



Inspection Repair List
3021 Barrow St North Pole, 99705

1. Foundation & Crawlspace

1.1 Foundation Conditions

1.1.1 Vapor Barrier Missing / Damaged Seller To Correct Repair

The vapor barrier in the crawlspace is missing or reflects excessive damage in one or more areas. For older homes in this area, this was commonly never installed. Crawl spaces generally consist of dirt floors that water can easily access adding to already damp conditions that expel moisture. Moisture increases the risk of organic growth, insects, rodents, rust, wood rot and more in the home. We recommend a vapor barrier be repaired or installed by a contractor experienced in this type of construction an installation.



1.1.3 Unprofessional / Temporary Support Seller To Correct Repair

Unprofessional / temporary support was observed. Although no immediate concern was observed, client should contact a qualified foundation contractor for further information and / or evaluation.

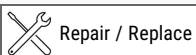


Location: Under Living Room Area



1.1.5 Structural Beam Notched Seller To Correct Repair

A structural support beam at one or more locations has been notched to allow for plumbing or electrical runs. Generally notching of support beams is not acceptable. We recommend a licensed foundation contractor evaluate and repair as needed.



1.1.6 Sistered Joists Seller To Correct Repair

Joists were sistered at one or more locations. This generally indicates the original beams have been damaged and/or where not adequately supporting the load. We recommend further evaluation by a licensed foundation contractor.



2. Grounds & Exterior

2.7 Trim, Fascia & Soffit Conditions

2.7.1 Wood Decay Seller To Correct Repair

Repair the area of wood decay at the one or more locations. Replacement of affected materials is considered the best solution.

Note: The defects noted in images are based on a random sampling and may not indicate all affected areas - Contractor should review for additional damage and probe where suspect to insure that all damage is identified and replaced.



Location: Rear Exterior



Location: Grounds & Exterior



Location: Right Exterior



Location: Right Exterior



3. Roof

3.1 Roof Conditions

3.1.2 Tile Roof - Tiles Damaged

Seller To Correct Repair

Damaged and/or missing tiles were observed at one or more locations. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection.

Note: The conditions noted are an indication that repairs are warranted and are not intended to define all areas that may require repairs. It is recommended a professional roofing contractor evaluate the entire system and repair all areas as needed.



4 Point Items



Repair / Replace



4. Chimney & Fireplace

4.3 Fireplace Conditions

4.3.3 Damper Missing

Seller To Correct Repair

The unit is not equipped with a flue damper. A qualified chimney sweep can evaluate and repair.



Repair / Replace



6. Electrical System

6.5 Wiring Conditions

6.5.1 Panel/J-Box - HVAC Quk Disc Cover Missing

Seller To Correct Repair

The deadfront cover plate at the HVAC quick disconnect box is missing. Lack of proper covers on junction boxes is a shockhazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



4 Point Items



Safety

Location: Left exterior



6.5.1.1 HVAC condenser unit disconnect

6.5.2 Wiring - Cloth Wiring Seller To Correct Repair

Cloth jacketed cable was observed at one or more locations in the home. This type of wiring was commonly used in structures built in the 1950's and 1960's and may or may not contain a ground wire for safety. Although it is still functional, given the age of this wiring system repairs may be warranted and replacement should be considered. It is beyond the scope of the inspection to determine the overall condition of this wiring and/or identify every location it may exist in the structure. A "Licensed Electrician" can evaluate the system and repair or replace as needed.

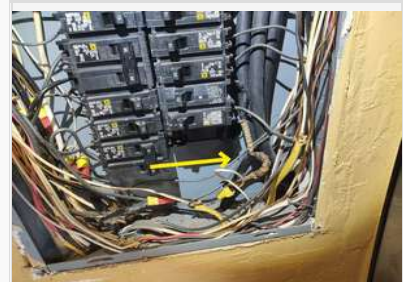
Important Note: This observation requires the inspector to specify the existence of cloth wiring on the separate 4 Point Inspection Report that most insurance companies require - some insurance companies will not insure a house with this type of wiring. We advise you consult with your insurance agent or underwriter regarding insurability.



Location: Attic, near hatch



6.5.2.2 Main Panel



6.5.2.3 Main Panel

6.6 Receptacles

6.6.2 Reverse Polarity Seller To Correct Repair

Reverse polarity was noted at one or more outlet(s). Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.

Note, findings are based on a random sampling. The hired licensed contractor should verify that corrections are not required in other locations.



Location: Dining room



Location: Living room



7. Plumbing & Fuel Systems

7.3 Supply Line Conditions

7.3.2 Galvanized Piping Seller To Correct Repair

Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside out resulting in water clarity conditions, leaks, and reduced water flow/pressure. The best-known remedy for this type of piping is replacement. The client is advised to consult with a licensed plumber for additional information. Note: This observation requires the inspector to specify the existence of this piping on the separate 4 Point Inspection Report that most insurance companies require. Some insurance companies may not insure a house with this type of piping. We advise you to consult with your insurance agent or underwriter regarding insurability.



4 Point Items



Consideration / Recommendation

Location: Front left corner



Location: Crawl space



7.3.3 Low Pressure - 1+ Locations Seller To Correct Repair

There was visible evidence of low water pressure at one or more locations when multiple fixtures were operating. A licensed plumber can evaluate and repair as needed.



Repair / Replace

Location: Bathroom



8. Heating Ventilation & Air Conditioning (HVAC)

8.4 Condensate Drain

8.4.1 Line Insulation - Condensation Line Seller To Correct Repair

Insulation pipe wrap should be installed on the condensation line until it exits the structure to stop the condensation from forming and dripping from the line causing damage to the surrounding areas. A "Qualified Person" can perform the work.



Repair / Replace



8.5 Ventilation & Distribution

8.5.1 Ductwork - Leak Seller To Correct Repair

One or more leaks are evident in the ductwork in allowing conditioned air to escape. It is recommended a qualified HVAC contractor make repairs as needed.



Location: Near atticatch under mixing box



9. Attic

9.4 Attic Conditions

9.4.1 Rodent Evidence Seller To Correct Repair

There is evidence of rodent activity in the attic (trails, droppings, carcasses, etc.). Rodent activity is very common but is fixable. These pests can damage wiring, ductwork, etc. All possible openings (cracks, holes, gaps, etc.) should be properly sealed to eliminate rodent entry. A qualified exterminator is recommended.



9.4.1.1 Trails



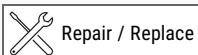
9.4.1.2 Trails

11. Bath(s)

11.2 Shower & Tub Conditions

11.2.1 Drain Stopper, Missing/Damaged/Not Operable Seller To Correct Repair

The drain stopper was missing, damaged or not operational. A qualified plumber should make repairs.



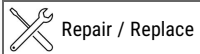


12. Kitchen

12.6 Dishwasher Conditions

12.6.1 No High Loop Seller To Correct Repair

No high loop was evident for the drain hose for the dishwasher. A high loop is required to keep drainage from back flowing into the dishwasher. High loops are generally built into the newer dishwashers however, the manufacturers still recommend an additional high loop under the sink before the drain hose is connected. Recommend routing the hose so a high loop is present. A "Qualified person" can perform the work.



13. Interiors

13.1 Wall Conditions

13.1.1 Moisture Stains - Active Seller To Correct Repair

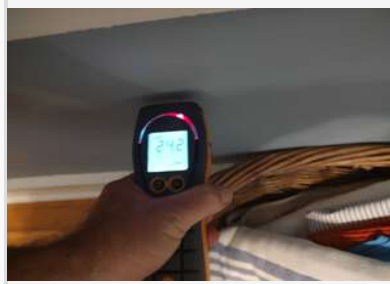
Moisture stains were observed at one or more locations. When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions. Note; We are required to report past or present leak conditions on the 4 point inspection report (if applicable).



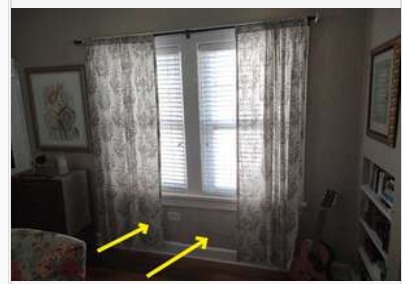
Location: Rear bedroom



Location: Rear bedroom



Location: Dining room



Location: Dining room



Location: Dining room

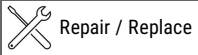


13.5 Interior Door Conditions

13.5.1 Door - Latching Hardware Problem

Seller To Correct Repair

The latching hardware on one or more doors did not function properly. Although replacement is sometimes necessary, in most cases this can be repaired with minor adjustments. A qualified person can perform the work.



Location: Front bedroom



Location: Bathroom

