GFCI receptacle, recommend installation by electrician to reduce the risk of shock.

Kitchen

15. 1st Floor Kitchen Electrical: 120 VAC - Non-GFCI receptacle near kitchen sink, recommend installation by electrician to reduce the risk of shock.
16. 1st Floor Kitchen Plumbing/Fixtures: PVC - Water leak noted at drain line, recommend repair to reduce the risk of water damage.

Living Space

17. Living Room, Dining Room, Family Room Living Space Electrical: 120 VAC - Non GFCI receptacle near wet bar sink, recommend installation by electrician to reduce the risk of shock.

Laundry Room/Area

18. 1st Floor Laundry Room/Area Electrical: 120 VAC - Non-GFCI receptacle near laundry tub, recommend installation by electrician to reduce the risk of shock.