

Safe at Home Repair Evaluation Report



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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

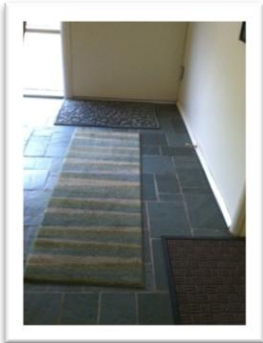
CONTACT INFO

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


<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

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	

		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

	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	

		lighting, no switch	back door	
GROUNDS				
 <p>6 TRASHCAN/RECYCLING STORAGE AREA</p>	<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>



<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

<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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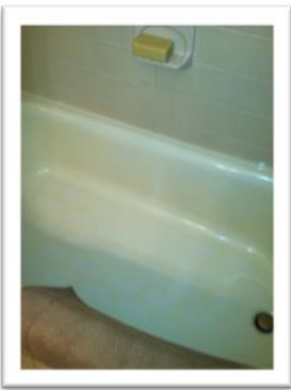

KITCHEN




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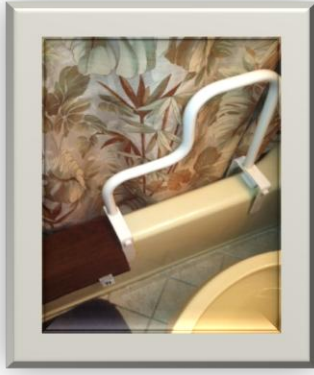
8 Kitchen

	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		

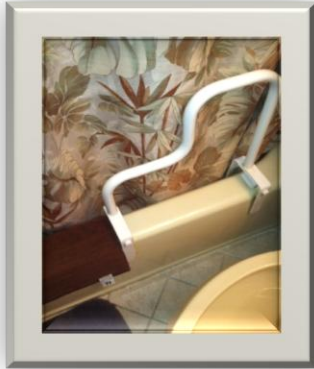
		ones not used anymore		
Bathroom 1 (Master)				
	Drainable Tub Mats	No	Need Mat	Customer wants to purchase, check next quarter
9 Master Bath				
	Accessible showerheads	Yes		
	Type of Faucet	Single-level mixing faucet		
10 Master Bath				
	Grab Bars in and out of bathing area	One on far wall	Recommend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

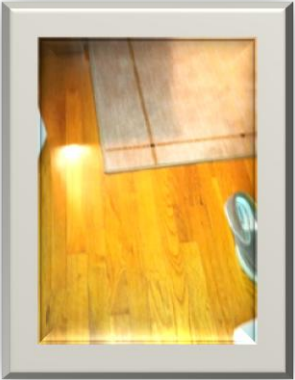
	Fixtures			
	Anti-Scald mixers?			
Bathroom 2 (upstairs) 	Throw Rugs?		Recommend replace existing with rubber backed	Customer will purchase, check next qtr
	Accessible Shower Head	Yes		
	Drainable Tub Mats		Need Mat	Customer wants to purchase, check next qtr

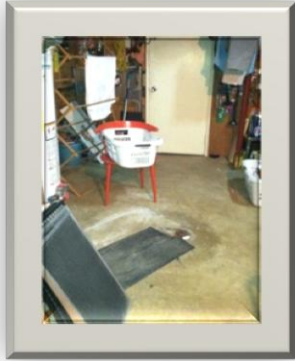
11 2nd upstairs bath



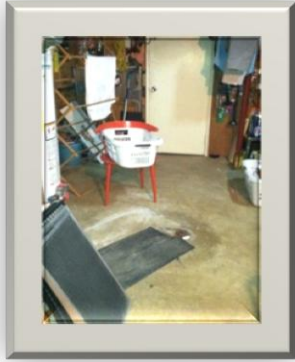
12 2nd upstairs bathroom

 <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>		

	Bedsread 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		
	Bedsread length	Ok not trip hazard		
	Height of bed?	Ok		
	Throw Rugs	Room size rug which may present trip hazard	Advised customer recommend eliminating	
				
13 Bedroom Rug curling				
Basement				



14 Laundry Room

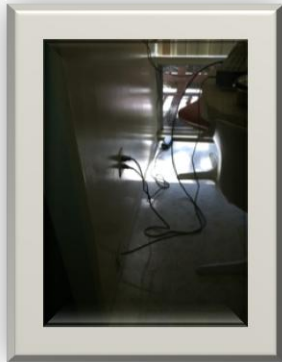
	<p>Condition Generally neat, tidy, but not well lit, and major trip hazard as shown, loose basement doorknob.</p>		<p>Increase lighting Consider folding table where chair is, store filters away.</p>	<p>Fixed doorknob at time of inspection Client wants to discuss other improvements in spring</p>
	<p>Adequate 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**

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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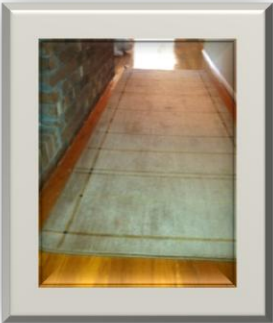


16 Extension cord use in kitchen

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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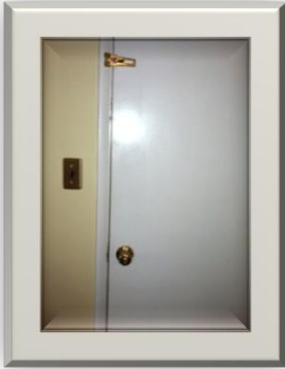
Water Damage	None		
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	Fireplaces – location/condition	1 in upstairs LR, not used in decades		
Hallway (main - upstairs)				
	Trip Hazards	Hallway runner - curling	Remove	Removed 10/27/11
17 main hallway				
	Lighting	Adequate		
Staircase (main)				
	Railings	Double for first flight, single after landing	Recommend 2 nd railing for upper flight	Client declines




18 Staircase between floors

	Treads	Good condition		
	Lighting	Ample electric and natural light		
Security				

 <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

	<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>		

	Gutter/Downspouts	Clear		
	Chimney	Raccoon guards in place		

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