

Amerispec Home Inspections
P.O. Box 2037
Boulder Creek, Ca. 95006
(831) 338-1000

Inspection No: 08130901 Inspector: Mark Meserth
Inspection Date: 8/13/2009
Dwelling: 21921 McClellan Rd.
Cupertino, CA.
Client: Fatekh Vergasov
Client's Agent: John Dozier Real Estate Co: Cupertino Properties

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product safety Commission) web site for recall information regarding any system or component.

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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

Serviceable: The item was inspected and appeared to function normally at the time of inspection.

Not Present: The item was not present at the time of inspection.

Not Inspected: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading "Not Inspected" will appear in the "Summary Report".

Not Operated: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading "Not Operated" will appear in the "Summary Report".

Comment: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with the heading "Comment" will not appear in the "Summary Report".

Review: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading "Review" will appear in the "Summary Report".

GENERAL INFORMATION

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

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GENERAL CONDITIONS

1002	In Attendance	Listing Agent; Seller(s).
1003	Occupancy	The property is occupied. This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004	Property Information	This is a single family home.
1005	Levels	2 story structure.
1007	Weather Conditions	Weather conditions at time of inspection were clear. Temperature at the time of inspection was in the 70's.
1008	Start Time	9:00 AM.
1009	Stop Time	11:00 AM.
1010	General Conditions Comments	An alarm system is present. Alarm systems are not within the scope of this inspection, client is advised to consult with sellers or alarm company for additional information prior to close to ensure proper operation.

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Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation/repairs a part of this inspection. Code compliance/manufacturer's specifications or any product/component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller prior to closing.

Step #	Component	Comments
1101	Driveway	Serviceable. Brick.
1103	Exterior Wall Cladding	Serviceable. Wood siding.
1105	Window & Frames	Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals.
1107	Gutters / Downspouts	Maintenance. Metal. Debris blocked downspouts observed, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.
1108	Fences / Gates	Serviceable. Wood.
1109	Electrical	Maintenance. A Ground Fault Circuit Interrupter (GFCI) is not present at outlet at front porch, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections
1110	Electric Meter(s)	Main dis-connect noted at meter. The electric meter is located at the front gate.
1111	Gas Meter(s)	The gas meter is located at the front gate. The main gas shut off valve is located at the meter.
1113	Sprinkler	This sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. No operational test or inspection was performed on the sprinkler system.
1115	Lot / Grade Drainage	Serviceable. Flat lot. Adequate lot drainage was observed.

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1116	Foundation / Type	<p>Review. A tree at right side is in contact with or very close to the dwelling. Trees this close can cause damage during winds or as the tree continues to grow can damage the foundation. Removal or other options to prevent such damage is recommended.</p> <p>The foundation consists of a poured cement perimeter with wood posts on cement blocks for center support. Exterior portions observed were in serviceable condition.</p>
1118	Patio	<p>Review. Moisture damage was observed at roofing members at rear covered patio. Recommend repairs for safety.</p> <p>Roof appears to be nailed to the structure, which may not be allowed, Bolts secured to the house framing are required by most municipalities. We recommend adding bolts as necessary.</p>
1119	Deck	<p>Maintenance. Wood. Earth to wood contact observed, suggest re-grading as necessary to provide clearance to prevent moisture damage. Inspector was unable to inspect the undersides of deck.</p>
1121	Porch	<p>Serviceable.</p>

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Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

Step #	Component	Comments
1201	Methods Used To Inspect	The roof was inspected from the ground.
1202	Material/Type	Asphalt composition shingle.
1205	Conditions	Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.

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Garage

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

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Step #	Component	Comments
1301	Type	Attached. Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution. It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important safety where children are present).
1302	Exterior	Review. Wood siding. Moisture damage fascia board observed at rear of garage, recommend repairs as necessary. Siding is weathered, suggest staining, painting or sealing to preserve the remaining life of the siding.
1304	Roof Material/Type	Wood shakes.
1305	Roof Conditions	Review. Moisture damage sheathing observed at roof. Recommend repairs as necessary.
1306	Gutters / Downspouts	Suggest installing gutters and downspouts for effective water management.
1307	Floor/Slab	Serviceable. Concrete.
1308	Garage Doors	Roll-up panel. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
1309	Garage Door Hardware	Serviceable.
1310	Door Openers	This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
1312	Exterior Door(s)	Serviceable.
1314	Walls	Serviceable. Drywall.

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1316 Ceiling Unfinished. Staining observed at ceiling, stains were dry at time of inspection. Recommend monitoring during the rainy season.

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Basement / Crawl Combination

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement. Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round.

Step #	Component	Comments
1651	Access	The basement/crawlspace was accessed from the family room and at exterior. Not all areas were accesable.
1652	Stairs	Maintenance. Wood. No railings noted, recommend installing handrails for safety.
1653	Floor	Serviceable. Concrete; Dirt.
1654	Walls	Serviceable. Poured concrete; Stone. Some minor hairline cracks observed.
1659	Sub Floor	Serviceable. Plywood; Woodplank.
1660	Support Posts / Columns	Serviceable. Concrete blocks; Wood.
1665	Ventilation	Review. Crawlspace ventilation appears to be inadequate. Suggest additional ventilation be installed as required to ensure proper ventilation.
1671	Visible Plumbing	Maintenance. Supply lines observed were copper and galvanize. Unsecured supply lines were observed, recommend securing as necessary. Waste lines were older iron/steel and some corrosion was observed. No leaks observed at time of inspection. Older waste lines may fail at anytime. Recommend monitoring conditions. Galvanized supply pipes observed. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.
1675	Distribution / Ducting	Maintenance. Ductwork is crushed at right bedroom. Recommend review for repair or replacement, as necessary.

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Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comments
1701	Shut Off Valve Location	Main shut-off is located at the right side of home. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.
1706	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems.
1707	Water Supply System	Water supply system appears to be public.

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Electrical

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comments
1801	Electrical Main Service	Serviceable. Service entrance is underground.
1802	Main Electrical Panel & Location	Maintenance. Unable to determine if main panel is properly grounded. Recommend verifying for proper ground as necessary. Branch circuit wiring is copper; Futures provided for possible expansion. The main electrical panel is located at the right side of home. Overload protection provided by breakers.
1804	Sub-Panel Comments & Location	Serviceable. The sub-panel(s) is located in the garage.
1805	Smoke Detectors	Serviceable. Periodic testing is suggested to ensure proper working order.
1806	Service Amperage and Voltage	120 & 240 volts. Service panel rating is approximately 200 amps.
1808	Electrical Comments	The electrical system is a combination of older non-grounded 2-wire and newer 3-wire grounded system. Due to safety concerns, it is suggested client consider upgrading to all 3-wire grounded system to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested.

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Heating

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UP REQUEST.**

Step #	Component	Comments
1902	Heating System Design Type/Brand	Gas forced air.
1903	Energy Source	Review. Natural gas with shutoff valve provided. The flexible gas connection for the furnace passes through the furnace enclosure wall. The connector could vibrate or become pressed against the sharp sheet metal side of the enclosure. We recommend that a licensed air conditioning contractor use iron pipe inside the enclosure to help prevent possible damage to the gas line which might allow gas to leak.
1904	Burner Chambers	Serviceable. Partially visible.
1905	General Conditions	The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1906	Exhaust Venting	Serviceable. Metal.
1907	Thermostat	Serviceable.
1909	Distribution / Ducting	Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.

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Water Heater

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited.

Since a TPR valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity.

Step #	Component	Comments
2102	Water Heater Design Type	Natural gas.
2103	Brand / Capacity	40 gallon. Manufactured by General Electric.
2104	Supply Lines	Serviceable. Copper.
2105	Energy Source	Serviceable. Gas shut-off valve was observed near this appliance.
2106	Temperature / Pressure Release Valve	Serviceable.
2108	Water Heater Condition	The water heater appears to be properly strapped for earthquake safety.
2109	Flue Venting	Serviceable. Metal.

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Kitchen

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comments
2201	Floor	Serviceable. Wood.
2202	Walls	Serviceable. Drywall.
2203	Ceiling	Serviceable. Drywall.
2206	Windows	Serviceable.
2208	Electrical	Maintenance. Light fixture at ceiling is inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation. Ground fault interrupter provided for safety.
2209	Cabinets	Serviceable.
2210	Counter Tops	Serviceable. Corian.
2211	Sinks	Serviceable.
2212	Faucets	Serviceable.
2213	Traps / Drains / Supply	Flow and drainage were serviceable at the time of inspection.
2214	Disposals	Serviceable.
2215	Dishwasher(s)	Dishwasher was not tested at time of inspection. Recommend confirming operation with sellers prior to close.
2217	Stove / Cook Top	The gas stove/range was tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.
2218	Ovens	Oven was not tested at time of inspection. Recommend confirming operation with sellers prior to close.
2219	Hood / Fan / Light	Serviceable. Exterior vented.

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Master Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comments
2301	Floor	Serviceable. Tile.
2302	Walls	Serviceable. Tile.
2303	Ceiling	Serviceable. Drywall.
2304	Doors	Serviceable. Wood.
2308	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309	Exhaust Fan	Serviceable.
2314	Shower Base	Serviceable.
2315	Shower Surround	Serviceable. Ceramic tile.
2316	Shower Door	Serviceable. Glass.
2317	Shower Faucet	Serviceable.
2318	Sinks	Serviceable.
2319	Sink Faucets	Serviceable.
2320	Traps / Drains / Supply	Serviceable.
2321	Toilet	Serviceable.

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AmeriSpec**Bathroom #2**

Step #	Component	Comments
2301.2	Floor	Serviceable. Tile.
2302.2	Walls	Serviceable. Drywall.
2303.2	Ceiling	Serviceable. Drywall.
2304.2	Doors	Serviceable. Wood.
2306.2	Windows	Serviceable.
2308.2	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.2	Exhaust Fan	Serviceable.
2310.2	Tub/Whirlpool	Serviceable. Tub.
2313.2	Tub Faucet	Serviceable.
2315.2	Shower Surround	Serviceable. Ceramic tile.
2316.2	Shower Door	Serviceable. Glass.
2317.2	Shower Faucet	Serviceable.
2318.2	Sinks	Serviceable.
2319.2	Sink Faucets	Serviceable.
2320.2	Traps / Drains / Supply	Serviceable.
2321.2	Toilet	Serviceable.

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Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. The washer and dryer are not moved if present during inspection to prevent floor damage therefore, a limited review of area behind washer/dryer is conducted.

Step #	Component	Comments
2501	Floor	Serviceable. Tile.
2502	Walls	Serviceable. Drywall.
2503	Ceiling	Serviceable. Wood.
2504	Doors	Serviceable.
2512	Washer Hookups	Washers are not in the scope of this inspection, suggest verify operation with owners prior to close. Washer hook-up hoses are not disconnect from the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
2513	Dryer Hookups	Review. Gas and electric. Recommend adding a cap on gas line for safety if an electric dryer is used.
2514	Exhaust Fan	Review. None observed, we recommend an operable window, exhaust fan or upper and lower vents be installed in the laundry area for proper ventilation and moisture control.

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Entry Way / Halls / Stairs

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comments
2601	Floors	Serviceable. Wood.
2602	Walls	Serviceable. Drywall.
2603	Ceilings	Serviceable. Drywall.
2604	Doors	Serviceable. Wood.
2609	Stairs	Serviceable.

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Living Room

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Step #	Component	Comments
2641	Floors	Serviceable. Wood.
2642	Walls	Serviceable. Drywall.
2643	Ceilings	Serviceable. Drywall.
2646	Windows	Serviceable.
2648	Electrical	Serviceable.

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Family Room

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Step #	Component	Comments
2661	Floors	Review. Tile. Several cracked tiles were observed. Inspector was unable to determine cause. Recommend consulting with sellers.
2662	Walls	Serviceable. Drywall.
2663	Ceilings	Review. Wood. Pest damage observed at wood ceiling. It is suggested that the latest termite report be reviewed and repairs be made.
2664	Doors	Serviceable. French.
2666	Windows	Review. Fog and condensation was noted in this double glazed insulated window pane. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.
2668	Electrical	Maintenance. Unable to determine function of left light switch near door.

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Master Bedroom

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comments
2681	Floors	Serviceable. Pergo/Laminate.
2682	Walls	Serviceable. Drywall.
2683	Ceilings	Serviceable. Drywall.
2684	Doors	Serviceable. Wood.
2685	Closet / Wardrobe	Serviceable. Bi-fold.
2686	Windows	Serviceable.
2688	Electrical	Serviceable.

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Bedroom #2 (left)

Step #	Component	Comments
2681.2	Floors	Serviceable. Wood.
2682.2	Walls	Drywall. Stress cracking observed near closet. Area requires monitoring for additional cracking.
2683.2	Ceilings	Drywall. Stress cracking observed near closet. Area requires monitoring for additional cracking.
2684.2	Doors	Serviceable. Wood.
2685.2	Closet / Wardrobe	Serviceable. Bi-fold.
2686.2	Windows	Serviceable.
2688.2	Electrical	Serviceable.

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Bedroom #3 (right)

Step #	Component	Comments
2681.3	Floors	Serviceable. Wood.
2682.3	Walls	Serviceable. Drywall.
2683.3	Ceilings	Serviceable. Drywall.
2684.3	Doors	Serviceable. Sliding; Wood.
2685.3	Closet / Wardrobe	Serviceable.
2686.3	Windows	Serviceable.
2688.3	Electrical	Serviceable.
2690.3	Bedroom Comments	Restricted flow observed at heat register, see comments in crawlspace about crushed ducting.

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Attic

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing floor joists. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss.

Step #	Component	Comments
2702	Framing	Serviceable.
2703	Sheathing	Serviceable. Plywood; Spaced wood plank.
2704	Evidence of Leaking	No water stains observed on the ceilings/roof decking at the time of inspection.
2705	Insulation	Serviceable. 4-6" of insulation present.
2706	Ventilation	Serviceable. Hooded roof vents. Attic fan appears to be controlled by a thermostat; no operational test was performed. Suggest verification of performance prior to closing.
2712	Attic Comments	Maintenance. Bathroom vent fan is improperly venting into attic. Recommend extending fan exhaust to the exterior to prevent damage and/or deterioration from moisture and/or condensation.

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