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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 62°
TIME 12:45pm DATE 3/12/2024

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



- 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.

C/1/2 GRADING & DRAINAGE

A SURFACE DRAINS surface drain noted at the bottom of the basement level egress window well (exhaust point of the drain is unknown)

A 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.

GRADING AND DRAINAGE NOTES:

1 - grades to the right of the front entry door, right-hand side grades around the AC condenser, and rear grades at the inside corner of the foundation wall are sloped towards the foundation (may result in water penetration in the basement - exterior grading needs to be corrected) // no grass noted in the right-hand side, left-hand side, and rear yard areas

2 - sump pump discharge line along the right-hand side exterior is extended with a PVC pipe on grade surface to exhaust sump pit water further away from the foundation



temporary extension of sump pump discharge pipe



grades sloped towards house



grades sloped towards house



grades sloped towards house

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 _____

C/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/1 INTERIOR WALLS AND CEILINGS suspended HVAC ducts and insulation at ceiling level in basement (not totally observable)

C/1 FLOORS _____

NI DOORS egress window well noted along the right-hand side of the basement (window tested and noted as operable)

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

STRUCTURAL FOUNDATION NOTES:

1 - builder rep stated basement had been powerwashed prior to the inspection (floor surfaces and exposed base of foundation walls noted as damp at time of inspection) - multiple areas of dampness and moisture noted on the basement floor - insulation beneath the basement steps noted as wet (may result in mold / fungal growth) // foundation walls in the basement are covered with insulation blankets and not totally observable

2 - sump pit with pump noted along the right-hand side of the basement - standing water noted in the pit (water was over top of the float switch and pump was not activating) - sump pit lid was moved and pump activated - construction debris noted in the sump pit and may result in blockage of the pump (all debris needs to be removed from the sump pit to ensure proper operation of the sump pump)



construction debris in sump pit



dampness on basement floor

EXTERIOR WALLS

C/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 - multiple unsealed penetrations noted though vinyl siding along the right-hand side exterior wall (all penetrations need to be sealed to prevent water, insect, and rodent infiltration)



unsealed penetration



unsealed penetration



unsealed penetration



view of rear

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/1 **GAS LINE** GAS METER NOTED AS PRESENT BUT NOT CHECKED FOR GAS LEAKS RUST ON GAS METER PIPES (remove rust & repaint)
- A **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 at the sump pit in the basement (no fan)

EXTERIOR PLUMBING NOTES:

1 - buried propane gas tank noted in the left-hand side yard - main gas service line to the house noted along the left-hand side exterior



location of buried propane tank



view of tank gauge

EXTERIOR DOORS AND WINDOWS

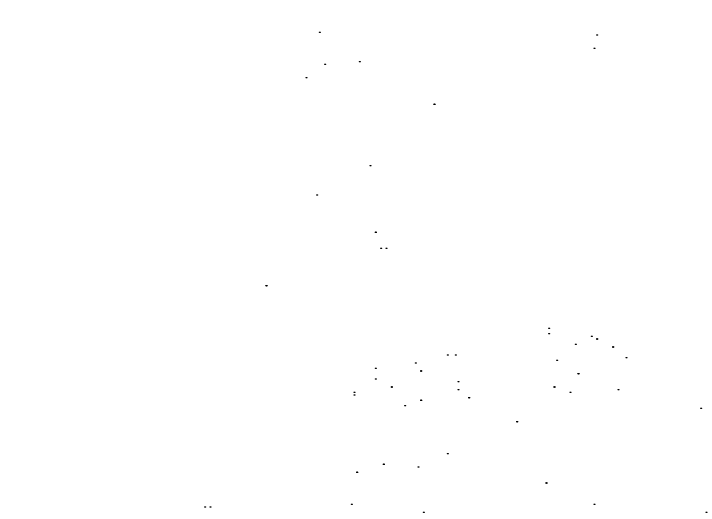
- A DOORS _____
- A/1 WINDOWS _____
- A SCREENS _____
- A SHUTTERS _____
- A WINDOW & DOOR TRIM - TRIM PAINT AROUND WINDOWS / DOORS..PEELING AND WOOD EXPOSED (REPAINT)
- A CAULK & WEATHER STRIPPING _____

EXTERIOR DOORS AND WINDOWS NOTES:

1 - number "43" noted written on window frame at the 2nd floor left-hand rear window



number "43" written on window frame



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)

A 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 **recommend extending downspouts to exhaust water further away from house**

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

A ROOF VENTILATION _____

ROOF NOTES:

1 - 1st floor rear lower roof and roof above the rear fireplace bumpout (A) are covered with one layer of dimensional asphalt shingles (no defects noted) // main gabled roof and roof above the front entry door (C) are covered with one layer of dimensional asphalt shingles - loose nails and construction debris noted on roof surfaces (have all loose nails and construction debris removed)



loose nails on roof



loose nails on roof

EXTERIOR CHIMNEY

EXTERIOR CHIMNEY MORTAR DETERIORATING AND REQUIRES REPOINTING CHIMNEY(S) NEED RAIN HOOD / CAGE INSTALLED
A/1/2 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-fired furnace and high efficient gas-fired water heater in the basement vent to the exterior via PVC pipes through the right-hand side exterior wall

2 - direct vent hood noted on the rear exterior wall vents combustion gases from the gas fireplace in the 1st floor rear family room



furnace vent pipes



fireplace vent hood

EXTERIOR PORCHES, DECKS, & WALKWAYS

NI	PORCHES	_____
NI	DECKS	_____
C/I	WALKWAYS	_____
A	RAILINGS & HANDRAILS	_____
A	STEPS	_____
NI	BALCONIES	_____
C	DRIVEWAY	driveway installation noted as incomplete at time of inspection

EXTERIOR PORCHES, DECKS, & WALKWAYS NOTES:

1 - boot prints noted on the surface of the concrete walkway surface adjacent to the driveway surface



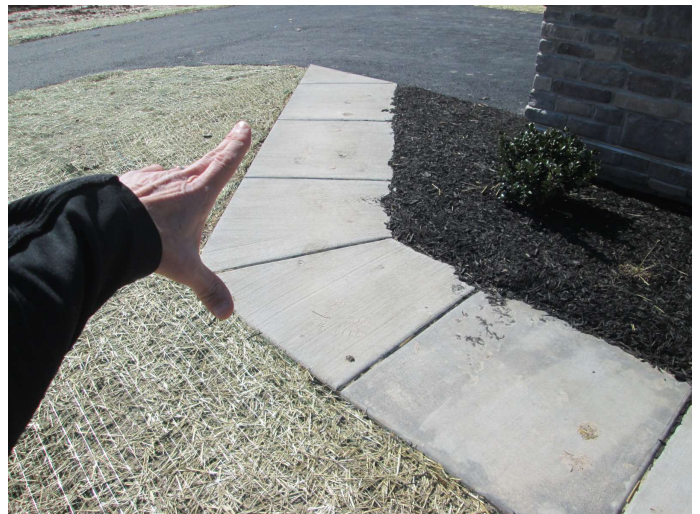
driveway installation incomplete



boot marks on walkway surface



boot marks on walkway surface



boot marks on walkway surface

GARAGE / CARPORT

C/1 GARAGE _____

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

A EXTERIOR GARAGE WALLS _____

C/2/3 GARAGE DOOR - METAL WOOD _____

C/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 _____

NI GARAGE PLUMBING _____

NI GARAGE HEATING _____

NI GARAGE ROOF - ASPHALT WOOD SHINGLE BUILT-UP SLATE/TILE _____

GARAGE/CARPORT NOTES:

- 1 - unsealed gaps and openings noted around the trim boards of the entrance door into the garage (all gaps should be sealed and draft stopped for safety)
- 2 - garage door would not close when automatic opener was tested (door would travel approximately 2 feet when closing, stop, and go back up - door would not close with automatic opener - auto reverse sensors could not be tested for operability - repairs are needed to make automatic opener operable)
- 3 - unsealed gaps noted between bottom of exterior frames of the garage door and the foundation (daylight to exterior noted inside the garage - gaps may allow rodent and insect infiltration - repairs needed)



unsealed gap to exterior



garage door automatic opener will not close door

HEATING

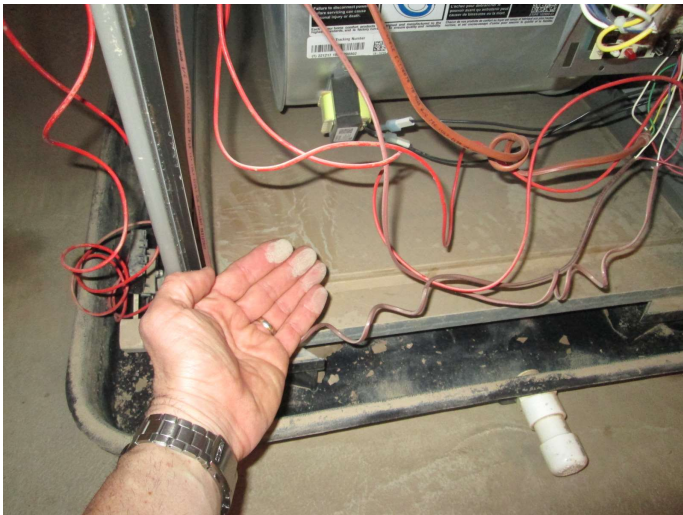
NOTE: Only the emergency heat mode is checked on heat pumps when the ambient temperature is at or above 60 degrees. Recommendation is for the heating system to be completely serviced before each heating season. Filters should be changed as needed (at least every 2 months). Checking the operation of humidifiers 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

A/1 HEAT SOURCE _____
A BURNER / ELEMENT _____
C/2 DUCT WORK PIPES & CIRCULATOR _____
C/3 AIR FILTER 16x25x disposable filter located in the filter bay next to the furnace
A/4 HEATING THERMOSTAT _____

HEATING NOTES:

- 1 - heat source is a 1 year old gas-fired high efficient forced air furnace located in the basement (system tested at zone #1 and zone #2 thermostats and noted as operable) // furnace is set in an overflow pan in the basement with a water sensing shut-off float switch
- 2 - construction dust and debris noted inside floor level ducts in 1st floor rooms and inside the fan blower compartment of the furnace in the basement (have all duct interiors and furnace fan blower compartment cleared of all debris)
- 3 - flexible magnetized cover installed over the filter bay opening next to the furnace in the basement does not adhere properly (recommend having filter bay cover replaced)
- 4 - zone #1 thermostat located in 1st floor right-hand hallway - zone #2 thermostat located in the 2nd floor master bedroom



construction dust inside fan blower compartment



air filter cover not secure

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 logging.

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 AC condensate drain line exhausts into sump pit in the basement

A CONDENSER AC condenser is a 1 year old 4 ton unit

NI AIR HANDLER _____

C AIR FILTER see comment #3 in HEATING NOTES on page #12

A AIR DIFFERENTIAL - DIFFERENTIAL BETWEEN TREATED AND UNTREATED AIR SATISFACTORY (16) degrees

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

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

A/1 COOLING THERMOSTAT _____

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:

zone #1 thermostat located in 1st floor right-hand hallway - zone #2 thermostat located in the 2nd floor master bedroom



1 year old 4 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 SERVICE PANEL LOCATION right-hand side of basement 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/1 FIXTURES, SWITCHES, & OUTLETS _____

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

A GFCI & AFCI OUTLETS _____

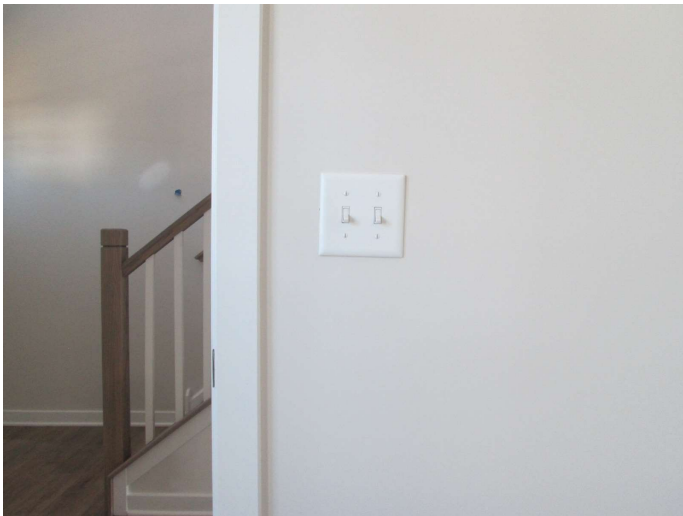
EXPOSED WIRE SPLICES NOTED IN BASEMENT / ATTIC / UTILITY AREAS (*all splices need to be enclosed in junction boxes*)

A WIRING _____

INTERIOR ELECTRIC NOTES:

1 - junction boxes installed out of level on walls in the following areas (on wall to the left of the sink in the kitchen, on wall to right of the oven in the kitchen, on wall in 1st floor front office room,

Empty text area for notes.



junction box out of level



junction box out of level

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
- C/1 BRANCH WATER SUPPLY PIPING - COPPER PVC/C PVC PEX TUBING GALVANIZED POLYBUTYLENE
- C/2 MAIN SANITARY WASTE PIPING - CAST IRON PVC COPPER LEAD
- C/2 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 _____
- A/3 WATER HEATER GAS OIL ELECTRIC CAPACITY tankless AGE 1 year
high efficient gas-fired tankless water heater on the right-hand side wall in the basement
- 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
- A KITCHEN FAUCET, DRAIN, & SINK _____
- A VEGETABLE SPRAY HOSE _____
- NI UTILITY FAUCET, DRAIN, & SINK _____
- A LAVATORIES _____
- C TUBS tub spout / tub faucet noted off center above the tub in the 2nd floor hall bathroom
- A SHOWERS _____
- C TOILETS toilet noted installed out of alignment / at a slight angle on the floor in the 2nd floor master bathroom

INTERIOR PLUMBING NOTES:

- 1 - unsupported lengths of water supply PEX tubing noted at ceiling level in the basement beneath the basement staircase (have water supply lines properly strapped and supported to prevent damage and leaks)
- 2 - improper use of flexible vinyl straps to support the main and branch sanitary drain lines in the basement (flexible straps do not resist movement and should be replaced with rigid bracing that prevents movement of the pipes) - two flexible vinyl straps on the main sanitary drain line at the right-hand front corner of the basement are loosely wrapped around the drain line and are not providing any support (repairs needed)
- 3 - one screw on the deadfront cover of the tankless water heater could not be backed out (cover not able to be removed)



improper use of flexible vinyl straps - straps loose and not support



tub spout and faucet not aligned

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

A FIRE BOX - METAL BRICK **factory built gas fireplace noted in the 1st floor family room (tested and noted as operable)**

A IGNITER **ignited by wall mounted switch and remote control unit**

A LINTEL - DAMPER - FLUE

A MANTEL, HEARTH, & OUTER MASONRY

CHIMNEY NEEDS RAINHOOD / SPARK ARRESTOR CAGE INSTALLED

A CHIMNEY

FIREPLACE NOTES:



view of fireplace

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

F/1 CLOTHES DRYER EXHAUST _____

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

MECHANICAL APPLIANCES NOTES:

- 1 - clothes dryer exhaust duct is disconnected in the attic area above 2nd floor rooms and will exhaust dryer moisture and lint in the attic (repairs needed to ensure clothes dryer properly vents to the exterior of the house)
- 2 - clothes washer in the 2nd floor laundry room is set in an overflow pan (unable to confirm the presence of a drain line in the pan)
- 3 - refrigerator appears to be installed out of level on the floor in the kitchen (have unit reset to level)
- 4 - door to the clothes dryer in the 2nd floor laundry room hits against the entry door to the room and does not open completely (repair)



dryer exhaust duct disconnected in attic



refrigerator not level on floor

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)

- C** CEILINGS & WALLS multiple incomplete areas of drywall patching and paint noted throughout living areas of the house
- 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 _____
- C/1** KITCHEN CABINETS _____
- A** KITCHEN COUNTERTOPS _____

INTERIOR NOTES:

1 - one hinge on kitchen cabinet to the left of the refrigerator in the kitchen makes clicking sound when closed (repair)



multiple marked imperfections



cabinet door hinge clicks

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.

A 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

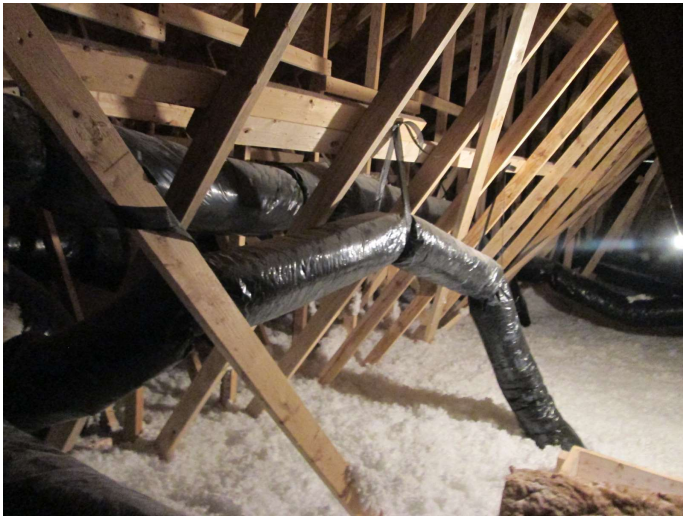
A VENTILATION _____

NI GABLE LOUVERS & SCREENS _____

NI TURBINES - POWER VENTS _____

ATTIC NOTES:

1 - attic area above the 2nd floor rooms was accessed via panel on ceiling in the 2nd floor laundry room (attic interior not totally observable due to insulation levels and HVAC ducts in the attic)



limited view of attic



limited view of attic



view of roof



toilet not straight on floor



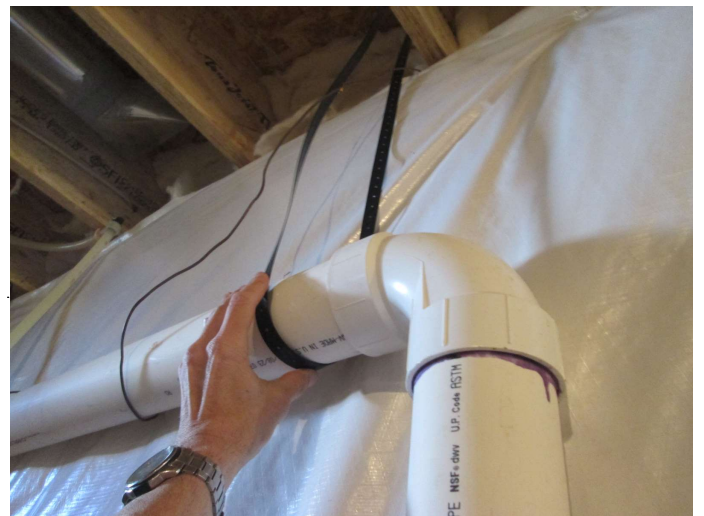
door to clothes dryer hits against entry door to laundry room



construction debris inside floor levels HVAC ducts



unsupported water supply lines



vinyl straps loosely looped around drain line (no support)



wet insulation beneath basement steps



dampness on basement floor



grades sloped towards house



unsealed gaps around door frame inside garage



unsealed gaps at garage door frame



grades sloped towards house