

SUMMARY

3000 Falcon Lane, Whistler, BC May 9, 2012

Report No. 2170, v.2

www.donbarr.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

SLOPED ROOFING \ Wood shingles and shakes

Condition: • Damaged, broken or missing pieces

There are multiple roof lines on the house making the application of the shakes more of a challenge. As well with the snow piling up between the dormers the stress of the snow and ice is tearing at and dislodging some shakes. There is a series of shakes where the shake is tapered so much the shake is very thin so there are holes in the shake that are not covered and this exposes the roofing paper below.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Roof

Task: Have roofer make repairs to extend life of roof

Time: Immediate

Exterior

WALLS \ Flashings and caulking

Condition: • Flashings missing

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor

Task: Provide Flashing Caps over Unprotected Log Ends

Time: Immediate

WALLS \ Wood siding

Condition: • Paint or stain - needed

The cedar board and baton is "dry" looking on some walls were other walls that aren't exposed look ok. Have a painter review all the exterior wall surfaces to advise on the urgency.

Implication(s): Shortened life expectancy of material

Location: Various

Task: Paint or Stain

Time: within 2 years

EXTERIOR GLASS \ Frames

Condition: • Paint or stain needed

Some windows are more exposed to the weather then others. In particular the windows on the upper level facing east need to be refinished.

Implication(s): Material deterioration

Location: Various Windows

Task: Re-finish

Time: Less than 1 year

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

Condition: • Rather than using a torch down or similar membrane on top of the decking to act as a roof for the exterior staircase, a membrane or plastic (hard to tell) was used below the upper deck joists but above the upper deck soffit. Water still drips through this "membrane" because it is not sealed and water may become trapped causing rot to any wood that the water continually drips on.

Implication(s): Wood rot, shortened life expectancy.

Location: Exterior Staircase

Task: Further evaluation

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • The deck guards are log top and bottom rails and wood pickets. Many of the guards are protected to some degree by the roof but others are exposed to the weather. Because of the natural occurring splits in the wood (especially the top rails) water penetrates the wood causing it to rot. Sand or otherwise prep the guards and refinish.

Implication(s): Shortened life expectancy.

Location: Deck

Task: Further evaluation

Time: Less than 1 year

Condition: • Ineffective

Implication(s): Fall hazard

Location: Exterior Staircase

Task: Correct

Time: Immediate

Structure

FLOORS \ Joists

Condition: • We noticed the undulations of the lower level floor system. In addition or as a result we saw cracked floor tiles and doors that fit poorly or were racked. Looking in the crawlspace there is no sign of significant failure rather the multiple and different types of posts supporting beams appear to be causing the undulations because of the different amounts these support posts and beams shrink and move. If you plan to install new tile in the future on these lower floors either reinforce areas of the floors from below and or have the tiles installed on a ditra membranes to eliminate the cracking tile problem.

Location: Throughout First Floor

Task: Repair

Time: When remodelling

Condition: • Concentrated loads

Remove the weight lifting equipment or review plans to confirm that the structure was built to with stand this excessive weight.

Implication(s): Weakened structure | Chance of structural movement

Location: Second Floor Garage

Task: Further evaluation

Time: Immediate

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Openings in panel

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Abandoned wire

There is an access panel in the back of the 3rd floor South bedroom closet where there is an abandoned wire near the steam unit. Confirm the wire is not still hooked up (live).

Implication(s): Electric shock

Location: Third Floor Bedroom Closet

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

Substitute a CO/smoke detector for the smoke detectors in the upper floor and the lower floor.

Location: First Floor Third Floor

Task: Install CO detectors

Heating

GAS FURNACE \ Cabinet

Condition: • Rust

Have a heating service person review the furnace. The unit is functional but it is older so in the short term it should be serviced with plans to review to consider replacement in the next few years.

Implication(s): Material deterioration | Reduced system life expectancy

Location: Furnace

Task: Further evaluation

Time: Immediate

FIREPLACE \ Gas fireplace

Condition: • If you decide to remove the gas log set then this explanation of a potential problem is not as important.

When you have a large kitchen hood fan it can be strong enough (when turned on full) that it will cause open gas appliances like the living room fireplace to vent into the house rather than up the chimney. To overcome this houses with these issues would have a make up air system that would be triggered to turn on when the hood fan starts up. A ventilation contractor can do the required calculations to see if this is a potential issue. These calculations should have been done by the contractor but if the fireplace was changed over this issue may not have been considered.

Implication(s): CO poisoning

Location: Living Room

Task: Further evaluation

Time: Immediate

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Condition: • Request that the fireplaces be started up to confirm that they are operational.

Location: Fireplaces

Task: Request demo

Time: Immediate

Insulation and Ventilation

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Plumbing

General

• There are two steam units in for two of the bathrooms upstairs. The units are on the 3rd floor sitting on the wood floor with no overflow or leak protection. Review with a plumber to see if it is possible to put the units in pans with drains into the drain system of the house.

Implication(s): Damage to Finishes

Location: Third Floor Bathroom

Task: Improve

Time: Discretionary

• The Hot Water Dispenser by the kitchen sink is not operational. These little storage tanks can start leaking so it should be either decommissioned or replaced.

Location: Kitchen

Task: Repair or replace

Time: Immediate

SUPPLY PLUMBING \ Shut off valve

Condition: • Damaged handle

Implication(s): Physical injury | Difficult to service

Location: Crawl Space

Task: Replace

Time: Immediate

WATER HEATER \ Life expectancy

Condition: • High failure probability

Replace the hot water tanks and ensure that they are both standing in pans that are connected to the drain system of the house.

Implication(s): No domestic hot water

Location: Lower floor bedroom closet

Task: Replace

Time: Immediate

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WASTE PLUMBING \ Venting system

Condition: • Vent termination problems

Implication(s): Reduced operability | Sewer gases entering the house

Location: South Roof

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Grout loose, missing or deteriorated

Check for and repair damaged or cracking grout lines in shower stalls.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Showers

Task: Maintenance

Time: Immediate

FIXTURES AND FAUCETS \ Hose bibb

Condition: • Ensure the heat trace on the water line in the garage is operational each fall to prevent a freeze up and damage of the copper line to the hose bibb.

Implication(s): Water damage

Location: Garage

Task: Further evaluation

Time: Immediate

Interior

General

• There are traps and droppings from possibly mice and squirrels. Pest control should be called.

Location: Crawl Space & Third Floor

Task: Clean, Pest Control

Time: Immediate

FLOORS \ Wood/laminate floors

Condition: • Stained

The freezer was not turned on. When you turn it on monitor it for leaks to ensure whatever caused the damage to the floor isn't still an issue.

Implication(s): Cosmetic defects

Location: Kitchen

Task: Monitor

Time: Ongoing

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • Tiles cracked

There are a number of cracked tiles some in the entry, sauna bathroom and the bedroom bathroom. The tiles are still functional.

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Various First Floor

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Task: Replace

Time: When remodelling

DOORS \ Doors and frames

Condition: • The ensuite door in the north upstairs bedroom binds on the floor as it swings open.

Implication(s): Not full use

Location: North Third Floor Bathroom Door

Task: Correct

Time: Immediate

DOORS \ Interior trim

Condition: • Poorly fit

The closet French doors and the bedroom entry door fit poorly. The entry door binds on the head jamb and the French doors are racked because of the movement that has occurred in the floor.

Implication(s): Cosmetic defects

Location: First Floor Bedroom

Task: Correct

Time: Immediate

STAIRS \ Guardrails

Condition: • Missing

Implication(s): Fall hazard

Location: Interior Staircase

Task: Correct

Time: Immediate

APPLIANCES \ Refrigerator

Condition: • The bottom panel for the refrigerator was missing.

Implication(s): Cosmetic

Location: Kitchen

Task: Provide

Time: Immediate

APPLIANCES \ Oven

Condition: • Latch inoperative

There are two ovens and the door latch on one does not work.

Implication(s): Reduced operability

Location: Kitchen

Task: Repair

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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Description

Sloped roofing material: • Wood shakes

Probability of leakage: • High

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Wood shingles and shakes

Condition: • Damaged, broken or missing pieces

There are multiple roof lines on the house making the application of the shakes more of a challenge. As well with the snow piling up between the dormers the stress of the snow and ice is tearing at and dislodging some shakes. There is a series of shakes where the shake is tapered so much the shake is very thin so there are holes in the shake that are not covered and this exposes the roofing paper below.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Roof

Task: Have roofer make repairs to extend life of roof

Time: Immediate



1. Ridge Cap Pulling Away



2. Loose and missing pieces

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3. *Holes in the shakes*

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Description

Gutter & downspout material: • No gutters or downspouts

Lot slope:

• Hillside

The house is set into the hillside so the general drainage is down from back to front. The house is built on bedrock so you would expect on occasion water draining down and seeping through the rock will run through the crawlspace.

Wall surfaces - wood: • The lower floor of the house is wood framed with cedar board and baton siding on the exterior. The main floor of the house is the log structure so the exterior and interior are the exposed logs. The 3rd floor is like the first, it is wood framed with cedar board and baton covering the exterior.

Wall surfaces - wood: • Boards

Soffit and fascia: • Wood

Driveway: • Pavers

Deck: • Raised • Railings • No performance issues were noted

Exterior steps: • Wood

Recommendations

WALLS \ Flashings and caulking

Condition: • Flashings missing

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor

Task: Provide Flashing Caps over Unprotected Log Ends

Time: Immediate



4. Uncapped log end needs flashing

WALLS \ Wood siding

Condition: • Paint or stain - needed

The cedar board and baton is "dry" looking on some walls were other walls that aren't exposed look ok. Have a painter review all the exterior wall surfaces to advise on the urgency.

Implication(s): Shortened life expectancy of material

Location: Various

Task: Paint or Stain

Time: within 2 years

EXTERIOR GLASS \ Frames

Condition: • Paint or stain needed

Some windows are more exposed to the weather then others. In particular the windows on the upper level facing east need to be refinished.

Implication(s): Material deterioration

Location: Various Windows

Task: Re-finish

Time: Less than 1 year



5. East facing Window

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

Condition: • Rather than using a torch down or similar membrane on top of the decking to act as a roof for the exterior staircase, a membrane or plastic (hard to tell) was used below the upper deck joists but above the upper deck soffit. Water still drips through this "membrane" because it is not sealed and water may become trapped causing rot to any wood that the water continually drips on.

Implication(s): Wood rot, shortened life expectancy.

Location: Exterior Staircase

Task: Further evaluation

Time: Immediate



6. Rot in support post not extensive yet

7. Membrane or plastic above

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • The deck guards are log top and bottom rails and wood pickets. Many of the guards are protected to some degree by the roof but others are exposed to the weather. Because of the natural occurring splits in the wood (especially the top rails) water penetrates the wood causing it to rot. Sand or otherwise prep the guards and refinish.

Implication(s): Shortened life expectancy.

Location: Deck

Task: Further evaluation

Time: Less than 1 year



8. Deck guards

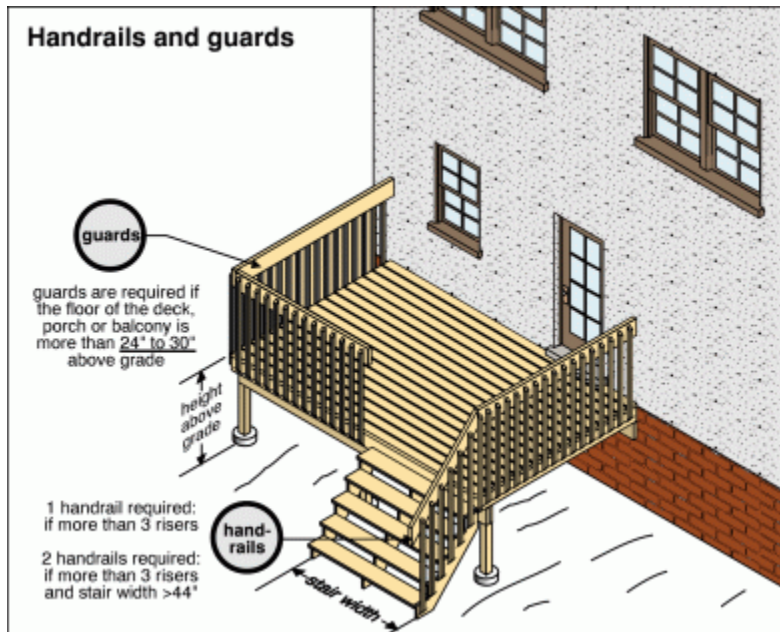
Condition: • Ineffective

Implication(s): Fall hazard

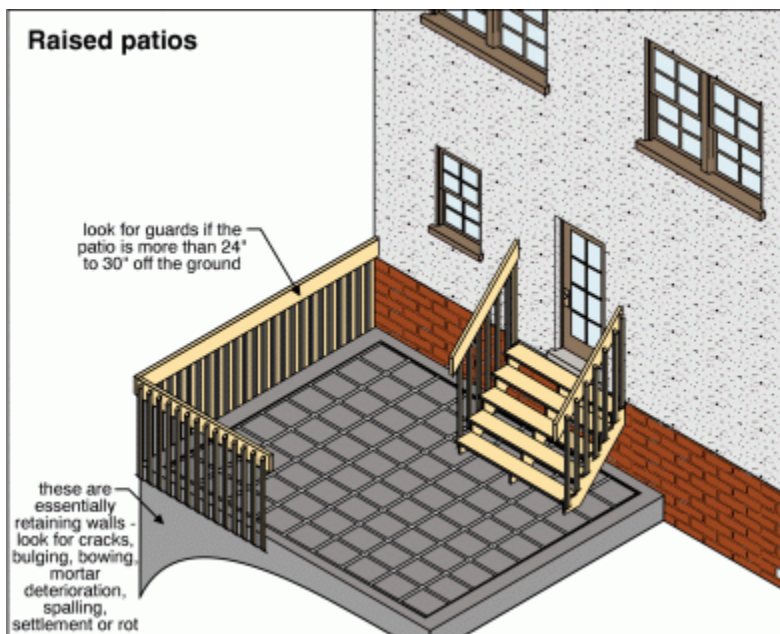
Location: Exterior Staircase

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



9. Stair guards ineffective for children

Description

Configuration:

- Crawl space

Access to the main lower crawlspace is through a door in the foundation wall on the east side of the building. There is another crawlspace that you entry through the mechanical room.

Foundation material: • Poured concrete

Floor construction: • Joists • Wood columns

Exterior wall construction: • Wood frame • Log

Roof and ceiling framing: • Rafters/roof joists • Skip sheathing

Recommendations

FLOORS \ Joists

Condition: • We noticed the undulations of the lower level floor system. In addition or as a result we saw cracked floor tiles and doors that fit poorly or were racked. Looking in the crawlspace there is no sign of significant failure rather the multiple and different types of posts supporting beams appear to be causing the undulations because of the different amounts these support posts and beams shrink and move. If you plan to install new tile in the future on these lower floors either reinforce areas of the floors from below and or have the tiles installed on a ditra membranes to eliminate the cracking tile problem.

Location: Throughout First Floor

Task: Repair

Time: When remodelling

Condition: • Concentrated loads

Remove the weight lifting equipment or review plans to confirm that the structure was built to with stand this excessive weight.

Implication(s): Weakened structure | Chance of structural movement

Location: Second Floor Garage

Task: Further evaluation

Time: Immediate

Description

Service entrance cable and location: • Underground copper

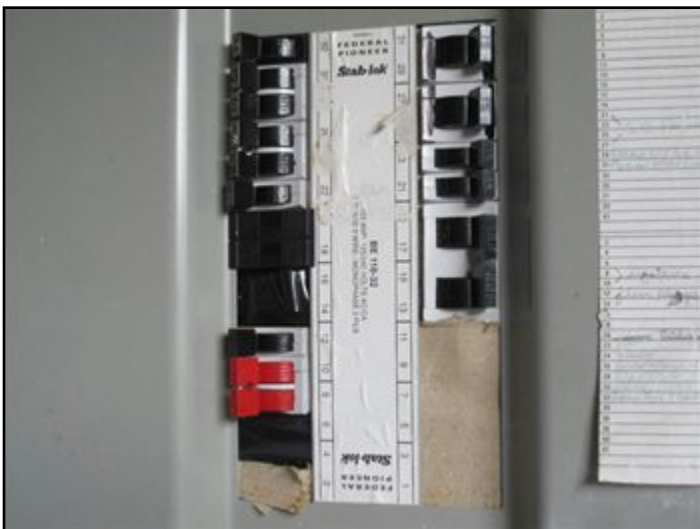
Service size:

- 100 Amps (240 Volts)
- 200 Amps (240 Volts)

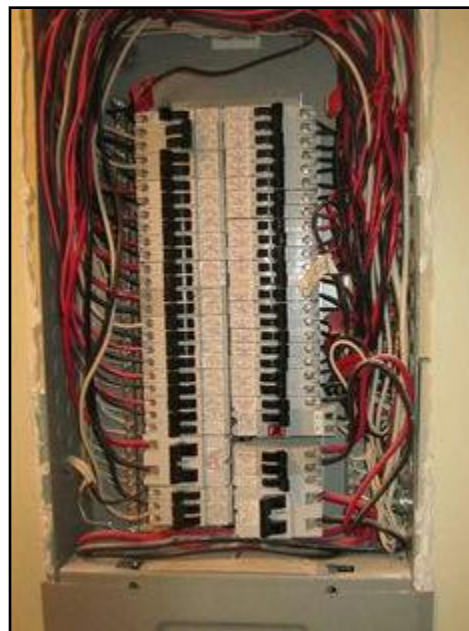
The electrical service runs under ground to the two meters that are mounted on the west side of the garage. From the meters one service goes to the main 100 amp panel in the garage and the other to the panel for the house in the mechanical room.

Main disconnect/service box rating:

- 100 Amps



10. 100 amp panel in garage



11. 200 amp panel with cover removed

- 200 Amps

Main disconnect/service box type and location: • Breakers - first floor • Breakers - garage

System grounding material and type: • Copper - ground rods

Auxiliary panel (subpanel) rating: • There is a 50 am sub panel in the kitchen.

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- GFCI - bathroom
- GFCI - whirlpool

There is a breaker for the hot tub in the main house panel. This breaker was off. The power runs from the panel to a small sub panel specifically for the hot tub and it is in the crawlspace behind the mechanical room.

Smoke detectors: • Present

Carbon monoxide (CO) detectors: • None noted

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

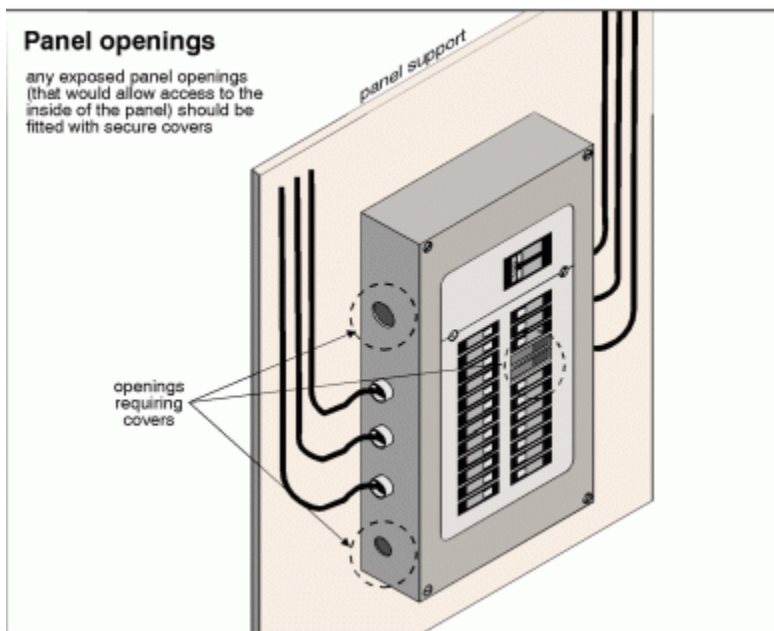
Condition: • Openings in panel

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Abandoned wire

There is an access panel in the back of the 3rd floor South bedroom closet where there is an abandoned wire near the steam unit. Confirm the wire is not still hooked up (live).

Implication(s): Electric shock

Location: Third Floor Bedroom Closet

Task: Further evaluation

Time: Immediate



12. Abandoned wire

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

Substitute a CO/smoke detector for the smoke detectors in the upper floor and the lower floor.

Location: First Floor Third Floor

Task: Install CO detectors

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Description

Fuel/energy source: • Gas • Electricity

System type:

- Furnace
- Electric baseboard heaters
- Fireplace

There is a gas fired forced air furnace in the mechanical room that supplies heat for the bottom floor and the main floor. Electric baseboard heaters are in the garage, the top floor and in the crawlspace.

Furnace manufacturer: • Ruud

Heat distribution:

- Ducts and registers
- Convector
- Baseboards

I turned up the wall mounted thermostat that is on the dining room so the furnace would start. We confirmed that air was being circulated through the supply ducts and was "returned" through the two return ducts.

Serial number: Bu5D607M29 92 8621



13. Furnace

Approximate age: • 19 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • High

Main fuel shut off at:

- Meter
- Utility room

There is one main gas shut off by the garage at the meter. Also in the mechanical (utility) room there is a shut off by the furnace,

Fireplace:

- Gas fireplace
- Gas logs

The living room fireplace is a "factory built" unit for burning wood that was converted to gas by adding the "log set". The fireplace downstairs is a "direct vent" unit.

Chimney/vent:

- Metal
- PVC plastic

The two fireplaces have metal chimneys and the furnace uses PVC plastic as a vent.

Recommendations

GAS FURNACE \ Cabinet

Condition: • Rust

Have a heating service person review the furnace. The unit is functional but it is older so in the short term it should be serviced with plans to review to consider replacement in the next few years.

Implication(s): Material deterioration | Reduced system life expectancy

Location: Furnace

Task: Further evaluation

Time: Immediate



14. Rust, moisture dripping

FIREPLACE \ Gas fireplace

Condition: • If you decide to remove the gas log set then this explanation of a potential problem is not as important. When you have a large kitchen hood fan it can be strong enough (when turned on full) that it will cause open gas appliances like the living room fireplace to vent into the house rather than up the chimney. To overcome this houses with these issues would have a make up air system that would be triggered to turn on when the hood fan starts up. A ventilation contractor can do the required calculations to see if this is a potential issue. These calculations should have been done by the contractor but if the fireplace was changed over this issue may not have been considered.

Implication(s): CO poisoning

Location: Living Room

Task: Further evaluation

Time: Immediate

Condition: • Request that the fireplaces be started up to confirm that they are operational.

Location: Fireplaces

Task: Request demo

Time: Immediate

Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-28 • Not visible

Attic/roof ventilation: • Soffit vent • Ridge vent

Wall insulation material: • Glass fiber

Wall insulation amount/value: • R-20

Foundation wall insulation material: • Glass fiber • Plastic/foam board

Floor above crawlspace insulation material: • Glass fiber

Crawlspace ventilation: • Wall Vents

Air/vapor barrier: • Plastic

Limitations

Mechanical ventilation effectiveness:

- Not verified

All bathrooms except on the bottom floor by the entry have extraction fans and they are vented to the outside as is the kitchen hood fan.

Recommendations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Water supply source: • Public

Service piping into building:

- Plastic

There is a water line that comes up through the ground in the big crawlspace. I would expect that this would be the main water line that was then run back down to the garage to supply the hose bibb. To confirm you simply turn off the valve (missing) in the big crawlspace then try to operate the hose bib in the garage. If it doesn't work then you know the supply to the garage is downstream from the shut off.

Supply piping in building: • Copper

Main water shut off valve at the:

- Crawlspace



15. Shut off valve handle missing

Water heater fuel/energy source: • Electric

Water heater type: • Conventional

Tank capacity: • 40 gallons • 60 gallons

Water heater approximate age: • 19 years

Typical life expectancy: • 8 to 12 years

Waste disposal system: • Public

Waste piping in building: • ABS plastic

Gas piping: • Steel • Copper • CSST (Corrugated Stainless Steel Tubing)

Recommendations

General

• There are two steam units in for two of the bathrooms upstairs. The units are on the 3rd floor sitting on the wood floor with no overflow or leak protection. Review with a plumber to see if it is possible to put the units in pans with drains into the drain system of the house.

Implication(s): Damage to Finishes

Location: Third Floor Bathroom

Task: Improve

Time: Discretionary

• The Hot Water Dispenser by the kitchen sink is not operational. These little storage tanks can start leaking so it should be either decommissioned or replaced.

Location: Kitchen

Task: Repair or replace

Time: Immediate

SUPPLY PLUMBING \ Shut off valve

Condition: • Damaged handle

Implication(s): Physical injury | Difficult to service

Location: Crawl Space

Task: Replace

Time: Immediate

WATER HEATER \ Life expectancy

Condition: • High failure probability

Replace the hot water tanks and ensure that they are both standing in pans that are connected to the drain system of the house.

Implication(s): No domestic hot water

Location: Lower floor bedroom closet

Task: Replace

Time: Immediate

WASTE PLUMBING \ Venting system

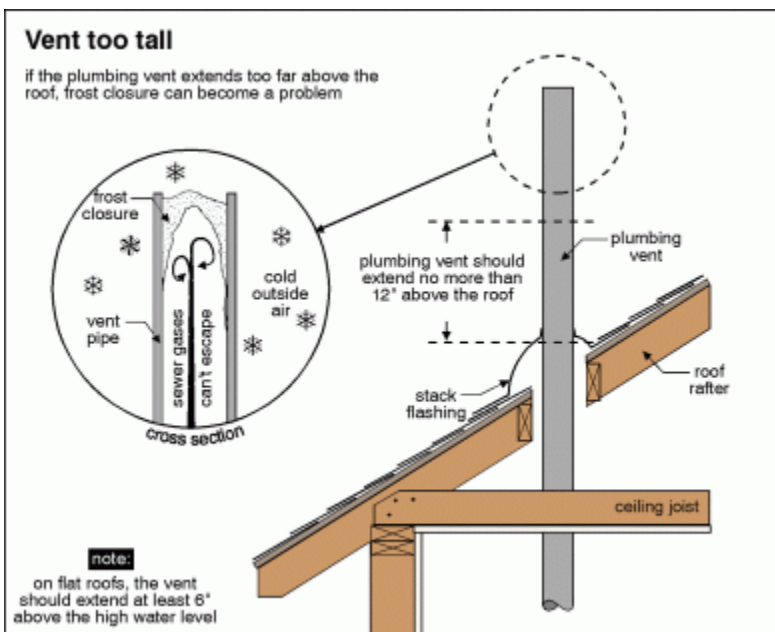
Condition: • Vent termination problems

Implication(s): Reduced operability | Sewer gases entering the house

Location: South Roof

Task: Repair

Time: Immediate



16. Vent pipe torn off roof by snow

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Grout loose, missing or deteriorated

Check for and repair damaged or cracking grout lines in shower stalls.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Showers

Task: Maintenance

Time: Immediate

FIXTURES AND FAUCETS \ Hose bibb

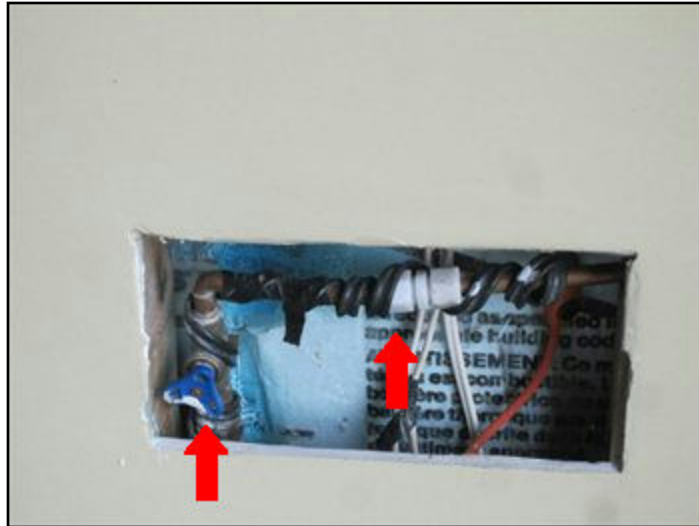
Condition: • Ensure the heat trace on the water line in the garage is operational each fall to prevent a freeze up and damage of the copper line to the hose bibb.

Implication(s): Water damage

Location: Garage

Task: Further evaluation

Time: Immediate



17. Shut off for hose bibb & heat trace

Description

Major floor finishes: • Carpet • Hardwood • Tile

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Wood

Windows: • Fixed • Casement • Wood

Glazing: • Double

Exterior doors - type/material: • Hinged

Doors: • Inspected

Evidence of crawlspace leakage:

• Dampness

There is evidence of dampness in the crawlspace but there is no evidence that moisture has caused any damage to the wood framing members.

Oven fuel: • Electricity

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Door bell

Laundry facilities:

• Washer

• Dryer

• Vented to outside

• 240-Volt outlet



18.

Recommendations

General

- There are traps and droppings from possibly mice and squirrels. Pest control should be called.

Location: Crawl Space & Third Floor

Task: Clean, Pest Control

Time: Immediate

FLOORS \ Wood/laminate floors

Condition: • Stained

The freezer was not turned on. When you turn it on monitor it for leaks to ensure whatever caused the damage to the floor isn't still an issue.

Implication(s): Cosmetic defects

Location: Kitchen

Task: Monitor

Time: Ongoing



19. Water damaged from refrigerator

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • Tiles cracked

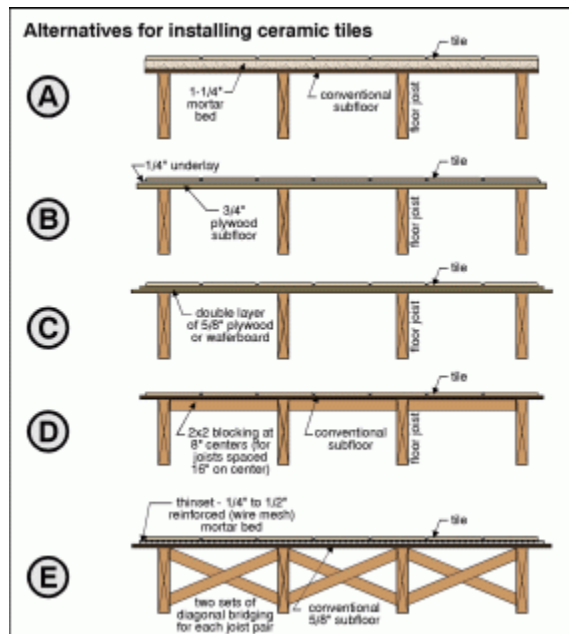
There are a number of cracked tiles some in the entry, sauna bathroom and the bedroom bathroom. The tiles are still functional.

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Various First Floor

Task: Replace

Time: When remodelling



[Click on image to enlarge.](#)



20. Cracked floor tile

DOORS \ Doors and frames

Condition: • The ensuite door in the north upstairs bedroom binds on the floor as it swings open.

Implication(s): Not full use

Location: North Third Floor Bathroom Door

Task: Correct

Time: Immediate

DOORS \ Interior trim

Condition: • Poorly fit

The closet French doors and the bedroom entry door fit poorly. The entry door binds on the head jamb and the French doors are racked because of the movement that has occurred in the floor.

Implication(s): Cosmetic defects

Location: First Floor Bedroom

Task: Correct

Time: Immediate

STAIRS \ Guardrails

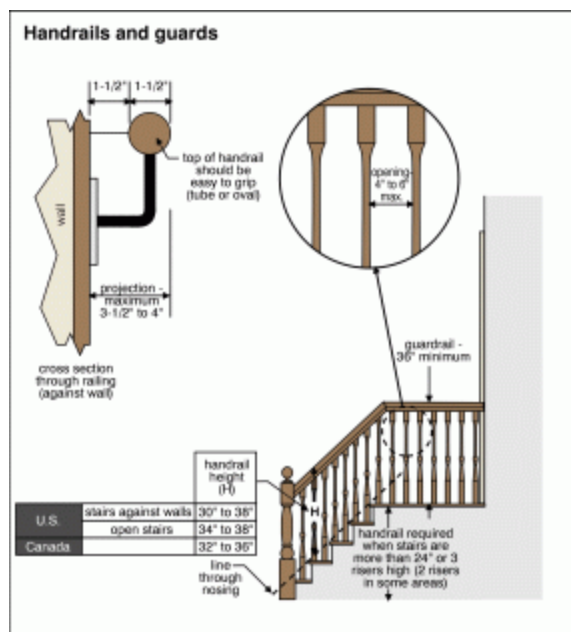
Condition: • Missing

Implication(s): Fall hazard

Location: Interior Staircase

Task: Correct

Time: Immediate



Click on image to enlarge.



21. Missing stair guard

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

APPLIANCES \ Refrigerator

Condition: • The bottom panel for the refrigerator was missing.

Implication(s): Cosmetic

Location: Kitchen

Task: Provide

Time: Immediate

APPLIANCES \ Oven

Condition: • Latch inoperative

There are two ovens and the door latch on one does not work.

Implication(s): Reduced operability

Location: Kitchen

Task: Repair

Time: Immediate

END OF REPORT