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INSPECTION REPORT

SEE INSPECTION AGREEMENT FOR IMPORTANT, LIMITATIONS, DISCLAIMERS, AND INFORMATION
Strong Foundations recommends that all necessary repairs be completed by a licensed and certified professional in that specific field of expertise prior to the close of escrow.

INSPECTOR'S NAME Nick Ostrowski - (ASHI Member Number: 261678)
NAME OF BUYER(S)
ADDRESS OF PROPERTY
CITY STATE PA ZIP CODE 12345
REALTOR COMPANY AGENT PHONE#

WEATHER CONDITIONS sunny 64°
TIME 2:00pm DATE 10/13/2023

- SINGLE HOME
SEMI-DETACHED
ROWHOME
SINGLE STORY
MULTI-STORY
OTHER
OCCUPIED VACANT



- A - Good - Component or system is operating properly, or is in adequate physical condition to perform its intended function at time of inspection and can be expected to last its intended lifetime
B - Satisfactory - Component or system is in satisfactory condition of time of inspection. No implication or guarantee is made regarding longevity.
C - Fair - Component or system is presently operating or performing its intended function but is showing progressive deterioration or damage indicating That its functional service life is limited.
D - Marginal - Component or system is barely operational or performing its intended function (continued functional service is questionable
F - Poor / Unsatisfactory - Component or system is defective or inoperable and in need of immediate major repair, and is not performing its intended function. Must be repaired or replaced.
U - Unobservable - Component or system is unobservable and therefore not included in this inspection. Reasons include but are not limited to weather conditions such as snow cover, extensive personal property around the component or system, and conditions determined to be detrimental to the safety and well being of the inspector.
NI - Not Included or Not Accessible - Component or system is not present or installed in the structure or is not covered in the scope of the inspection.

### GRADING AND DRAINAGE

FLAT LOT     SLOPED LOT     Grading needs to be raised around the perimeter of the foundation with clay soil. Grading should be sloped a minimum of 1/2 inch per foot of run going away from the exterior walls for at least eight (8) feet.

  A   **GRADING & DRAINAGE**

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  A   **SURFACE DRAINS**    surface drain noted in the left-hand rear yard

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  NI   **TREES, VEGETATION, & LANDSCAPING *NOTE:*** Trees, vegetation, and landscaping are inspected for conditions that adversely affect the inspected structure only. Aesthetic conditions of trees, vegetation, and landscaping are excluded from this inspection.

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**GRADING AND DRAINAGE NOTES:**



**sump pump discharge pipe at rear exterior**

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**grades sloped away from house**

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# STRUCTURAL FOUNDATION

Foundations are not totally observable due to construction methods. This evaluation is visual in nature and based on knowledge, experience, and understanding of common building methods and materials. **NOTE:** Foundations built on clay soil require a year-round moisture maintenance program to prevent movement of the foundation and its components. Trees and shrubs growing too close to a house or structure can cause foundation damage. Water should not be allowed to collect, pond, or drain under or alongside any part of the foundation.

FOUNDATION TYPE -  SLAB-ON-GRADE  PIER AND BEAM  BASEMENT  
 FOUNDATION WALL MATERIAL -  POURED CONCRETE  CONCRETE BLOCK  STACKED STONE  BRICK

**A** EXTERIOR FOUNDATION \_\_\_\_\_

**C/1** INTERIOR FOUNDATION  stored property in basement  
 finished areas in basement \_\_\_\_\_

**F/2** SUMP PIT  BASEMENT EQUIPPED WITH 1 SUMP PIT(S)  BASEMENT EQUIPPED WITH TROUGH  
 BASEMENT EQUIPPED WITH 1 SUMP PUMP(S)

**NI** CRAWL SPACES & VENTILATION -  INSULATION  VAPOR BARRIER

**C/3/4** INTERIOR WALLS AND CEILINGS suspended HVAC ducts and insulation at ceiling level in basement (not totally observable)

**C/1** FLOORS \_\_\_\_\_

**A** DOORS \_\_\_\_\_

**A** INTERIOR STAIRWAYS & RAILINGS -  HANDRAIL NEEDED ON \_\_\_\_\_ STEPS {handrails are required on runs of three or more steps} \_\_\_\_\_

**STRUCTURAL FOUNDATION NOTES:**

- 1 - interior foundation walls in basement partially covered with insulation and not totally observable - evidence of water penetration noted on floor surface at the front of the basement (staining on floor beneath the main water service line and main sanitary drain line) // water penetration staining noted on the left-hand side foundation wall and floor surface (shrinkage crack on wall and water staining around the crack - recommend having crack filled and sealed to prevent future water penetration)
- 2 - sump pit with pump noted at the right-hand rear corner of the basement - standing water noted in the pit but pump in pit is completely submerged and pump not activating (pump needs to be made operable)
- 3 - paper facing improperly left exposed on insulation around the sliding glass door at the rear of the basement (exposed facing poses a fire hazard and should be removed)
- 4 - improper notching of bottom chord of I-joist at ceiling level left-hand side of the basement behind the staircase for routing of an HVAC duct (repairs needed)



sump pump submerged in pit



water penetration staining

**EXTERIOR WALLS**

A/1 EXTERIOR WALLS -  ALUMINUM  VINYL  STONE  BRICK  STUCCO  WOOD  HARDI-PLANK  
 CONCRETE BLOCK  STONE / MASONRY WALLS REQUIRE REPOINTING  BLOCK

NI RETAINING WALLS

NI EXTERIOR FENCES -  PICKET  SPLIT RAIL  STOCKADE  VINYL  WOOD  ALUMINUM

A SIDING TRIM -  PAINT IS CHIPPING AND WOOD /ALUMINUM IS EXPOSED {REPAINT}

**EXTERIOR WALLS NOTES:**

1 - recommend having exposed areas of house wrap removed (to the right of the front entry steps, beneath the exterior main service disconnect box, to the left of the front entry porch, at flashing line above the 1st floor rear roof)



exposed house wrap



exposed house wrap



exposed house wrap



exposed house wrap



### EXTERIOR PLUMBING

**NOTE:** Pipes, plumbing equipment, and reservoirs concealed from view under ground or in enclosures were not checked for leaks or other defects. The condition and/or serviceability of the septic or sewer sewer system is not included in this inspection. Sprinkler systems, swimming pools, and swimming pool plumbing systems are not included in this inspection.

- A   **OUTSIDE FAUCETS** -  EXTERIOR FAUCETS NOTED AS PRESENT BUT NOT TESTED DUE TO LOW AMBIENT TEMPERATURE
- A   **GAS LINE**   exterior   GAS METER NOTED AS PRESENT BUT NOT CHECKED FOR GAS LEAKS  RUST ON GAS METER PIPES (remove rust & repaint)
- U/1  **WATER METER** -  REMOTE WATER METER READ NOTED ON EXTERIOR / INTERIOR WALL
- NI  **OIL TANK FILL PIPES** -  IMPROPER USE OF COPPER PIPES FOR FILL AND VENT LINES - NOT ALLOWED IN THE STATE OF PENNSYLVANIA

**RADON MITIGATION SYSTEM**   passive radon mitigation system noted (vent pipe at the right-hand rear corner of the basement - no fan)  

**EXTERIOR PLUMBING NOTES:**

1 - water meter appears to be located beneath and access panel in the front yard (unobservable)

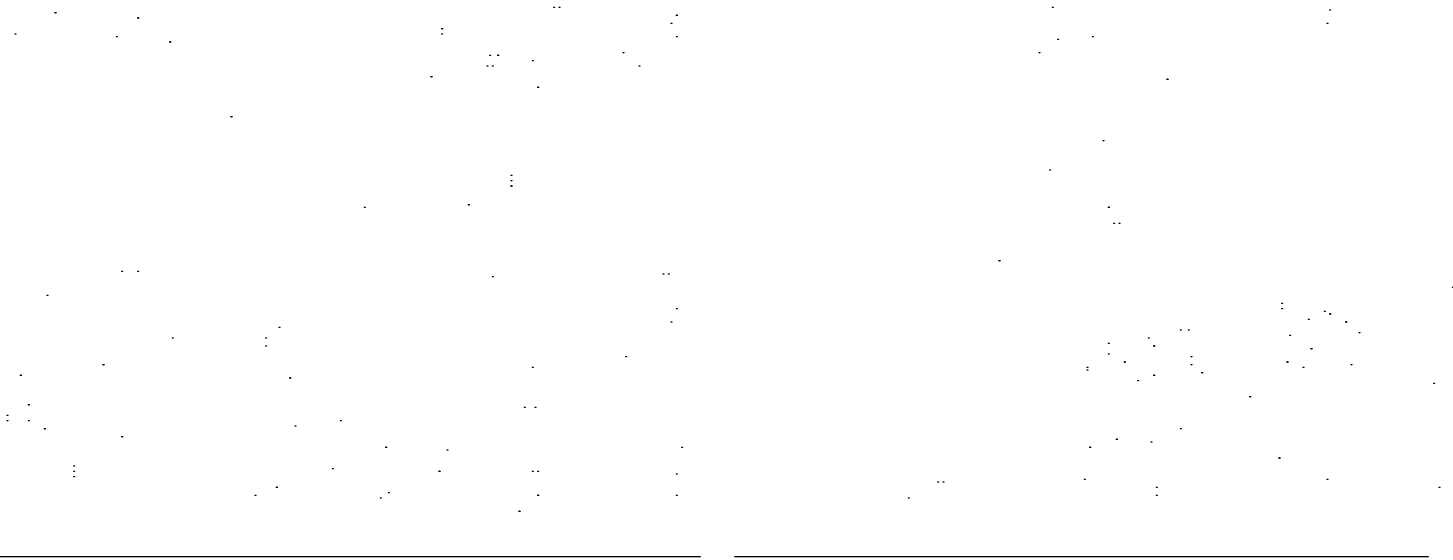


view of gas meters

**EXTERIOR DOORS AND WINDOWS**

- A DOORS \_\_\_\_\_
- A WINDOWS \_\_\_\_\_
- A SCREENS \_\_\_\_\_
- NI SHUTTERS \_\_\_\_\_
- A WINDOW & DOOR TRIM -  TRIM PAINT AROUND WINDOWS / DOORS..PEELING AND WOOD EXPOSED (REPAINT)
- A CAULK & WEATHER STRIPPING \_\_\_\_\_

**EXTERIOR DOORS AND WINDOWS NOTES:**



# ROOF

**NOTE:** Weather conditions such as rain, wind, hail, and extreme temperatures affect all roofing components from day to day. Continual observation of the roof and it's components is required to maintain functionality.

ASPHALT  TIN METAL  RUBBER  COATED BUILT-UP (these roofs need to be recoated every two years)  SLATE / TILES

ROOF HAS 1 LAYER(S) OF ASPHALT SHINGLES

ROOF HAS CAULK / TAR FLASHINGS (THESE FLASHINGS ARE TEMPORARY AND WILL EVENTUALLY LEAK - MONITOR AND HAVE RESEALED AS NEEDED)

**A/C/1** ROOF \_\_\_\_\_

**A** ROOF FLASHINGS \_\_\_\_\_

**A** ROOF VENTS \_\_\_\_\_

**NI** SKYLIGHTS \_\_\_\_\_

FASCIA BOARDS HAVE FEELING PAINT AND WOOD | ALUMINUM EXPOSED (REPAINT)

**C/2** SOFFITS / FASCIA \_\_\_\_\_

ROOF GUTTERS ARE CLOGGED AND NEED TO BE CLEANED TO PROPERLY DRAIN WATER OFF THE ROOF

GUTTER & DOWNSPOUT MATERIAL -  ALUMINUM  PVC  GALVANIZED  COPPER

**A** GUTTERS & DOWNSPOUTS \_\_\_\_\_

ROOF VENTILATION SYSTEM -  MESH RIDGE VENT  BAFFLED RIDGE VENT  SOFFIT(S)  GABLE(S)  HIGH-HATS

**A** ROOF VENTILATION \_\_\_\_\_

### ROOF NOTES:

1 - lower front roof above the garage doors (A) is a standing seam metal roof (no defects noted) // lower front roof above the garage (C) is covered with one layer of dimensional asphalt shingles - green plastic tab noted stapled to the roof surface (staple in shingle tab may result in leaks - repairs needed) // roof above the front entry door and detail roof above the 2nd floor front bedroom windows (A) are standing seam metal roofs (no defects noted) // 1st floor rear lower roof (A) is covered with one layer of dimensional asphalt shingles (no defects noted) // main gabled roof surfaces (C) are covered with one layer of dimensional asphalt shingles - multiple loose nails noted on the roof surfaces (all nails and loose construction debris should be removed) - buckled area of shingles noted at the lower right-hand front corner of the main roof (shingles deflect when stepped on - roof decking beneath the shingles appears to be buckled and not laying flat and may make shingles in this area susceptible to wind tear-off (repairs needed)

2 - section of fascia capping along the rear right-hand side fascia of the main roof has an open and unsealed edge that may allow water penetration as well as bird, bat, and insect entry (repairs needed)



buckled shingles on front of main roof



gap at fascia capping



**EXTERIOR CHIMNEY**

- EXTERIOR CHIMNEY MORTAR DETERIORATING AND REQUIRES REPOINTING     CHIMNEY(S) NEED RAIN HOOD / CAGE INSTALLED  
**A/1**    **EXTERIOR CHIMNEY(S)** \_\_\_\_\_  
 CHIMNEY TOP(S) CAPPED (INTERIOR UNOBSERVABLE)     FLUE LINER DETERIORATING     FLUE LINER NOT PRESENT  
**NI**    **FLUE LINER** \_\_\_\_\_

**EXTERIOR CHIMNEY NOTES:**

1 - high efficient gas furnace vents to the exterior via PVC pipe through the left-hand side exterior wall // high efficient gas water heater vents to the exterior via PVC pipe through the left-hand side exterior wall



**water heater vent pipe**



**furnace vent pipe**

### EXTERIOR PORCHES, DECKS, & WALKWAYS

- A PORCHES concrete front entry porch and concrete slab at the rear entry door to the basement noted \_\_\_\_\_
- C/1 DECKS \_\_\_\_\_
- C WALKWAYS surface damage, gouge marks, and chipped edge noted on the front sidewalk (repair) \_\_\_\_\_
- A RAILINGS & HANDRAILS \_\_\_\_\_
- A STEPS \_\_\_\_\_
- NI BALCONIES \_\_\_\_\_
- A DRIVEWAY asphalt driveway surface noted \_\_\_\_\_

**EXTERIOR PORCHES, DECKS, & WALKWAYS NOTES:**

1 - rear deck structure noted as swaying and moving with side-to-side with foot pressure on the deck surface (repairs needed to stabilize deck and prevent movement)



**gouges on surface of sidewalk**



**deck sways with side-to-side foot pressure on deck surface**

**GARAGE / CARPORT**

A/1 GARAGE \_\_\_\_\_

EXTERIOR GARAGE WALL MATERIAL -  ALUMINUM  VINYL  STONE  BRICK  STUCCO  WOOD  HARDI-PLANK

A EXTERIOR GARAGE WALLS \_\_\_\_\_

U/2 GARAGE DOOR -  METAL  WOOD \_\_\_\_\_

U/2 AUTOMATIC OPENER \_\_\_\_\_

U/2 AUTO REVERSE FEATURE  \* due to potential for damage, mechanical reverse feature on garage doors was not tested for operability

A GARAGE ELECTRICITY & WIRING \_\_\_\_\_

A GARAGE PLUMBING \_\_\_\_\_

NI GARAGE HEATING \_\_\_\_\_

C GARAGE ROOF -  ASPHALT  STANDING SEAM METAL  BUILT-UP  SLATE/TILE see comment #1 in ROOF NOTES on page #8

**GARAGE/CARPORT NOTES:**

- 1 - some dampness noted on the garage floor and rear wall surfaces (recommend confirming with the builder reason for dampness inside the garage)
- 2 - hose for sprinklers in the exterior yard is routed from the spigot in the garage and beneath the garage door (door cannot close completely and door was disconnected from the automatic opener - opener and auto reverse feature not able to be tested for operability - confirm operability of the automatic opener and auto reverse feature with the builder prior to settlement)



garage door disconnected from opener



dampness inside garage

# HEATING

**NOTE:** Only the emergency heat mode is checked on heat pumps when the ambient temperature is at or above 60 degrees. Recommendation is for the heating system to be completely serviced before each heating season. Filters should be changed as needed (at least every 2 months). Checking the operation of humidifiers and electric air filter and proper air flow balance is not included in this inspection.

CENTRAL  ZONE  GAS  OIL  ELECTRIC  RADIATORS  RADIANT  HEAT PUMP  SUMMER / WINTER HOOK-UP  
LAST POSTED DATE OF SERVICE TO HEATING SYSTEM   N/A   (system should be serviced annually)  RECOMMEND HAVING SYSTEM SERVICED

- C/1   HEAT SOURCE \_\_\_\_\_
- A   BURNER / ELEMENT \_\_\_\_\_
- A    DUCT WORK  PIPES & CIRCULATOR \_\_\_\_\_
- A   AIR FILTER 16x25x1 disposable air filter in the filter bay next to the furnace
- A   HEATING THERMOSTAT zone #1 thermostat located in 1st floor family room - zone #2 heat pump thermostat located in 2nd floor front bedroom

### HEATING NOTES:

1 - heat source is a less than 1 year old gas-fired high efficient forced air furnace (zone #1 thermostat in the 1st floor family room and zone #2 thermostat in the 2nd floor front bedroom) - system tested and noted as operable - debris noted inside the furnace cabinet behind the front access panel (have all debris removed) - grommet on the supply plenum of the furnace around the AC lines is not installed properly and air leaks noted (repair)



air leaks - grommet not secured



air leaks

# COOLING

**NOTE:** Air conditioning units are not checked when outside temperature is below 60 degrees. Recommendation is for the A/C system to be completely serviced before each cooling season and the condensate drain flushed with a chlorine bleach every 2 months during the cooling season to prevent clogging.

CENTRAL  ZONED  SASH/WALL

A/C SYSTEM COULD NOT BE TESTED BECAUSE OUTDOOR TEMPERATURE ( \_\_\_\_\_ ) WAS BELOW 60 DEGREES (operating an AC system while the outdoor Temperature is below 60 degrees can damage the A/C system - inspection of system was visual in nature only)

**A** COOLING EQUIPMENT HVAC condensate pump exhausts into the sump pit at the right-hand rear corner of the basement

**A** CONDENSER AC condenser is a <1 year old 3 ton unit

**NI** AIR HANDLER \_\_\_\_\_

**A** AIR FILTER 16x25x1 disposable air filter in the filter bay next to the furnace

**A** AIR DIFFERENTIAL -  DIFFERENTIAL BETWEEN TREATED AND UNTREATED AIR SATISFACTORY ( 20 ) degrees

DIFFERENTIAL BETWEEN TREATED AND UNTREATED AIR TOO LOW ( \_\_\_\_\_ ) SYSTEM NEEDS SERVICE

DIFFERENTIAL BETWEEN TREATED AND UNTREATED AIR TOO HIGH ( \_\_\_\_\_ ) SYSTEM NEEDS SERVICE

**A** COOLING THERMOSTAT zone #1 thermostat located in 1st floor family room - zone #2 heat pump thermostat located in 2nd floor front bedroom

**NI** CEILING FANS \_\_\_\_\_

**NI** ATTIC FAN -  CEILING  ROOF \_\_\_\_\_

**A** BATH VENT FANS -  VENTED TO EXTERIOR  VENTED TO INTERIOR (*bath vent fans need to exhaust to the exterior - repair*)

**COOLING NOTES:**



**<1 year old 3 ton AC condenser**

# INTERIOR ELECTRIC

**NOTE:** Only a representative number of accessible outlets are checked. Security systems and entertainment systems are not included in this inspection.

DOUBLE-TAPPED CIRCUITS NOTED IN THE MAIN / SUB- PANEL (have repaired)

**A** SERVICE ENTRANCE WIRE -  ALUMINUM  COPPER

**A/1** SERVICE PANEL LOCATION \_\_\_\_\_ AMPS - 200  CIRCUIT BREAKERS  FUSES

**A** SERVICE PANEL GROUND(S) -  GROUNDED TO WATER LINE  GROUNDED TO exterior GROUND DRIVEN ROD

**A** SERVICE PANEL BRANCH CIRCUIT WIRING -  COPPER  STRANDED ALUMINUM  SOLID CORE ALUMINUM

**C/3** FIXTURES, SWITCHES, & OUTLETS \_\_\_\_\_

RECOMMEND UPGRADING ALL KITCHEN COUNTERTOP / BATHROOM / BASEMENT UTILITY AREA OUTLETS TO GFCI OUTLETS

**A** GFCI & AFCI OUTLETS \_\_\_\_\_

EXPOSED WIRE SPLICES NOTED IN BASEMENT / ATTIC / UTILITY AREAS (*all splices need to be enclosed in junction boxes*)

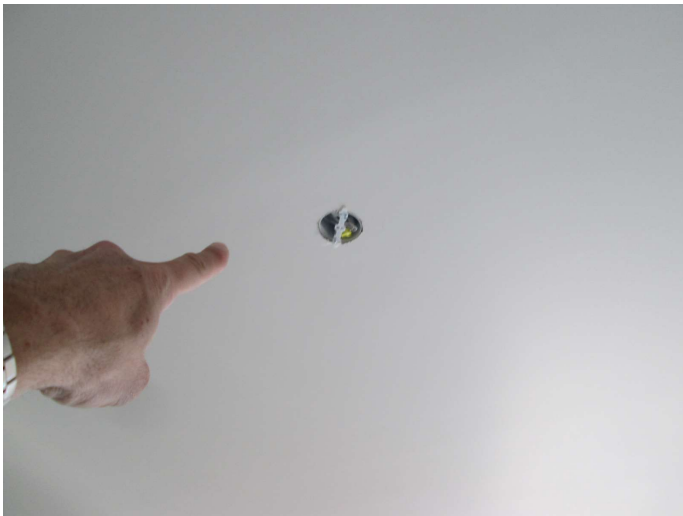
**C/2** WIRING \_\_\_\_\_

### INTERIOR ELECTRIC NOTES:

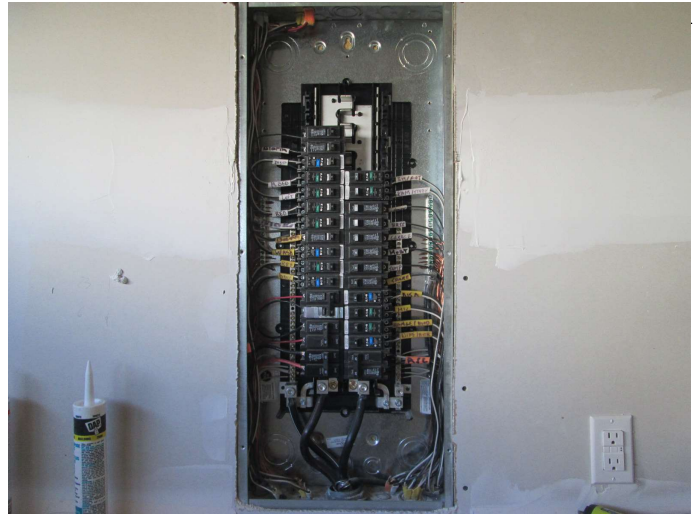
1 - 200 amp main service disconnect breaker box noted along the left-hand side exterior wall of the garage - circuit breaker subpanel box noted inside the attached garage

2 - open junction box with exposed wire splice noted at ceiling level in the kitchen above the island sink (have coverplate installed)

3 - light switches and outlet installed out of level in the wall above the sinktop in the 2nd floor master bathroom (repair)



coverplate missing - wiring splices exposed



view of service panel

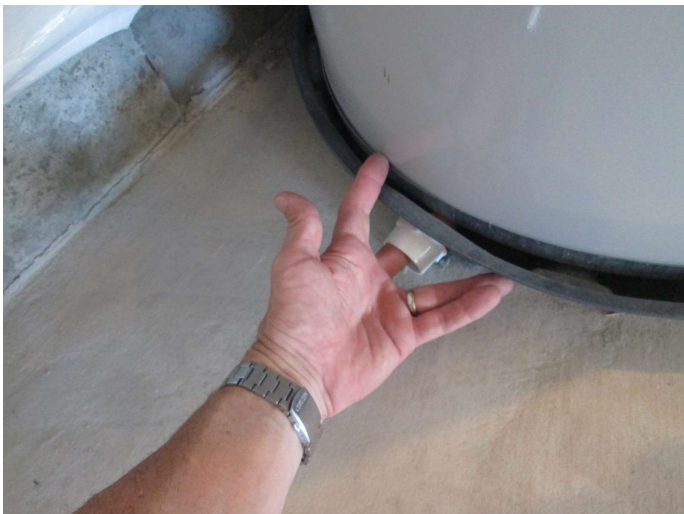
**INTERIOR PLUMBING**

**NOTE:** Pipes and plumbing in walls, in or under concrete slabs, or concealed by personal effects are not included in this inspection. Quality, condition, or purification of water is not included in this inspection.

- A** MAIN WATER SUPPLY LINE PIPING -  COPPER  PVC  PEX TUBING  GALVANIZED  LEAD
- A** BRANCH WATER SUPPLY PIPING -  COPPER  PVC/C PVC  PEX TUBING  GALVANIZED  POLYBUTYLENE
- C/1** MAIN SANITARY WASTE PIPING -  CAST IRON  PVC  COPPER  LEAD
- A** BRANCH SANITARY WASTE PIPING -  CAST IRON  PVC  COPPER  LEAD
- CSST GAS PIPING  NO BONDING NOTED ON CSST GAS PIPING (HAVE PROPER BONDING INSTALLED BY A PROFESSIONAL ELECTRICIAN)
- A** GAS SUPPLY PIPING recommend having gas supply pipe inside kitchen cabinet beneath the cooktop secured to keep off the cabinet floor
- A** WATER HEATER  GAS  OIL  ELECTRIC CAPACITY 50 gallons AGE < 1 year  
water heater in the basement is set in an overflow pan (no drain line noted on the pan - have installed)
- TPR VALVE NOTED AS INSTALLED BUT NOT TESTED  TPR VALVE NEEDS EXHAUST PIPING INSTALLED
- A** TEMPERATURE & PRESSURE REDUCING VALVE \_\_\_\_\_
- WATER METER MAIN SHUT-OFF VALVE NOTED AS PRESENT BUT NOT TESTED
- A** WATER METER MAIN SHUT OFF VALVE - LOCATION front of basement
- C** KITCHEN FAUCET, DRAIN, & SINK sink faucet assembly is loose and not properly secured on countertop in kitchen (repair)
- A** VEGETABLE SPRAY HOSE \_\_\_\_\_
- A** UTILITY FAUCET, DRAIN, & SINK \_\_\_\_\_
- A** LAVATORIES \_\_\_\_\_
- A** TUBS \_\_\_\_\_
- A** SHOWERS \_\_\_\_\_
- A** TOILETS \_\_\_\_\_

**INTERIOR PLUMBING NOTES:**

- 1 - improper use of flexible vinyl straps to support the main sanitary drain line in the basement (flexible straps do not resist movement of the drain line - repair)
- 2 - water supply line noted at the front for the basement for the fire sprinkler system
- 3 - roughed in plumbing drain lines and ejector pit noted on the floor in the basement for a future basement level bathroom



no drain line on water heater overflow pan



faucet not properly secured

**FIREPLACE**

**NOTE:** Inspection of the fireplace is visual in nature and does not include inspection of draft or performance of a chimney smoke test.

FIREPLACE AND CHIMNEY NEED TO BE LEVEL 2 INSPECTED BY A QUALIFIED FIREPLACE/CHIMNEY PROFESSIONAL BEFORE BUILDING A FIRE

**NI** FIRE BOX -  METAL  BRICK \_\_\_\_\_

**NI** IGNITER \_\_\_\_\_

**NI** LINTEL - DAMPER - FLUE \_\_\_\_\_

**NI** MANTEL, HEARTH, & OUTER MASONRY \_\_\_\_\_

CHIMNEY NEEDS RAINHOOD / SPARK ARRESTOR CAGE INSTALLED

**NI** CHIMNEY \_\_\_\_\_

**FIREPLACE NOTES:**



**MECHANICAL APPLIANCES**

**NOTE:** The following are not included in this inspection: clocks, timers, and automatic cooking or cleaning modes, and intercom communication modes, automatic ice makers, trash compactors. Microwave ovens are not checked for radiation leakage. Smoke detectors are not tested. Washing machines are not tested. Clothes dryers are only tested for heat generation.

**A** COOK TOP / RANGE -  GAS  ELECTRIC \_\_\_\_\_

SELF CLEANING / CONTINUOUS CLEANING OVENS SHOULD NEVER BE CLEANED WITH OVEN CLEANERS

**A** OVEN -  SELF CLEAN  CONTINUOUS CLEAN  MANUAL CLEAN \_\_\_\_\_

**A** MICROWAVE \_\_\_\_\_

**A** KITCHEN EXHAUST -  VENTED  NON-VENTED \_\_\_\_\_

**A** GARBAGE DISPOSAL -  CONTINUOUS FEED  BATCH FEED \_\_\_\_\_

**A** DISHWASHER \_\_\_\_\_

**NI** CENTRAL VACUUM \_\_\_\_\_

**A** SMOKE DETECTORS -  SMOKE DETECTORS NOTED AS PRESENT BUT NOT TESTED  SMOKE DETECTORS NOT PRESENT

Recommend replacing all smoke detectors in house after settlement  Recommend installing carbon monoxide detectors in house after settlement

**A** CLOTHES DRYER EXHAUST \_\_\_\_\_

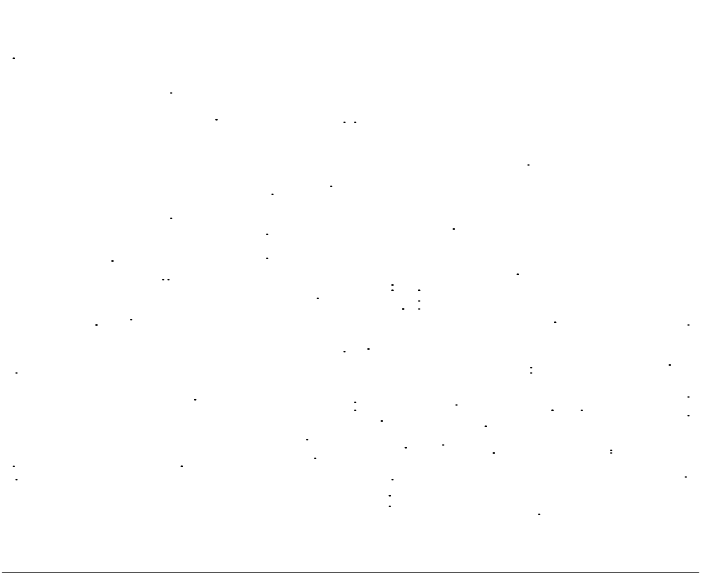
Recommend replacing plastic flex duct for clothes dryer exhaust with smooth walled aluminum

**MECHANICAL APPLIANCES NOTES:**

1 - no washer or dryer noted in the 2nd floor laundry room (overflow pan with drain line on the pan noted for washing machine in the laundry room)



**view of laundry room**

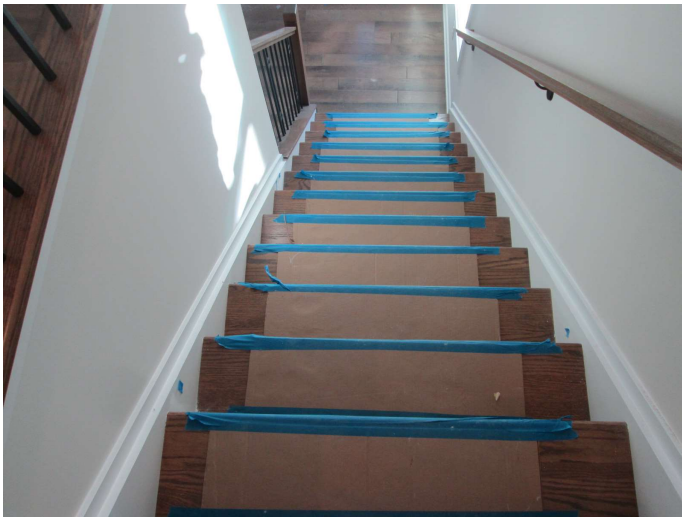


# INTERIOR

**NOTE:** Only a representative number of accessible windows were checked for operation at this inspection. As thermal pane windows lose their vacuum, moisture may appear and then disappear, depending on inside and outside temperature, barometric pressure, and the level of humidity. Therefore, windows are listed as observed at time of inspection only. No warranty is issued, inferred, or implied. The condition of walls covered with wallpaper is unobservable and not covered in this inspection.  Stored property on floors and against walls in living areas of house (not totally observable)

- A CEILINGS & WALLS \_\_\_\_\_
- A FLOORS -  WOOD  CERAMIC TILE  VINYL  CARPET  LAMINATE  OTHER \_\_\_\_\_
- A DOORS \_\_\_\_\_
- A WINDOWS \_\_\_\_\_
- A WATER PENETRATION no visible evidence of moisture penetration on walls or ceilings in living areas of house
- A STAIRWAYS, HANDRAILS, & BALCONIES cardboard and tape noted on the treads of the 1st-to-2nd floor staircase (not totally observable)
- A KITCHEN CABINETS \_\_\_\_\_
- A KITCHEN COUNTERTOPS \_\_\_\_\_

**INTERIOR NOTES:**



cardboard and tape on stair treads

# ATTIC

**NOTE:** Attics are not totally observable. Inspection of the attic structure and components located in the attic space is limited to those areas and items that are accessible and visual without dismantling, uncovering, or removing of storage items. Areas that do not allow proper head clearance are expressly excluded from this inspection. The condition of electrical, plumbing, and HVAC systems underneath insulation and property is not observable and not included in this inspection.

**C/2 TRUSS ROOF SYSTEM**  YES  NO \_\_\_\_\_

**NI RAFTERS - PURLINS - COLLAR TIES** \_\_\_\_\_

**A DECKING** \_\_\_\_\_

**NI CEILING JOIST - RAFTER TIES**  YES  NO \_\_\_\_\_

**A INSULATION**  BLOWN  BATT APPROXIMATE THICKNESS **15+ inches of blown insulation**

RECOMMEND UPGRADING ATTIC / ROOF VENTILATION SYSTEM TO BAFFLED RIDGE VENTS / SOFFIT VENTS IN ORDER TO PROPERLY VENTILATE THE ATTIC AREA

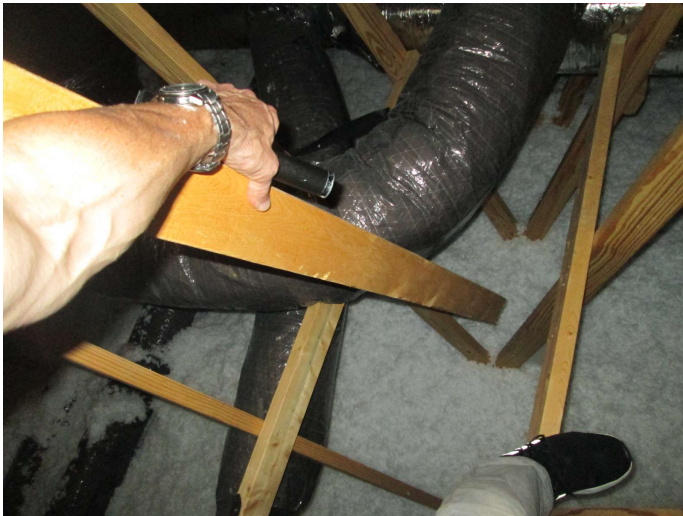
**A VENTILATION** \_\_\_\_\_

**NI GABLE LOUVERS & SCREENS** \_\_\_\_\_

**NI TURBINES - POWER VENTS** \_\_\_\_\_

**ATTIC NOTES:**

- 1 - attic area above 2nd floor rooms was accessed via panel on ceiling of closet in the 2nd floor front bedroom - attic interior not totally observable due to insulation levels and HVAC ducts
- 2 - one diagonal bracing member to the right-hand side of the attic noted as not secured at the base (repair)



**unsecured bracing member in attic**



**view of attic**



**bottom chord of I-joist improperly notched**



**exposed paper facing poses fire hazard**



**water penetration stain on floor**



**improper use of flexible vinyl straps to support drain line**



**recommend having gas line secured up and off cabinet floor**



**loose nails on roof**



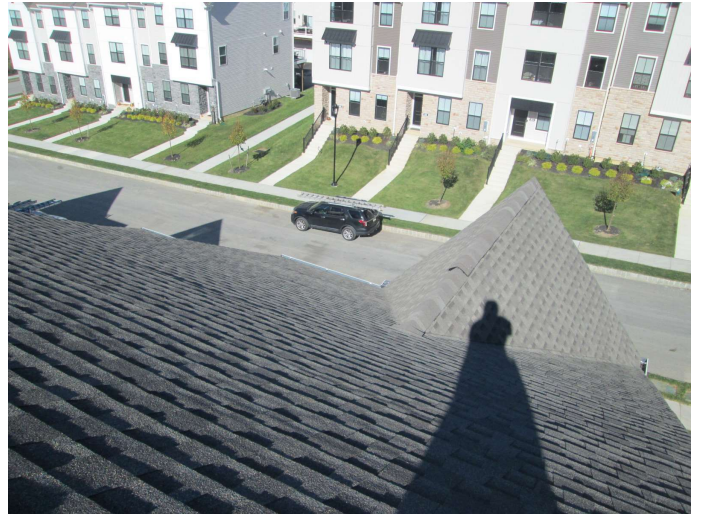
**construction debris on roof**



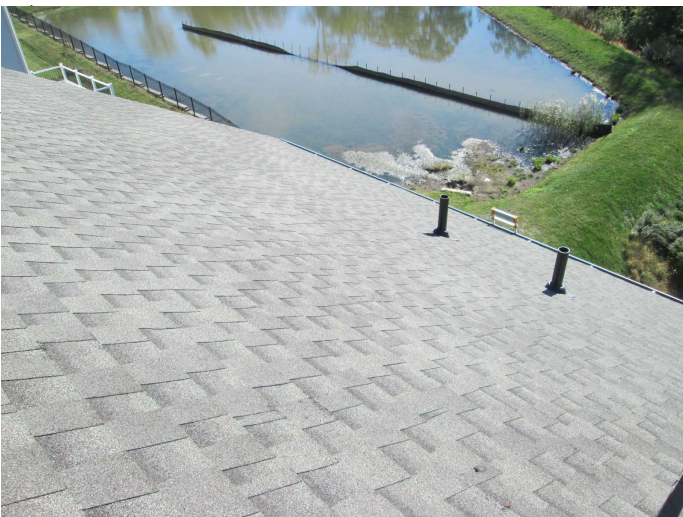
**plastic tab and staple in shingle**



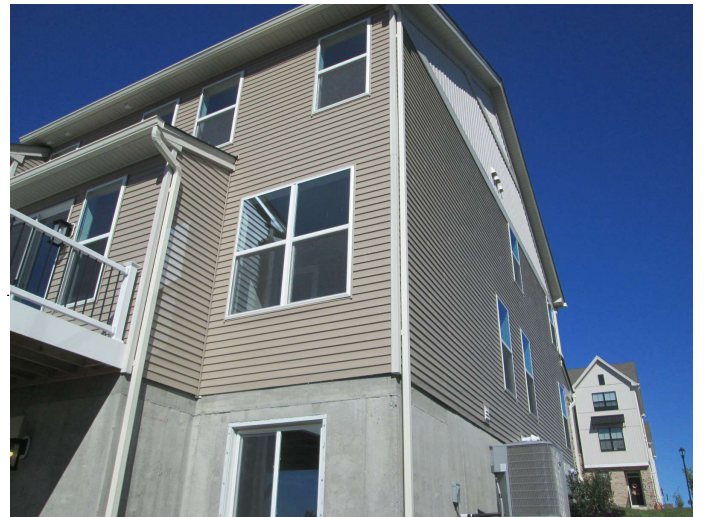
**switches and outlet installed out of level**



**view of roof**



**view of roof**



**view of rear exterior**