



Indy Inspection Service, Inc.
PO Box 199300
Indianapolis, IN 46219

HOME INSPECTION REPORT



Sample St.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- A Acceptable Functional with no obvious signs of defect.
- NP Not Present Item not present or not found.
- NI Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- M Marginal Item is not fully functional and requires repair or servicing.
- D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address
 City Indianapolis State Indiana Zip
 Referral Source past client
 Phone Fax

Client Information

Client Name
 Client Address
 City State Indiana Zip
 Phone Fax

Inspection Company

Inspector Name Rich Able
 Company Name Indy Inspection Service, Inc.
 Company Address PO Box 199300
 City Indianapolis State IN Zip 46219
 Phone 625-3705 Fax 356-3688
 E-Mail IndyInspection@earthlink.net

Conditions

Others Present Inspector only Property Occupied Vacant
 Estimated Age 18 Entrance Faces North
 Inspection Date 10/28/2008
 Start Time 8:30 am
 Electric On Yes No Not Applicable
 Gas/Oil On Yes No Not Applicable
 Water On Yes No Not Applicable
 Temperature 35
 Weather Cloudy Soil Conditions Dry
 Space Below Grade Crawl Space
 Building Type Single family Garage Attached
 Sewage Disposal City How Verified Assumed
 Water Source City How Verified Assumed
 Additions/Modifications N/A
 Permits Obtained N/A How Verified N/A

Lots and Grounds

ANPNI M D

1. Grading:
2. Downspout drainage Into buried drain tile(s). Monitor downspouts at buried drain tiles for adequate flow.
3. Vegetation:
4. Driveway: Concrete Settlement cracks
5. Porch: Concrete
6. Walks: Concrete Settled, Trip hazard, Mud-jacking can eliminate offsets in concrete. Cost is less than replacing concrete.
7. Deck: Treated wood, Open., Rear. Recommend cleaning and staining of decks every 3-5 years to preserve surface condition. Bottom closure boards are in contact with soil in spots and are rotting.

Roof

ANPNI M D

Front Roof Surface

1. Method of Inspection: On roof
2. Material: 3-tab shingle Roof at end of useful life. Replace roofing. Roofing is damaged near N/W corner. Repair.



3. Type: Gable, Steep pitch
4. Approximate Age: 15-20 years
5. Layers One

Back Roof Surface

6. Method of Inspection: On roof
7. Material: 3-tab shingle Unprofessional quality of work noted.



8. Type: Gable, Steep pitch
9. Approximate Age: 1-6 years
10. Layers One
11. Flashing: Peel and stick asphalt matertial.



12. Valleys: Closed cut
13. Ventilation Roof vent(s), Soffit vent(s), Gable vent(s)
14. Skylights: Glass is fogging.
15. Plumbing Vents: Back plumbing vent flashing boot has cracks at rubber seal. Caulk to seal cracks. Dead animal in front plumbing vent. Remove.
16. Gutters: Aluminum, Partial Leaf screens installed. Need cleaning, Recommend installing gutter

Roof (Continued)

Gutters: (continued)

screens at back gutters to reduce maintenance required.

Chimney

- 17. Chimney: Framed Caulk gaps at chimney trim.
- 18. Flue/Flue Cap: Sheet metal chimney cap is rusting. Recommend painting with rust inhibitive paint to extend life. Rain cap at top of flue is missing. Install inside cap to keep birds out of flue.
- 19. Chimney Flashing: Seal gaps in flashing at base of chimney.

Exterior Surface and Components

A N P N I M D

All sides Exterior Surface

- 1. Type: Brick veneer, Wood Caulk cracks in wood siding. Replace one missing brick beside patio door. Drive down loose nails on east side.
- 2. Wall Structure Frame
- 3. Trim: Wood Wood rot at front window. Repair/replace.
- 4. Caulking Touch-up caulk where cracked, gapped, or missing at top of low brick.
- 5. Exterior Doors:
- 6. Patio Door: Screen door missing
- 7. Windows: Aluminum/vinyl clad wood
- 8. Storm Windows: Interior
- 9. Window Screens:
- 10. Exterior Lighting:
- 11. Exterior Electric Outlets: Grounded outlet(s), GFCI protected outlet(s) Deck GFCI is not functioning. Electrician to repair or replace. Replace damaged weather cover.
- 12. Electrical Service Underground
- 13. Hose Bibs: Water off - plumbing not tested. Recommend installing anti-siphon devices at hose bibs.
- 14. Gas Meter: West side of house
- 15. Downspouts Aluminum



Garage/Carport

ANPNI M D

Attached Garage _____

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Hardboard Moisture damage at both bottom panels. Weatherstripping is damaged at one door.
3. Door Opener: Pressure reverse West door does not reverse properly when obstructed. Adjust downforce so that door reverses when it strikes a 2x4 laid flat under center of door.
4. "Smokewall" Fire rated door to house is not verifiable. No label. Pulldown stair is not a fire-rated closure for the attic, and therefore, disrupts the "smokewall" barrier between the house and the garage.
5. Ceiling:
6. Walls:
7. Floor: Poured concrete
8. Electrical: GFCI protection at one west outlet only All other outlets are not protected. Licensed electrician to provide protection, except at outlets used for appliances only. Right side of quad outlet is dead. Outlet cover is missing. Install cover.

Kitchen

ANPNI M D

1st Floor Kitchen _____

1. Cabinets:
2. Counter Tops: Plastic laminate with particle board substrate
3. Windows: East window is damaged inside. It appears an animal has chewed on the wood.
4. Doors:
5. Sink: Water off - plumbing was not tested.
6. Dishwasher drain loop present? Yes No Recommend supporting dishwasher drain line under sink with a high point near the bottom of the countertop to restrict dirty sink water from draining into dishwasher.
7. Disposal
8. Cooking Appliances: 220V outlet installed
9. Range Hood/Exhaust Fan
10. Dishwasher:
11. Refrigerator:
12. Microwave: Door is cracked and top cover piece is missing.
13. Electrical: No GFCI protection at great room outlet within 6' of kitchen sink.
14. Plumbing/Fixtures: Water off - plumbing not tested.
15. Ceiling:
16. Walls:
17. Floor:
18. HVAC Source:

Laundry Room/Area

ANPNI M D

1st Floor Laundry Room/Area

1. Washer Hose Bib:
2. Washer:
3. Dryer
4. Dryer Vent: Vented through the floor Dryer vent hose is plastic and has fallen down into craw space.
Replace with metal pipe or hose.
5. Ceiling:
6. Walls:
7. Floor:
8. Doors: Door sticks. Sand, shim, or trim door to fit.
9. Electrical: Grounded outlets, 220 V outlet, Light fixture(s)
10. HVAC Source:

Bathroom

ANPNI M D

Master Bathroom

1. Doors:
2. Counter/Cabinet:
3. Sink/Basin: Sink is badly rusted. Replace sink.
4. Toilets:
5. Shower/Surround: Tile surround Replace old caulking at the shower pan
6. Spa Tub:
7. Faucets/Traps: Water off - plumbing not tested
8. Electrical: GFCI protection, Grounded outlets, Light fixture(s)
9. Ventilation: Electric ventilation fan
10. Ceiling:
11. Walls:
12. Floor:
13. HVAC Source:

1st floor main Bathroom

14. Doors: Missing hardware. Replace.
15. Counter/Cabinet:
16. Sink/Basin:
17. Toilets: Water off - plumbing not tested.
18. Tub/Surround: Tile surround
19. Faucets/Traps: Water off - plumbing not tested
20. Electrical: Light fixture(s), 220 V outlet, GFCI protection
21. Ventilation: Electric ventilation fan
22. Ceiling:
23. Walls:
24. Floor:
25. HVAC Source:

Bedroom

ANPNI M D

Master Bedroom

1. Closet:
2. Ceiling:
3. Walls:
4. Floor: Carpet Stained/soiled
5. Doors:
6. Windows:
7. Electrical: Grounded outlets Light fixture not working. Replace bulb(s) or repair as required.
8. HVAC Source:

Center south Bedroom

9. Closet:
10. Ceiling:
11. Walls:
12. Floor:
13. Doors: Door sticks. Sand, shim, or trim door to fit.
14. Windows: Bottom sash at west window is single pane glass. Replace with double pane glass. may need to replace sash.
15. Electrical: Grounded outlets
16. HVAC Source:

S/E Bedroom

17. Closet:
18. Ceiling:
19. Walls:
20. Floor:
21. Doors: Door sticks. Sand, shim, or trim door to fit.
22. Windows: Balance spring(s) missing/broken/disconnected at east window. Sash won't stay up.
23. Electrical: Grounded outlets Install missing outlet/switch cover plate(s), Light fixture not working. Replace bulb(s) or repair as required.
24. HVAC Source:

Stairs

ANPNI M D

1. Stair location Main
2. Risers/treads Riser heights are not uniform, creating a trip hazard.
3. Handrail
4. Headroom

Fireplace/Wood Stove

ANPNI M D

Great Room Fireplace

1. Freestanding Stove:
2. Fireplace Construction: Prefab metal
3. Type: Gas log
4. Smoke Chamber:
5. Flue: Metal
6. Damper: Damper is properly altered for use with gas logs. (clamp is installed on damper to keep it partially open in case of a gas leak)

Fireplace/Wood Stove (Continued)

- 7. Circulation fan Not operating. Repair or replace.
- 8. Hearth:
- 9. Observation Gas log set is incomplete. Burner is installed, but logs and coals are missing. Tiles are missing at face of fireplace.



Living Space

ANPNI M D

Loft Living Space

- 1. Ceiling:
- 2. Walls:
- 3. Floor:
- 4. Electrical: Grounded outlets, Light fixture(s)
- 5. HVAC Source:
- 6. Smoke Detector:

Great Room Living Space

- 7. Ceiling:
- 8. Walls:
- 9. Floor: Carpet Stained/soiled
- 10. Windows:
- 11. Electrical: Grounded outlets, Light fixture(s), Ceiling fan
- 12. HVAC Source:

Sun Room Living Space

- 13. Ceiling:
- 14. Walls:
- 15. Floor:
- 16. Doors:
- 17. Windows:
- 18. Electrical: Grounded outlets, Light fixture(s), Ceiling fan One outlet not working. Licensed electrician to examine.
- 19. HVAC Source:
- 20. Observation

Entry Living Space

- 21. Closet:
- 22. Ceiling:
- 23. Walls:
- 24. Floor:
- 25. Doors:
- 26. Electrical: Light fixture(s)
- 27. HVAC Source:

1st Floor Hall Living Space

- 28. Closet:
- 29. Ceiling:
- 30. Walls:
- 31. Floor:
- 32. Doors:
- 33. Electrical: Light switch is not operating at east end of hall. Licensed electrician to examine.

Living Space (Continued)

34. Smoke Detector:

Plumbing

ANPNI M D

1. Service Line: PVC
2. Main Water Shutoff: In crawl space At north wall
3. Water Lines: Copper Water off - plumbing not tested. Main line filter is missing in garage. Water con not be turned on until filter is installed or by-passed.
4. Drainage/Vent Pipes: PVC Water off - plumbing not tested.
5. Gas piping: Black iron Gas off.
6. Sanitary pit

Garage Water Heater

7. Water Heater Operation: Gas turned off - water heater not tested.
8. Manufacturer: Enviro-Temp
9. Type: Natural gas Capacity: 40 Gal.
10. Serial Number 0317129168
11. Approximate Age: 5 years Area Served: Whole building
12. Flue Pipe: Metal
13. TPRV and Extension Tube: Relief valve extension pipe is missing. Install 3/4" diameter pipe, approved for this use, to within 6" of floor or to nearby

Heating System

ANPNI M D

Garage Heating System

1. Heating System Operation: Gas is turned off. Could not verify furnace operation.
2. Manufacturer: Arco-aire
3. Model Number: GDE090A012AN Serial Number: R892400139
4. Type: Gas forced air Capacity:
5. Area Served: Whole building Approximate Age: 19 years
6. Heat Exchanger: Light rust
7. Burners/Elements
8. Blower Fan: Direct drive Blower is very dirty. HVAC technician to clean furnace, including removing and cleaning blower.
9. Filter Electrostatic air filter
10. Distribution: Metal duct, Insulflex duct, Multiple cold air returns Duct connection(s) at main trunk duct are leaking. HVAC technician to seal connections.
11. Flue Pipe: Metal
12. Humidifier: Installed Not tested.
13. Observation No power at outlet on side of furnace.
14. Suspected Asbestos: No



Air Conditioning

ANPNI M D

Main AC System _____

1. A/C System Operation: To avoid possible compressor damage due to outside temperature below 60 degrees in the last 24 hours, the unit was not tested.
2. Condensate Removal: PVC Condensate line drains to a drain trap in the crawl space. In the winter the trap may dry out and leak sewer gas. Recommend capping the trap and draining condensate to sump pump.
3. Exterior Unit: Pad mounted Unit cabinet is rusting
4. Manufacturer: Arco-aire
5. Model Number: AC3030GA Serial Number: H881408412
6. Area Served: Whole building Approximate Age: 20 years
7. Fuel Type: Gas Temperature Differential:
8. Type: Central A/C Maximum fuse/breaker size 30 amp
9. Exterior Unit Coil: Fins are bent. HVAC technician to "comb" fins
10. Refrigerant Lines: Insulate large coolant line where missing outside.
11. Electrical Disconnect: Pull-out plug



Electrical

ANPNI M D

Garage Electric Panel _____

1. Panel type Main panel
2. Main service size: Main breakers are not labeled. Could not confirm size of service. Licensed electrician to examine and label breakers or replace.
3. Service wires: Copper
4. Panel box
5. Ground:
6. Is the panel bonded? Yes No
7. 120 VAC Branch Circuits: Copper, Romex
8. 240 VAC Branch Circuits: Copper, Romex
9. Breakers:
10. Electrical fixtures Except as noted in report
11. Smoke Detectors:
12. CO Detectors Recommend installing CO detector(s)

Attic

ANPNI M D

Bedroom closets, Garage Attic _____

1. Method of Inspection: In the attic
2. Attic type Partial flooring, Full flooring
3. Unable to Inspect: 50% Very limited view of attic over great room and kitchen.
4. Roof Framing: Wood, Trusses
5. Sheathing: Strand board, OSB over 1x furring
6. Ventilation:
7. Bathroom/Kitchen Fan Venting:
8. Insulation: Blown in, Fiberglass, Cellulose Insulation compressed in spots, Mouse trails in insulation (typical). Recommend placing "D-con" in attic every fall to control mice. Consider adding insulation, Recommend insulating and weatherstripping the access panel
9. Insulation depth 11" avg. Approximate R-value 30", R-38 to 49 recommended
10. Attic Fan: Direct drive Inoperative at time of inspection. Repair or replace
11. Wiring/Lighting: No improper conditions observed
12. Moisture Penetration: Old moisture stains around chimney.
13. Chimney
14. Attic Misc. Trim bottom of pulldown ladder to form a straight line in the full-down position. Drive nails or screws in holes in top ladder hinge brackets into framing.

Crawl Space

ANPNI M D

Via exterior panel Crawl Space _____

1. Method of Inspection: In the crawl space
2. Unable to Inspect: No access under sunroom.
3. Access: Metal panel Fill the concrete blocks at the base of the access to block rodent access.



4. Moisture Penetration: Efflorescence on walls
5. Moisture Location: North wall
6. Crawl Space Floor Gravel
7. Foundation Walls Concrete block
8. First Floor Framing 2x10, wood joists "Mold-like" growth on wood surfaces in spots. Clean with bleach and water
9. Beams and Columns Steel columns
10. Ventilation: Recommend sealing off crawl space vents permanently. Crawl space vents are now considered to be detrimental to crawl space conditions. In the winter, they let in cold air. In the summer, humid air condenses in the cool crawl space, adding to the moisture.
11. Insulation: Insulation at perimeter framing, Fiberglass batt wall insulation Wall are insulated with kraft faced fiber glass batts. The facing has absorbed moisture, is deteriorating, and has "mold-like" growth on it. Recommend at a minimum, removing all "moldy" kraft facings, or all insulation.



Before removing "moldy" materials, recommend setting-up "negative air" ventilation by placing a fan at an opening, blowing out to keep odors and mold spores from entering the house through gaps in the floor.

Crawl Space (Continued)

Insulation: (continued)

Some of the batt insulation has fallen down.

- 12. Vapor Barrier: Under entire home Respread +/- or add vapor barrier to cover entire crawl space floor, Remove debris from under vapor barrier
- 13. Sump Pump: Pump works A second sump pit is located near the access, but no pump is installed. There is piping for a pump to discharge to the sewer, which is not allowed.
- 14. Electrical: 2 of 3 light fixtures not working. Replace bulb(s) or repair as required.
- 15. Observations Animal feces in crawl space. Remove. Moisture stain on subfloor near south wall 10' east of S/W corner. Moisture stain under kitchen sink. Monitor these areas.





Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.


Lots and Grounds

1. Walks: Concrete Settled, Trip hazard, Mud-jacking can eliminate offsets in concrete. Cost is less than replacing concrete.
2. Deck: Treated wood, Open., Rear. Recommend cleaning and staining of decks every 3-5 years to preserve surface condition. Bottom closure boards are in contact with soil in spots and are rotting.

Roof

3. Back Roof Surface Material: 3-tab shingle Unprofessional quality of work noted. 
4. Flashing: Peel and stick asphalt material. 
5. Valleys: Closed cut
6. Skylights: Glass is fogging.
7. Plumbing Vents: Back plumbing vent flashing boot has cracks at rubber seal. Caulk to seal cracks. Dead animal in front plumbing vent. Remove.
8. Gutters: Aluminum, Partial Leaf screens installed. Need cleaning, Recommend installing gutter screens at back gutters to reduce maintenance required.
9. Chimney Chimney: Framed Caulk gaps at chimney trim.
10. Chimney Flue/Flue Cap: Sheet metal chimney cap is rusting. Recommend painting with rust inhibitive paint to extend life. Rain cap at top of flue is missing. Install inside cap to keep birds out of flue.
11. Chimney Chimney Flashing: Seal gaps in flashing at base of chimney.

Exterior Surface and Components

12. All sides Exterior Surface Type: Brick veneer, Wood Caulk cracks in wood siding. Replace one missing brick beside patio door. Drive down loose nails on east side. 
13. Caulking Touch-up caulk where cracked, gapped, or missing at top of low brick.
14. Patio Door: Screen door missing

Garage/Carport

15. Attached Garage Garage Doors: Hardboard Moisture damage at both bottom panels. Weatherstripping is damaged at one door.

Kitchen

16. 1st Floor Kitchen Windows: East window is damaged inside. It appears an animal has chewed on the wood.

Laundry Room/Area

17. 1st Floor Laundry Room/Area Doors: Door sticks. Sand, shim, or trim door to fit.

Marginal Summary (Continued)

Bathroom

- 18. Master Bathroom Shower/Surround: Tile surround Replace old caulking at the shower pan
- 19. 1st floor main Bathroom Doors: Missing hardware. Replace.
- 20. 1st floor main Bathroom Toilets: Water off - plumbing not tested.

Bedroom

- 21. Master Bedroom Floor: Carpet Stained/soiled
- 22. Center south Bedroom Doors: Door sticks. Sand, shim, or trim door to fit.
- 23. Center south Bedroom Windows: Bottom sash at west window is single pane glass. Replace with double pane glass. may need to replace sash.
- 24. S/E Bedroom Doors: Door sticks. Sand, shim, or trim door to fit.
- 25. S/E Bedroom Windows: Balance spring(s) missing/broken/disconnected at east window. Sash won't stay up.
- 26. S/E Bedroom Electrical: Grounded outlets Install missing outlet/switch cover plate(s), Light fixture not working. Replace bulb(s) or repair as required.

Stairs

- 27. Risers/treads Riser heights are not uniform, creating a trip hazard.

Living Space

- 28. Great Room Living Space Floor: Carpet Stained/soiled

Heating System

- 29. Garage Heating System Heat Exchanger: Light rust
- 30. Garage Heating System Blower Fan: Direct drive Blower is very dirty. HVAC technician to clean furnace, including removing and cleaning blower.
- 31. Garage Heating System Distribution: Metal duct, Insulflex duct, Multiple cold air returns Duct connection(s) at main trunk duct are leaking. HVAC technician to seal connections.



Air Conditioning

- 32. Main AC System Condensate Removal: PVC Condensate line drains to a drain trap in the crawl space. In the winter the trap may dry out and leak sewer gas. Recommend capping the trap and draining condensate to sump pump.



- 33. Main AC System Exterior Unit: Pad mounted Unit cabinet is rusting
- 34. Main AC System Exterior Unit Coil: Fins are bent. HVAC technician to "comb" fins
- 35. Main AC System Refrigerant Lines: Insulate large coolant line where missing outside.

Electrical

- 36. Garage Electric Panel Main service size: Main breakers are not labeled. Could not confirm size of service. Licensed electrician to examine and label breakers or replace.

Attic

- 37. Bedroom closets, Garage Attic Unable to Inspect: 50% Very limited view of attic over great room and kitchen.
- 38. Bedroom closets, Garage Attic Insulation: Blown in, Fiberglass, Cellulose Insulation compressed in spots, Mouse trails in insulation (typical). Recommend placing "D-con" in attic every fall to control mice. Consider adding insulation, Recommend insulating and weatherstripping the access panel
- 39. Bedroom closets, Garage Attic Insulation depth 11" avg. 30", R-38 to 49 recommended

Marginal Summary (Continued)

- 40. Bedroom closets, Garage Attic Moisture Penetration: Old moisture stains around chimney.
- 41. Bedroom closets, Garage Attic Chimney
- 42. Bedroom closets, Garage Attic Attic Misc. Trim bottom of pulldown ladder to form a straight line in the full-down position. Drive nails or screws in holes in top ladder hinge brackets into framing.

Crawl Space

- 43. Via exterior panel Crawl Space Unable to Inspect: No access under sunroom.
- 44. Via exterior panel Crawl Space Access: Metal panel Fill the concrete blocks at the base of the access to block rodent access.



- 45. Via exterior panel Crawl Space Moisture Penetration: Efflorescence on walls
- 46. Via exterior panel Crawl Space First Floor Framing 2x10, wood joists "Mold-like" growth on wood surfaces in spots. Clean with bleach and water
- 47. Via exterior panel Crawl Space Ventilation: Recommend sealing off crawl space vents permanently. Crawl space vents are now considered to be detrimental to crawl space conditions. In the winter, they let in cold air. In the summer, humid air condenses in the cool crawl space, adding to the moisture.
- 48. Via exterior panel Crawl Space Vapor Barrier: Under entire home Respread +/- or add vapor barrier to cover entire crawl space floor, Remove debris from under vapor barrier
- 49. Via exterior panel Crawl Space Electrical: 2 of 3 light fixtures not working. Replace bulb(s) or repair as required.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Front Roof Surface Material: 3-tab shingle Roof at end of useful life. Replace roofing. Roofing is damaged near N/W corner. Repair.



Exterior Surface and Components

2. Trim: Wood Wood rot at front window. Repair/replace.



3. Exterior Electric Outlets: Grounded outlet(s), GFCI protected outlet(s) Deck GFCI is not functioning. Electrician to repair or replace. Replace damaged weather cover.

Garage/Carport

4. Attached Garage Door Opener: Pressure reverse West door does not reverse properly when obstructed. Adjust downforce so that door reverses when it strikes a 2x4 laid flat under center of door.
5. Attached Garage "Smokewall" Fire rated door to house is not verifiable. No label. Pulldown stair is not a fire-rated closure for the attic, and therefore, disrupts the "smokewall" barrier between the house and the garage.
6. Attached Garage Electrical: GFCI protection at one west outlet only All other outlets are not protected. Licensed electrician to provide protection, except at outlets used for appliances only. Right side of quad outlet is dead. Outlet cover is missing. Install cover.

Kitchen

7. 1st Floor Kitchen Microwave: Door is cracked and top cover piece is missing.
8. 1st Floor Kitchen Electrical: No GFCI protection at great room outlet within 6' of kitchen sink.

Laundry Room/Area

9. 1st Floor Laundry Room/Area Dryer Vent: Vented through the floor Dryer vent hose is plastic and has fallen down into craw space. Replace with metal pipe or hose.

Bathroom

10. Master Bathroom Sink/Basin: Sink is badly rusted. Replace sink.

Fireplace/Wood Stove

11. Great Room Fireplace Circulation fan Not operating. Repair or replace.
12. Great Room Fireplace Observation Gas log set is incomplete. Burner is installed, but logs and coals are missing. Tiles are missing at face of fireplace.



Defective Summary (Continued)

Living Space

- 13. Sun Room Living Space Electrical: Grounded outlets, Light fixture(s), Ceiling fan One outlet not working. Licensed electrician to examine.
- 14. 1st Floor Hall Living Space Electrical: Light switch is not operating at east end of hall. Licensed electrician to examine.

Plumbing

- 15. Garage Water Heater TPRV and Extension Tube: Relief valve extension pipe is missing. Install 3/4" diameter pipe, approved for this use, to within 6" of floor or to nearby

Heating System

- 16. Garage Heating System Filter Electrostatic air filter
- 17. Garage Heating System Observation No power at outlet on side of furnace.

Attic

- 18. Bedroom closets, Garage Attic Attic Fan: Direct drive Inoperative at time of inspection. Repair or replace

Crawl Space

- 19. Via exterior panel Crawl Space Insulation: Insulation at perimeter framing, Fiberglass batt wall insulation Wall are insulated with kraft faced fiber glass batts. The facing has absorbed moisture, is deteriorating, and has "mold-like" growth on it. Recommend at a minimum, removing all "moldy" kraft facings, or all insulation.



Before removing "moldy" materials, recommend setting-up "negative air" ventilation by placing a fan at an opening, blowing out to keep odors and mold spores from entering the house through gaps in the floor.

Some of the batt insulation has fallen down.

- 20. Via exterior panel Crawl Space Observations Animal feces in crawl space. Remove. Moisture stain on subfloor near south wall 10' east of S/W corner. Moisture stain under kitchen sink. Monitor these areas.

