

Safe at Home Repair Evaluation Report



1. Insert Photo Here

To follow up from October 2011:



- Motion Lighting at Entry – done 10/27
- Additional lighting above front door needed
- Additional vertical grab bars in both upstairs Baths – discuss next quarter
- New rubber-backed bath mats in place?
- Client to purchase drainable tub mats – check next quarter
- Client get HVAC service contract?
- Raccoon Damage – done, re-inspected 12/18, discuss prevention w/ vendor in spring
- Basement & backyard Lighting – need budget
- Relocate recycling area: long term
- Basement study needs clean out spring 2012

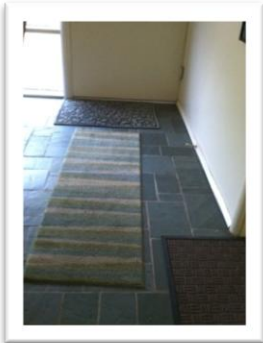
CONTACT INFO

| | | | |
|---------------------------|--|---------------------|---------------------|
| CLIENT: | [REDACTED] | Phone: | [REDACTED] |
| ADDRESS: | [REDACTED] | Cell: | [REDACTED] |
| Age/Description of House: | 1965, split level brick SF w/ decorative porch, den on 1 st floor, laundry room on first floor, bedrooms, kitchen and living areas on 2 nd floor. Clients use front door exclusively (1 st floor). House was restained 9/2011. Generally excellent condition. | Initial Inspection? | Yes |
| Occupant Issues: | Clients state no physical limitations, mostly upkeep issues. Recent balance/tripping problems, transition between bedroom and bathroom. Bathrooms have been partially modified, kitchen recently remodeled. | Home Audit | Yes (link disabled) |
| Other Info: | No pets, occupants do not smoke, no mobility assistance used | | |


SMOKE DETECTORS


| | | | |
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| <ul style="list-style-type: none">• Type• Locations• Battery change schedule | 1 Outside kitchen in hallway, and another in hall between basement & den | Recommend changing battery now and start log Client thinks all are approximately 7 years old, recommend replacing with new units, with 10-year lithium battery, show client how to test and silence | Changed batteries 10/17/11 Client agrees to replace 2 old units and add 3 rd outside bedrooms Completed 10/27/11 |
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| | | | | |
| Clear path to front door? | Sidewalk - Flagstone | OK | Recommend poured concrete sidewalk if becomes issue | |
|  <p>2 exterior entry lighting</p> | Lighting – single address light original to house, malfunctioning motion detector over den entry | Minimal – needs to be increased | Improve entrance exterior lighting, repair motion detector | 10/27/11 repaired and tested motion detector, increased wattage in address light Recommend additional light above door - discuss with client |
|  <p>3 path from beginning of driveway</p> | Handrails – wooden rail along driveway, ends at flagstones | Originally installed by Safe at Home, still in good condition | | |
| | Landscaping/ Visibility | Excellent – nothing | Landscaping is well-maintained | |

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| | | blocking access, view | | |
| | Driveway Condition - Asphalt | Good | | |
| | Lighting | None | | Added motion detector 10/27 at top of driveway |
| | Handrails | Originally installed by Safe at Home, still in good condition | | |
| | Landscaping | None to obscure | | |
| Interior Front Entry | | | | |
| | | | | |
| |  | Mail slot in door is plugged daily to keep out cold, three walk-off mats before staircase. | Recommended removing all but single heavy duty walk off matt inside front door | Removed 10/27/11 |
| | Side Entrance - not used | Appearance | Some trash along fence line | Removed 10/27/11 |
| | | Landscaping & | Fine | |

4 Inside front door

| | | | | |
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| | Visibility | | | |
| | Even deck flooring | Fine | | |
| | Secure Railing | Yes | | |
| | Access | 3 steps up from yard to deck | | |
| | Security | 2 locks | Both were secure at visit | |
| | Hand Rails | Adequate | | |
| | Lighting | Single bulb | Inadequate | Increase for security |
| Rear Entrance - rarely used | | | | |
|  | Access | 2 steps down to patio | Back entrance rarely used | |
| | Security | 2 locks | Both were secure at visit | |
| 5 Rear Entrance | Hand Rails | None | | |
| | Lighting | Needs exterior | Recommend exterior floodlight, switch inside | |

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| | | lighting, no switch | back door | |
| GROUNDS | | | | |
|  | <p>Location, Access is poor</p> <p>Must be wheeled over uneven rocks, flagstone, over raised bed threshold, down steep driveway to grassy area adjacent to driveway, one at a time, every week.</p> | <p>1 large trashcan, 1 large recycling, both wheeled with handles.</p> | <p>Could build 2-walled shed to left of house, alongside den wall. Will eliminate half distance of wheeling full cans. Would need to level floor. But then presents longer walk to eliminate daily trash bags. Further discuss with client.</p> | <p>Discussed with Client – will consider as long-term project</p> |
| | | | | |

6 TRASHCAN/RECYCLING STORAGE AREA

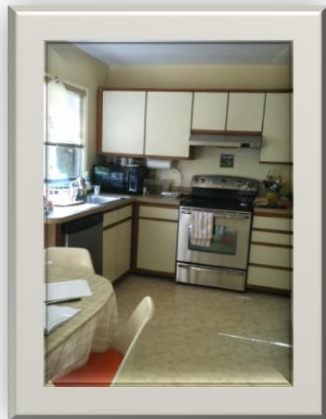


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| <p>Steep Hill in front yard. Has weekly lawncutting service w/ Rick's Lawn Service, 301-540-4798</p> <p>Neighbor and/or family handles snow removal</p> | <p>Some raccoon damage to side yard, client wants abated asap</p> | <p>Discuss w/ landscaper</p> | <p>Met w/Dale Moyer (Moyer Landscaper) 10/18/11 7:30 am – 10/21 Moyer applied grub killer, aerated. 11/19 most raccoon damage is eliminated. Consider re-sod w/ netting in Spring, will provide proposal to MHC</p> |
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7 Raccoon damage in side yard

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| <p>Back Yard</p> | <p>Good</p> | <p>Some trash against house to remove</p> | <p>Removed 10/27/11</p> |
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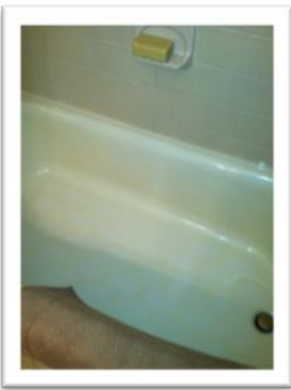

KITCHEN




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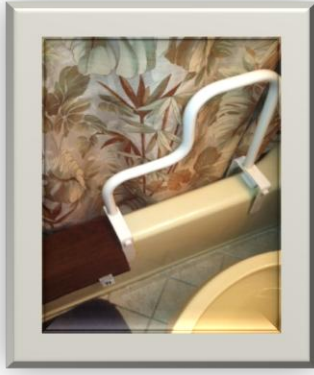
8 Kitchen

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| | | | | |
| | Lighting | Adequate lighting in task areas | Clean overhead light fixture of bugs | Done at time of inspection |
| | Condition of Appliances | Excellent, kitchen remodeled approx. 5 years ago | Very clean, no oven buildup, microwave clean | |
| | CO Detector – type/location/ battery schedule | | Tested ok, but probably 7+ years old, recommend change now and track | Done 10/17/11 |
| | Range clear | Yes | | |
| | Pot Lids close to stove, Timer on counter? | Yes | Discussed stove top safety with client | |
| | Evidence of Smoke Damage near range | No | | |
| | Emerg #s near phone | Yes in pantry closet | | |
| | Fire Extinguisher | Yes in pantry closet | | |
| | Cabinets | Not modified, client says no issues getting to lower shelves, top | | |

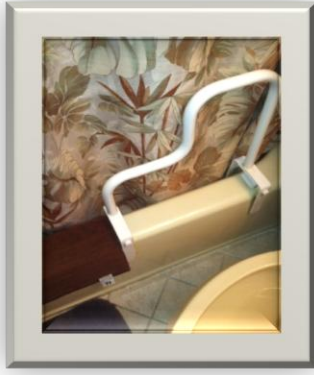
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| | | ones not used anymore | | |
| Bathroom 1 (Master) | | | | |
|  | Drainable Tub Mats | No | Need Mat | Customer wants to purchase, check next quarter |
| 9 Master Bath | | | | |
| | Accessible showerheads | Yes | | |
|  | Type of Faucet | Single-level mixing faucet | | |
| 10 Master Bath | | | | |
| | Grab Bars in and out of bathing area | One on far wall | Recommend a vertical grab bar leading into tub | Customer wants to think about, discuss again next qtr |
| | Condition of | New | | |

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| | Fixtures | | | |
| | Anti-Scald mixers? | | | |
| Bathroom 2 (upstairs)  | Throw Rugs? | | Recommend replace existing with rubber backed | Customer will purchase, check next qtr |
| | Accessible Shower Head | Yes | | |
| | Drainable Tub Mats | | Need Mat | Customer wants to purchase, check next qtr |

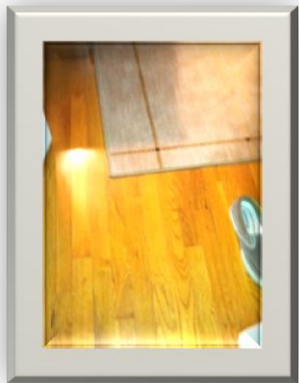
11 2nd upstairs bath



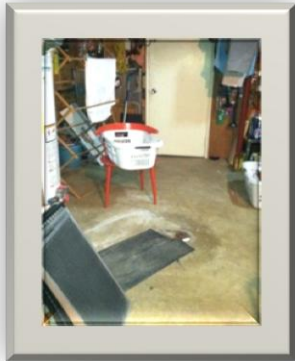
12 2nd upstairs bathroom

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|  <p>12 2nd upstairs bathroom</p> | <p>Grab Bars in and out of bathing area</p> | <p>On far wall and bolted/glued to bathtub edge – client does use</p> | <p>Recommend install vertical bar leading into tub</p> | <p>Discuss again next qtr</p> |
| | <p>Condition of Fixtures</p> | <p>New</p> | | |
| | <p>Anti-Scald mixers?</p> | | | |
| <p>MASTER BEDROOM</p> | | | | |
| | <p>Throw Rugs?</p> | <p>Rubber backed ok</p> | | |
| | <p>Transition pathway clear?</p> | <p>Clutter near doorway</p> | <p>Eliminate storage of shoes between bedroom and bathroom</p> | <p>Done 10/27/11</p> |
| | <p>Height of closet rods/shelves</p> | <p>Not an issue</p> | | |
| | <p>Height of bed?</p> | <p>Ok</p> | | |
| | <p>Clothes hooks</p> | <p>Yes and being used</p> | | |

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| | Bedspread length | Ok not trip hazard | | |
| | Need rails/poles? | no | | |
| Bedroom 2 (used) | Throw Rugs | none | | |
| | Need for rails/poles? | No | | |
| | Height of closet rods/shelves | Fine, doesn't use closet in this room | | |
| | Clothes hooks | Yes and being used | | |
| | Bedspread length | Ok not trip hazard | | |
| | Height of bed? | Ok | | |
| | Throw Rugs | Room size rug which may present trip hazard | Advised customer recommend eliminating | |
| Basement | | | | |



13 Bedroom Rug curling



14 Laundry Room

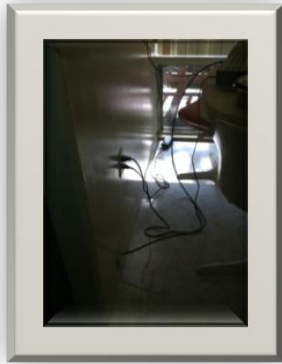
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| <p>Condition Generally neat, tidy, but not well lit, and major trip hazard as shown, loose basement doorknob.</p> | | <p>Increase lighting Consider folding table where chair is, store filters away.</p> | <p>Fixed doorknob at time of inspection Client wants to discuss other improvements in spring</p> |
| <p>Adequate storage for supplies</p> | <p>Shelf next to dryer, uses smaller containers</p> | | |
| <p>Appliance condition</p> | <p>Excellent</p> | | |
| <p>Odor</p> | <p>None</p> | | |
| <p>Evidence of Water Penetration/ Efflorescence</p> | <p>None</p> | | |



**15 Pest Prevention
Throughout House**

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| Evidence of Infestation | No, but evidence of pro-active efforts to prevent | Continue with 3x annual treatments w/ Paramount | |
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| Electrical Switches/Outlets | Good Condition | | |
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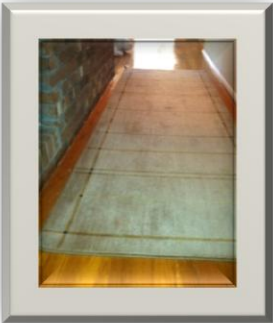


16 Extension cord use in kitchen

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| Electric cords | Kitchen needs addressing | Bundle cords, consider moving TV to wall bracket? | Revisit next quarter |
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| Extension Cords | Kitchen needs addressing | | |
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| Water Damage | None | | |
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| | Fireplaces – location/condition | 1 in upstairs LR, not used in decades | | |
| Hallway (main - upstairs) | | | | |
|  | Trip Hazards | Hallway runner - curling | Remove | Removed 10/27/11 |
| 17 main hallway | | | | |
| | Lighting | Adequate | | |
| Staircase (main) | | | | |
| | Railings | Double for first flight, single after landing | Recommend 2 nd railing for upper flight | Client declines |



18 Staircase between floors

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| | Treads | Good condition | | |
| | Lighting | Ample electric and natural light | | |
| Security | | | | |

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|  <p>19 Inside front door</p> | <p>Front Door locks – type and condition</p> | <p>Deadbolt upper, simple non-locking door knob lower</p> | <p>Consider lever for lower</p> | <p>Discussed w/ client – leave as is for now</p> |
|  <p>20 Inside side door</p> | <p>Side Door Locks – type and condition</p> | <p>Good- door rarely used</p> | | |
| | <p>Rear Door Locks – type and condition</p> | <p>Same as side door – door rarely used</p> | | |
| | <p>Alarm System? Info:</p> | <p>None</p> | | |
| <p>Systems</p> | | | | |



21 HVAC equipment in basement

| | | | |
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| <p>HVAC: type/condition</p> <p>Carrier gas Aprilaire Humidifier</p> | <p>Circa 1990?</p> | <p>Need service contract</p> | <p>Customer will call for contract – check next quarter</p> |
| <p>Electrical System</p> | <p>No issues requiring referral</p> | | |
| <p>Gutters</p> | <p>Clear</p> | <p>Rick's Lawn Service does each fall</p> | |
| <p>Roof – system & condition</p> | <p>3-tab composition shingle roof system; appears good</p> | | |

