

Peterson Home Inspection Services Inc.  
128 1st Ct  
Carmel, IN 46033

# Peterson Home Inspection Services Inc.



10818 Lakeview Dr  
Carmel, Indiana 46033

## Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior Surface and Components	4
Roof	5
Garage/Carport	7
Electrical	7
Structure	8
Attic	9
Basement	10
Crawl Space	12
Air Conditioning	13
Heating System	14
Plumbing	15
Fireplace/Wood Stove	16
Bathroom	17
Kitchen	18
Bedroom	19
Living Space	20
Laundry Room/Area	20
Summary	21

## 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 10818 Lakeview Dr



City Carmel State Indiana Zip 46033

Contact Name Sarah Hubley

Phone 260.242.1543 Fax

### Client Information

Client Name Kent & Linda Withrow

Phone x Fax x

E-Mail LindaD.Withrow@gmail.com

### Inspection Company

Inspector Name Bob Peterson

Company Name Peterson Home Inspection Services Inc.

Address 128 1st Ct

City Carmel State IN Zip 46033

Phone 317.440.7498 Fax x

E-Mail inspectorbobp@sbcglobal.net

Amount Received Amount Due \$450.00

### Conditions

Others Present Client Property Occupied Yes

Estimated Age 51 Years Entrance Faces East

Inspection Date 07/10/2024

Start Time 2:00 PM End Time 5:00 PM

Electric On  Yes  No  Not Applicable

Gas/Oil On  Yes  No  Not Applicable

Water On  Yes  No  Not Applicable

Temperature 76 F

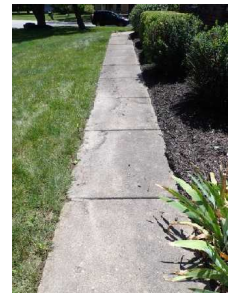
Weather Mostly Sunny Soil Conditions Wet

## General Information (Continued)

Space Below Grade Basement & Crawlspace  
Building Type Single Family Garage Attached  
Water Source Municipal How Verified Owner & Zillow  
Sewage Disposal Municipal How Verified Owner & Zillow

## Lots and Grounds

- A NP NI M D
1.      Driveway: Concrete
  2.      Walks: Concrete: Settlement was noted - possible trip hazard. Repair by a qualified contractor is recommended.
  3.      Steps/Stoops: Concrete
  4.      Porch: Concrete
  5.      Patio: Concrete
  6.      Deck:
  7.      Grading: Minor Slope
  8.      Vegetation: Trees & Shrubs: Tree limbs over hang the roof and should be cut back.



## Lots and Grounds (Continued)

9.      Window Wells: Covered



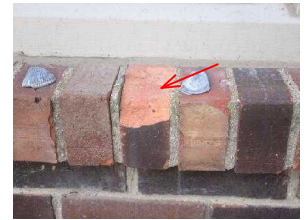
10.      Fences:

## Exterior Surface and Components

A NP NI M D

House & Garage Exterior Surface

1.      Type: Concrete Fiber Board & Brick Veneer: Minor spalling was noted at a brick ledge - bricks have broken and popped surfaces.



- 2.      Trim: Composite
- 3.      Fascia: Composite
- 4.      Soffits: Composite
- 5.      Door Bell: Present
- 6.      Entry Doors: Insulated Metal
- 7.      Patio Door: Vinyl Sliding
- 8.      Windows: Vinyl Double Hung
- 9.      Storm Windows: Thermopane: Thermopane seal has failed at no less than 2 window glass (2nd floor bathroom & patio door) - a qualified glazier is recommended to evaluate the windows and estimate repairs.



- 10.      Window Screens: Vinyl Screen
- 11.      Exterior Lighting: Surface Mount
- 12.      Exterior Electric Outlets: 120 VAC GFCI
- 13.      Hose Bibs: Frost Free



Exterior Surface and Components (Continued)

14.      Gas Meter: Exterior Surface Mount



15.      Main Gas Valve: Located At Gas Meter

Roof

A NP NI M D

House & Garage Roof Surface

1. Method of Inspection: Ground Level, Ladder At Eaves & On Roof Where Accessible

2.      Material: Fiberglass Shingle: Life expectancy of fiberglass shingles is approximately 20+/- years. Moss growth was noted at the shingles - cleaning is recommended.



3. Type: Gable

4. Approximate Age: 12+/- Years

5.      Flashing: Metal: Limited visibility - siding was in contact with the shingles.

6.      Valleys: Fiberglass Shingles: Debris should be removed.



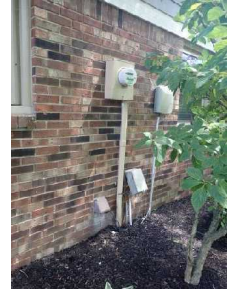
7.      Skylights:

## Roof (Continued)

8.      Plumbing Vents: ABS



9.      Electrical Mast: Underground Utilities



10.      Gutters: Aluminum: Debris was noted on the gutters - cleaning is recommended.



11.      Downspouts: Aluminum

12.      Leader/Extension: Splashblocks & Extension Pipes

Rear Chimney

13.      Chimney: Brick



14.      Flue/Flue Cap: Clay Tiles With Masonry Cap

15.      Chimney Flashing: Metal

## Garage/Carport

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2  
2.      Garage Doors: Insulated Aluminum



3.      Door Opener: Present  
4.      Service Doors: Insulated Metal: Visual inspection only at the exterior door due to stored items.



5.      Ceiling: Drywall  
6.      Walls: Drywall  
7.      Floor/Foundation: Concrete  
8.      Electrical: 120 VAC GFCI Outlets & Lighting Circuits: Outlets were not GFCI protected (possible hazard) - recommend upgrade to GFCI outlets.



9.      Heating:  
10.      Windows: Vinyl Double Hung

## Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 120-240 VAC  
2.      Service: Aluminum  
3.      120 VAC Branch Circuits: Copper: Bulbs without covers were noted at closet lights (possible fire hazard if items on shelves come in contact with the bulbs) - recommend installing LED bulbs.  
4.      240 VAC Branch Circuits: Copper and Aluminum  
5.      Aluminum Wiring: 220-240 Volt Circuit(s)  
6.      Conductor Type: Non-Metallic Sheathed Cable  
7.      Ground: Rod In Ground & Plumbing  
8.      Smoke Detectors: Present: Carbon monoxide alarm was not present - installation of a carbon monoxide alarm is recommended for safety. It is recommended that ionization and/or radioactive alarms be replaced



## Electrical (Continued)

Smoke Detectors: (continued)  
with photo electric smoke alarms.

Laundry Room Electric Panel

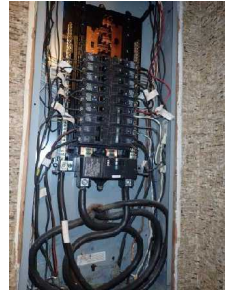
9.      Manufacturer: Seimens: Clearance was poor in front of panel for service or repair.



10. Maximum Capacity: 200 Amp

11.      Main Breaker Size: 200 Amp

12.      Breakers: Copper and Aluminum



13.      Fuses:

14.      AFCI:

15.      GFCI:

16. Is the panel bonded?  Yes  No

## Structure

A NP NI M D

1.      Structure Type: Wood Frame: Limited visibility at all components due to insulation, stored items and a partially finished basement.

2.      Foundation: Block

3.      Beams: Steel



## Structure (Continued)

4.      Piers/Posts: Steel Posts



5.      Differential Movement: No Movement Or Displacement Noted  
6.      Joists/Trusses: 2x Dimensional: Joist at crawlspace was notched too deeply - monitor and repair if necessary. Stains were noted due to previous leakage. Limited visibility due to a partially finished basement and insulation at the crawlspace.



7.      Subfloor: Plywood: Stains were noted due to previous leakage.



8.      Floor/Slab: Concrete & Earth  
9.      Stairs/Handrails: Wood Stairs With Wood Handrails

## Attic

A NP NI M D

House & Garage Attic

1. Method of Inspection: In Attic Where Accessible  
2.      Roof Framing: 2x Dimensional Lumber



3.      Sheathing: Plywood: Stains were noted due to previous leakage.



Attic (Continued)

- 4.      Ventilation: Gable, Ridge and Soffit Vents: Screen was torn at the gable vent - repair is recommended to help prevent animal entry.



- 5.      Insulation: Cellulose: Bird nesting material was noted in the attic - recommend removal and clean up.



- 6.      Insulation Depth: 8"+
- 7.      Vapor Barrier:
- 8.      Wiring/Lighting: House Wiring: Limited visibility due to insulation.
- 9.      Moisture Penetration: No Moisture Present At Time Of Inspection: Stains were noted due to previous leakage.



- 10.      Bathroom Fan Venting: Electric Fan to Exterior

Basement

A NP NI M D

Main Basement

- 1.      Ceiling: Ceiling Tiles & Exposed Framing: Ceiling tiles were loose, damaged or sagging at one or more places - repair is recommended. Stains were noted due to previous leakage.



## Basement (Continued)

2.      Walls: Block, Paneling & Exposed Framing: Leakage stains and efflorescence were noted at the walls. Repair by a qualified contractor is recommended.



3.      Floor: Concrete, Vinyl: Limited visibility due to stored items.  
4.      Floor Drain: None Visible  
5.      Doors: Hollow Wood  
6.      Windows: Vinyl Casement



7.      Electrical: 120 VAC Outlets & Lighting Circuits: Junction boxes were not secured to the wall - repair is recommended.



8.      HVAC Source: Heating System Register  
9.      Vapor Barrier:  
10.      Insulation: Partial Ban Joist



11.      Sump Pump: Submerged



Basement (Continued)

- 12.      Moisture Location: Entire Basement: Evidence was noted of ongoing water penetration. Reducing moisture intrusion is recommended to help prevent mold, wood rot and damage to the framing. Leakage is always possible with block basements. Homeowner must provide and maintain proper grading and drainage away from the house to help reduce water entry.



- 13.      Basement Stairs/Railings: Wood Stairs With Wood Handrail: Guard/barrier was missing at side of steps - possible hazard. Repair is recommended.



Crawl Space

A NP NI M D

Main Crawl Space

- 1. Method of Inspection: In The Crawl Where Accessible
- 2.      Access: Metal Door
- 3.      Moisture Penetration: Evidence Of Occasional Moisture Penetration: Reducing moisture intrusion is recommended to help prevent mold, wood rot and damage to the framing. Leakage is always possible with block foundations. Homeowner must maintain proper grading and drainage to help reduce water in the crawl.



- 4. Moisture Location: Entire Crawlspace
- 5.      Ventilation: Foundation Vents



Crawl Space (Continued)

- 6.      Insulation: Underfloor: Insulation was loose and dangling. Under floor insulation may trap moisture and contribute to conditions favorable for mold growth and wood rot. Recommend this insulation be removed and the framing be further evaluated.



- 7.      Vapor Barrier: Entire Crawlspace



- 8.      Sump Pump:
- 9.      Electrical: House Wiring: Dangling wiring should be supported at the bottom of the joists to help prevent damage to the cables.



Air Conditioning

A NP NI M D

Exterior Right Side AC System

- 1.      A/C System Operation: Functional at Time of Inspection: A/C life expectancy is 15-20 years.
- 2.      Condensate Removal: PVC
- 3.      Exterior Unit: Pad Mounted



- 4. Manufacturer: American Standard

## Air Conditioning (Continued)

5. Area Served: Whole House Approximate Age: 7 Years



6. Fuel Type: 220/240 VAC Temperature Differential: 18 F

7. Type: Central A/C Capacity: 3 Ton

8.      Refrigerant Lines: Insulation Satisfactory

9.      Electrical Disconnect: Pull Out Switch, 30 Amp Max: 40 Amp breaker in panel (max breaker allowed is 30 Amp) - install properly sized breaker.



## Heating System

A NP NI M D

Basement Heating System

1.      Heating System Operation: Functional at Time of Inspection: Furnace life expectancy is 15-20 years.

2. Manufacturer: Tappan



3. Type: Forced Air Capacity: 76,000 BTUHR

4. Area Served: Whole House Approximate Age: 17 Years



5. Fuel Type: Natural Gas

6.      Heat Exchanger: Sealed Combustion Chamber

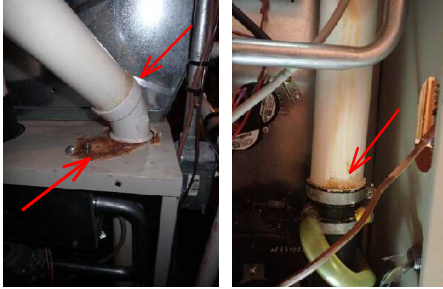
7. Unable to Inspect: 100%

8.      Blower Fan/Filter: Direct Drive & Disposable Filter

9.      Distribution: Metal Duct & Insulflex Duct

## Heating System (Continued)

10.      Flue Pipe: PVC: Evidence of past leakage was noted at the flue pipe - joint was heavily caulked. Repair by a qualified contractor is recommended.



11.      Humidifier: Present: Peterson Home Inspection Svcs. Inc does not inspect humidifiers.



12.      Thermostats: Individual

13. Tank Location: NA

14. Suspected Asbestos: Yes: Possible asbestos present at basement ceiling tiles. Peterson Home Inspection Services Inc. does not do environmental inspections and/or testing.

## Plumbing

A NP NI M D

1.      Service Line: Copper
2.      Main Water Shutoff: Basement: Visual inspection only.



3.      Water Lines: Copper: Evidence was noted of previous leakage - monitor and repair if necessary.





## Plumbing (Continued)

4.      Drain Pipes: ABS & PVC: Corrosion was noted at the wet bar drain line. S-Type traps were present - monitor and keep primed to help prevent sewer gas back-up.



5.      Vent Pipes: ABS  
6.      Gas Service Lines: Hard Pipe

### Basement Water Heater

7.      Water Heater Operation: Functional At Time Of Inspection: Water heater life expectancy is 12+/- years. Expansion tank was not adequately supported - repair is recommended.



8. Manufacturer: State  
9. Type: Natural Gas Capacity: 50 Gal  
10. Approximate Age: 5 Years Area Served: Whole House



11.      Flue Pipe: Single Wall  
12.      TPRV and Drain Tube: Copper

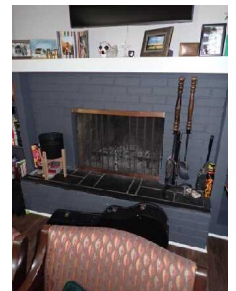
## Fireplace/Wood Stove

A level 2 fireplace/chimney inspection by a certified chimney sweep is recommended for all real estate transactions.

A NP NI M D

### Family Room Fireplace

1.      Fireplace Construction: Masonry



2. Type: Wood Burning  
3.      Smoke Chamber: Brick

## Fireplace/Wood Stove (Continued)

4.      Flue: Clay Tile: Flue interior was not completely visible. Hidden problems may exist that are not part of this report.

5.      Damper: Inspected



6.      Hearth: Raised Brick

## Bathroom

A NP NI M D

### Master Bathroom

1.      Closet:
2.      Ceiling: Drywall
3.      Walls: Drywall
4.      Floor: Ceramic Tile
5.      Doors: Hollow Wood
6.      Windows: Vinyl Double Hung
7.      Electrical: 120 VAC GFCI Outlets & Lighting Circuits
8.      Counter/Cabinet: Solid Surface & Wood
9.      Sink/Basin: 2 Sinks
10.      Tub/Surround: Cast Iron Tub & Tile Surround: Diverter valve was sticking - repair is recommended.
11.      Shower/Surround:
12.      Spa Tub/Surround:
13.      Toilets: Tested: Toilet was loose at the floor - tighten to prevent leakage. May require replacement of the wax seal.
14.      HVAC Source: Heating System Register
15.      Ventilation: Electric Fan and Window

### 2nd Floor Main Bathroom

16.      Closet:
17.      Ceiling: Drywall
18.      Walls: Drywall
19.      Floor: Vinyl
20.      Doors: Hollow Wood
21.      Windows: Vinyl Double Hung
22.      Electrical: 120 VAC GFCI Outlets & Lighting Circuits
23.      Counter/Cabinet: Solid Surface & Wood
24.      Sink/Basin: Double Bowl
25.      Tub/Surround: Fiberglass Tub & Tile Surround
26.      Shower/Surround:
27.      Spa Tub/Surround:
28.      Toilets: Tested

## Bathroom (Continued)

29.      HVAC Source: Heating System Register  
 30.      Ventilation: Electric Fan and Window

### Half Bathroom

31.      Closet:  
 32.      Ceiling: Drywall  
 33.      Walls: Drywall  
 34.      Floor: Laminate  
 35.      Doors: Hollow Wood  
 36.      Windows: Vinyl Double Hung  
 37.      Electrical: 120 VAC GFCI Outlets & Lighting Circuits  
 38.      Counter/Cabinet: Laminate & Wood  
 39.      Sink/Basin: Single Bowl  
 40.      Toilets: Tested  
 41.      HVAC Source: Heating System Register  
 42.      Ventilation: Window

## Kitchen

A NP NI M D

### Main Floor Kitchen

1.      Cooking Appliances: Electric  
 2.      Microwave:  
 3.      Ventilator: Downdraft  
 4.      Disposal: Present: Bushing was missing at the disposal wiring - repair is recommended to help prevent damage to the wire.  
 5.      Dishwasher: Present  
 6.      Refrigerator: Present  
 7.      Sink: Stainless Steel: Leakage was noted at the drain line - repair by a qualified contractor is recommended.  
 8.      Electrical: 120 VAC GFCI Outlets & Lighting Circuits  
 9.      Counter Tops: Laminate: Limited visibility due to stored items.  
 10.      Cabinets: Wood  
 11.      Pantry: Single  
 12.      Ceiling: Drywall  
 13.      Walls: Drywall  
 14.      Floor: Laminate  
 15.      Doors: Hollow Wood  
 16.      Windows: Vinyl Double Hung  
 17.      HVAC Source: Heating System Register

## Bedroom

A NP NI M D

### Master Bedroom

- 1.      Closet: Walk In
- 2.      Ceiling: Drywall
- 3.      Walls: Drywall
- 4.      Floor: Carpet
- 5.      Doors: Hollow Wood
- 6.      Windows: Vinyl Double Hung
- 7.      HVAC Source: Heating System Register
- 8.      Smoke Detector: Present

### Front Bedroom

- 9.      Closet: Large
- 10.      Ceiling: Drywall
- 11.      Walls: Drywall
- 12.      Floor: Carpet
- 13.      Doors: Hollow Wood
- 14.      Windows: Vinyl Double Hung
- 15.      HVAC Source: Heating System Register
- 16.      Smoke Detector:

### Front Corner Bedroom

- 17.      Closet: Large
- 18.      Ceiling: Drywall
- 19.      Walls: Drywall
- 20.      Floor: Carpet
- 21.      Doors: Hollow Wood: Latch needs adjustment.
- 22.      Windows: Vinyl Double Hung
- 23.      HVAC Source: Heating System Register
- 24.      Smoke Detector: Present

### Rear Bedroom

- 25.      Closet: Large
- 26.      Ceiling: Drywall
- 27.      Walls: Drywall
- 28.      Floor: Carpet
- 29.      Doors: Hollow Wood: Closet door has been removed. Door was binding - trimming and/or adjustment is recommended.



- 30.      Windows: Vinyl Double Hung
- 31.      HVAC Source: Heating System Register
- 32.      Smoke Detector: Present

## Living Space

A NP NI M D

Living Room, Dining Room, Family Room, Entry, Hall & Stairway Living Space \_\_\_\_\_

- |    |                                     |                          |                          |                          |                          |  |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Closet: Single, Large                               |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Ceiling: Drywall: Cracks were noted at the drywall. |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Walls: Drywall, Paneling                            |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Floor: Carpet, Laminate                             |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Doors: Hollow Wood                                  |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Windows: Vinyl Double Hung                          |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. HVAC Source: Heating System Register                |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Smoke Detector: Present                             |

## Laundry Room/Area

A NP NI M D

Main Floor Laundry Room/Area \_\_\_\_\_

- |     |                                     |                                     |                          |                          |                          |   |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 1.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Closet:  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Ceiling: Drywall   |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Walls: Drywall   |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Floor: Laminate  |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Doors: Hollow Wood   |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Windows: Vinyl Double Hung                                 |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Electrical: 120 VAC Outlets & Lighting Circuits            |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. HVAC Source: Heating System Register                       |
| 9.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Laundry Tub:   |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Washer Hose Bib: Ball Valve: Visual inspection only.      |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Washer and Dryer Electrical: 120-240 VAC                  |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Dryer Vent: Mylar   |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Dryer Gas Line:   |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14. Washer Drain: Wall Mounted Drain: Visual inspection only. |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15. Floor Drain:  |

## 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: Settlement was noted - possible trip hazard. Repair by a qualified contractor is recommended.



### Exterior Surface and Components

2. Storm Windows: Thermopane: Thermopane seal has failed at no less than 2 window glass (2nd floor bathroom & patio door) - a qualified glazier is recommended to evaluate the windows and estimate repairs.



### Roof

3. House & Garage Roof Surface Material: Fiberglass Shingle: Life expectancy of fiberglass shingles is approximately 20+/- years. Moss growth was noted at the shingles - cleaning is recommended.



### Garage/Carport

4. Attached Garage Electrical: 120 VAC GFCI Outlets & Lighting Circuits: Outlets were not GFCI protected (possible hazard) - recommend upgrade to GFCI outlets.



### Electrical

5. Smoke Detectors: Present: Carbon monoxide alarm was not present - installation of a carbon monoxide alarm is recommended for safety. It is recommended that ionization and/or radioactive alarms be replaced with photo electric smoke alarms.

## Marginal Summary (Continued)

### Attic

6. House & Garage Attic Insulation: Cellulose: Bird nesting material was noted in the attic - recommend removal and clean up.



### Basement

7. Main Basement Ceiling: Ceiling Tiles & Exposed Framing: Ceiling tiles were loose, damaged or sagging at one or more places - repair is recommended. Stains were noted due to previous leakage.



8. Main Basement Walls: Block, Paneling & Exposed Framing: Leakage stains and efflorescence were noted at the walls. Repair by a qualified contractor is recommended.



9. Main Basement Moisture Location: Entire Basement: Evidence was noted of ongoing water penetration. Reducing moisture intrusion is recommended to help prevent mold, wood rot and damage to the framing. Leakage is always possible with block basements. Homeowner must provide and maintain proper grading and drainage away from the house to help reduce water entry.



## Marginal Summary (Continued)

10. Main Basement Basement Stairs/Railings: Wood Stairs With Wood Handrail: Guard/barrier was missing at side of steps - possible hazard. Repair is recommended.



## Crawl Space

11. Main Crawl Space Moisture Penetration: Evidence Of Occasional Moisture Penetration: Reducing moisture intrusion is recommended to help prevent mold, wood rot and damage to the framing. Leakage is always possible with block foundations. Homeowner must maintain proper grading and drainage to help reduce water in the crawl.



12. Main Crawl Space Insulation: Underfloor: Insulation was loose and dangling. Under floor insulation may trap moisture and contribute to conditions favorable for mold growth and wood rot. Recommend this insulation be removed and the framing be further evaluated.



13. Main Crawl Space Electrical: House Wiring: Dangling wiring should be supported at the bottom of the joists to help prevent damage to the cables.



## Air Conditioning

14. Exterior Right Side AC System Electrical Disconnect: Pull Out Switch, 30 Amp Max: 40 Amp breaker in panel (max breaker allowed is 30 Amp) - install properly sized breaker.

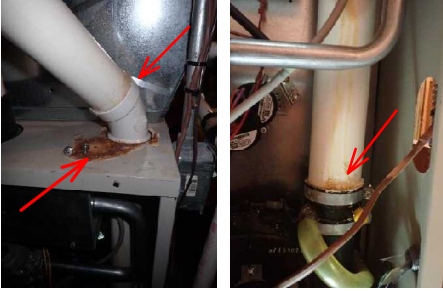




## Marginal Summary (Continued)

### Heating System

15. Basement Heating System Flue Pipe: PVC: Evidence of past leakage was noted at the flue pipe - joint was heavily caulked. Repair by a qualified contractor is recommended.



### Bathroom

16. Master Bathroom Toilets: Tested: Toilet was loose at the floor - tighten to prevent leakage. May require replacement of the wax seal.

### Kitchen

17. Main Floor Kitchen Disposal: Present: Bushing was missing at the disposal wiring - repair is recommended to help prevent damage to the wire.
18. Main Floor Kitchen Sink: Stainless Steel: Leakage was noted at the drain line - repair by a qualified contractor is recommended.

### Bedroom

19. Rear Bedroom Doors: Hollow Wood: Closet door has been removed. Door was binding - trimming and/or adjustment is recommended.

