

INTERIOR

WALLS AND CEILINGS

- Condition: There were some stains on the bath room ceiling, close to the skylight due to the condensation and lack of ventilation.



- *Recommendations:* Correct bath room exhaust fan, as mentioned in the Insulation and Ventilation section.

FLOORS

- Conditions:
 - 1- Floor covering in the mechanical room is not appropriate for this location.
 - 2- Floor drain for mechanical room is not provided.
 - 3- There was sign of Past water spillage over the mechanical room's floor covering.
 - 4- There were some cracks on the visible portions of concrete floor in the garage.
- *Recommendations:*
 - 1- Provide a floor drain for mechanical room.
 - 2- Change the mechanical room's floor covering with a water resistant type.
 - 3- Provide appropriate size of a splash pan for the small water heater in a way that sudden failure of tank would not damage the floor and wood members.
 - 4- Monitor the garage's floor, and repair as necessary.

STAIR WAYS, HANDRAILS, AND GUARDS

- Type: Not applicable

CABINETS AND COUNTERTOPS

- Cabinets: There were some blisters in the bottom portion of bath room's cabinet, due to the past leakage.
- Countertops:
- *Recommendation:* Keep the junction between countertops and back splashes sealed.

FIRE WALLS

- Type: Not applicable

WINDOWS AND DOORS

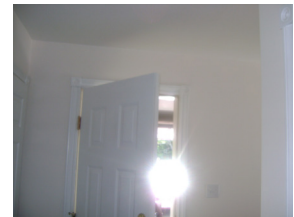
- Type: double coated- double glazed vinyl
- Conditions:
 - 1- Some windows such as: west side in the small living room and the north side, were not operating smoothly.
 - 2- Cranks in some windows were missing.



- 3- There were sealing failures for the top parts of the master bed room's windows.



- 4- The self closing device and weather strip for the door from garage to the house is missing.



- 5- Weather strip in the lower portion of the east door was worn out, and it did not close properly and easily.



- *Recommendations:*

- 1- Install weather stripping and self closing device for the garage door to the house which is a safety issue, and also install a CO detector as mentioned in the electrical section.
- 2- Fix the weather strip and the door on the east side.

FIREPLACES

- Type: The two-factory build gas fireplaces operated normally at the time of inspection.

SMOKE DETECTOR

- Condition: It responded to manual tester.
- *Recommendation:* Change the smoke alarm at least every 10 years, and check they operation regularly.

WATER PENETRATION

- Efflorescence on the corner of crawl space foundation walls
- *Recommendation:* As mentioned in the Exterior section.

OTHERS

- *Recommendations:*
 - 1- Install a drain cap for the bath room's shower drainage.
 - 2- Make the shelves, over the crawl space hatch door, removable to prevent any hazard.
 - 3- Change the sharp edges of the window's sills to round ones, in the north-west living room, in order to prevent any hazards for small children.

