

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



This home inspection report prepared specifically for:

Rich & Kathy Jordan
11601 Pebblepointe Pass
Indianapolis, IN 46204

**GHI Report
Includes 2 Styles
of Summary
Reports and 12
Page Addendum**



Inspected by: **Sam Eagleye**



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About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

**We Call These Our
FOCUS PAGES**

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE

The item is performing its intended function as of the date of inspection in response to normal use.

NOT PRESENT

The item does not exist in the structure being inspected.

NOT INSPECTED or INACCESSIBLE

The item could not be inspected due to physical limitations.

DEFECTIVE

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.



PROPERTY / CLIENT INFORMATION

Report Date: 6/19/2006

Customer File # **105**
 Agent **Tom Williams**
 Buyer **Rich & Kathy Jordan**
 Address: **P.O. Box 3455**
Indianapolis , IN 46204
 Phone: **3171234567**
 Fax: **545-9964**
 Email: **rjordan@newimagesoftware.net**

Inspection location: **11601 Pebblepointe Pass**
Indianapolis , IN 46204
 Phone: **317 324 6996**
 County: **Marion**

Send report to: **Send copy of this report to Allen Acme @ allen@acmerealestate.com per Mr. Johnson.**

Area/Neighborhood: _____ Sub-division: _____

GENERAL INFORMATION

Main entry faces: **West**
 Estimated Age: **9-10**
 Type Structure: **single family home**
 Stories: **2**
 Type Foundation: **basement/crawl**
 Soil condition: **Dry**

Weather: **Clear** Temp: **78**
 Date: **6/19/2006** Time: **12:24:33 PM**

Unit occupied: **yes** Client present: **yes**
 Attendees: Buyer Buyer & Buyer's Agent Buyer & Family Seller

General Overview

Nice home on cul-de-sac in quiet neighborhood.

**Customizable With
Your Own Language**



Inspector: Sam Eagleye
 Sam Eagleye 557856

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Real Estate Agents love the Deficiency Report!

DEFICIENCY REPORT

ABC Home Inspection Company, 1234 Main Street, Suite 101, Carmel, IN 46033, Ph: (317)555-1212, Fax: (317)555-6654

Insp Date: 1/24/2008

11601 Pebblepointe Pass

File # 105

Roof Ventilation - Major Concern

Inadequate ventilation in attic resulting in premature aging of shingles along the west (front) slope around the dormers. Recommend an improvement in ventilation and replacement of roof shingles. - Estimated Cost To Repair or Replace \$10,000.00

Exterior Trim - Major Concern

The exterior paint on trim is deteriorating and should be repainted. The railing system on the front and back porch contains numerous rotted boards which need to be replaced.

Grounds Drainage - Major Concern

The exterior grading slopes towards foundation. This condition will allow surface water to drain towards the house around a large portion of the exterior. This will allow water to accumulate under the slab and could lead to mold or mildew conditions and structural damage. Many chipmunk tunnels exacerbate this condition. Recommend evaluation by qualified landscaping contractor. Recommend that licensed pest control operator remove chipmunks so that tunnels can be filled.

Plumbing Safety - Safety Hazard

Inadequate or missing TPR valve on hot water heater.

Electrical Electrical Safety Components - Safety Hazard

GFCI in Master Bath trips when front exterior light is illuminated. Suspect short in exterior light fixture or wiring.

Electrical Main Panel - Safety Hazard

Hot spot observed in main panel. Recommend evaluation by licensed electrical contractor.

Garage Safety - Safety Hazard

Overhead door does not open or close fully unless operator button is held continuously. The stop-reverse switch needs adjusted.

Attic Ventilation - Major Concern

Soffit vents are not cut out adequately and are restricting the flow of air. Reduced or inadequate ventilation can contribute to rapid roof deterioration, mold/mildew, structural damage and excessive cooling expense in warm weather. Recommend that all vents be evaluated and opened to their maximum design area. Consider adding additional vents and insulation.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

Roof

INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Roof coverings:	Defective	Recommend evaluation by roofing contractor - see comments	Major Concern
2	Ventilation:	Defective	See Comment for Photo 3 below	Major Concern
3	Flashings:	Defective	Flashing leaks around chimney leading to roof stains in FR	Major Concern
4	Skylights:	Not Present		
5	Chimneys:	Acceptable	No action required	
6	Gutter system:	Defective	Downspout disconnected and elbow missing - see Photo 5	Maintenance Item
7	Furnace Flue:	Defective	Flue stack in attic has observable leak (see Attic Photo 4)	Safety Hazard
8	:			

INFORMATION

9	Main roof age: 11-15 Appears at Mid-Life Condition	14	Ventilation: Combination Gable & Soffit
10	Other roof age:	15	Chimney: Metal
11	Inspection method: Walked entire roof	16	Chimney flue: Tile
12	Roof covering: Fiberglass Shingle	17	Gutters: Aluminum
13	Roofing layers: 1st	18	Roof Style: Gable

ROOF COMMENTS

19 Rain gauge wiring is hanging from gauge. Wiring should be fastened to downspout to prevent it from being torn loose (see photo 1).

Elbow missing from the north side of double vehicle door (see photo 2)

Inadequate ventilation in attic resulting in premature aging of shingles along the west (front) slope around the dormers. Recommend an improvement in ventilation and replacement of roof shingles. (see photos 3 and Attic 1).

There is a very heavy collection of roofing aggregate in the gutters. Excessive heat can cause aggregate loss and reduced shingle life (see photo 4).



1



2



3



4

INSPECTION PHOTOS

Roof

R1



Reattach rain gauge sensor wire

Roof

R2



Missing Elbow

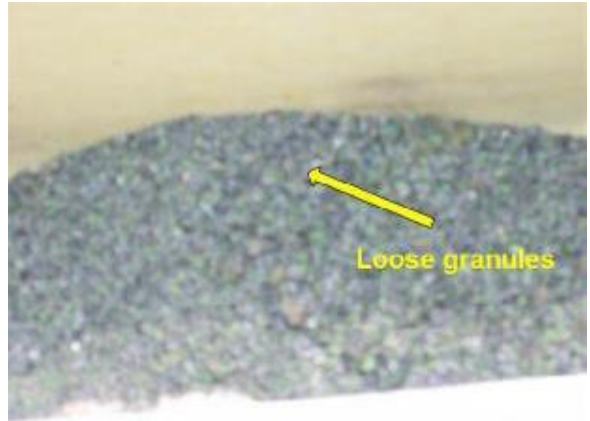
Roof

R3



Roof

R4



Loose granules

Exterior

INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

VENEER

Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of "brick ties". Veneer also requires a proper footing to carry its weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

DOORS

Doors may be wood or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

WINDOWS

Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can be fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality.

HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.

ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Defective		Maintenance Item
2 Trim/fascias/soffits:	Defective	See Comments @ photo 1-3	Major Concern
3 Veneer:	Acceptable		
4 Doors:	Defective	Front door weather-stripping needs replaced	Maintenance Item
5 Windows:	Acceptable		
6 Hose faucets:	Defective	Repair leaky faucet on front porch	Maintenance Item
7 Electrical cable:	Acceptable		
8 Exterior electrical:	Acceptable	See Comments about rain gauge on Roof #18 Photo 1	Maintenance Item

INFORMATION

9 Siding type:	<u>Composition Hardboard Cement</u>	13 Window Type:	<u>Double Hung, Casement & Sliding</u>
10 Veneer type:	<u>None</u>		
11 Trim/fascias type:	<u>Wood</u>	14 Window material:	<u>Aluminum & Vinyl</u>
12 Door type:	<u>Insulated Metal</u>	15 Electric service cable:	<u>Buried</u>

EXTERIOR COMMENTS

16 The wooden support posts for the porches on rear verandah rest on the concrete floor. The posts should rest on plates or be otherwise raised to avoid long term moisture contact (see photo 1). Recommend replacement of trim at base of all columns.



Replace or remove concrete forms at NW foundation of garage (see photo 2).



The exterior paint on trim is deteriorating and should be repainted. The railing system on the front and back porch contains numerous rotted boards which need to be replaced (see photo 3).



Some siding panels are slightly warped and in close approximation to roofing. Ice dams can cause some damage to this siding under certain conditions (see photo 4). Recommend caulking to prevent water entry.



INSPECTION PHOTOS

Exterior

EX1



Exterior

EX2



Exterior

EX3



Exterior

EX4



Grounds & Drainage

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property

DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls and should be reported when these conditions are not present.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Defective See Comments	Major Concern
2	Trees & shrubs:	Defective Tree branches should be trimmed away from roof and house	Maintenance Item
3	Walks & Steps:	Acceptable Steps to porch on front have settled/separated from porch	Maintenance Item
4	Porch/Deck	Defective See Exterior photo 3	Major Concern
5	Driveway:	Acceptable Normal settling cracks observed	
6	Retaining walls:	Not Present	
7	Lot Drainage:	Defective See Comments at photo 1	Minor Concern
8	:		

INFORMATION

9	Walks & Steps: Printed Concrete	13	Porch: Printed Concrete
10	Patio: None Present	14	Location: Front and Rear
11	Location: NA	15	Retaining walls: None Present
12	Driveway: Concrete	16	Sea Walls: None Present

GROUNDS & DRAINAGE COMMENTS

17 Sprinkler pit on south side of house is flooded. Unable to test system. Recommend evaluation by sprinkler system professional (see photo 1).



AC condenser slab slopes approximately 2" towards foundation. Recommend that slab be leveled to prevent water from flowing under slab (see photo 2).



Aerial view of property. Note tree line which contains swail that shows signs of standing water. (see photo 3).



The exterior grading slopes towards foundation. This condition will allow surface water to drain towards the house around a large portion of the exterior. This will allow water to accumulate under the slab and could lead to mold or mildew conditions and structural damage. Many chipmunk tunnels exacerbate this condition. Recommend evaluation by qualified landscaping contractor. Recommend that licensed pest control operator remove chipmunks so that tunnels can be filled.



INSPECTION PHOTOS

Grounds & Drainage # GD1



Grounds & Drainage # GD2



Grounds & Drainage # GD3



Grounds & Drainage # GD4



Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	A/C operation:	Defective	Upstairs unit does not respond to thermostat control	Major Concern
2	Heating operation:	Acceptable		
3	System back-up:	Not Present		
4	Exhaust system:	Defective	Leaking flue from attic through roof (see Attic photo 4)	Safety Hazard
5	Distribution:	Acceptable		
6	Thermostat:	Acceptable		
7	Gas Piping:	Acceptable		
8	Heat Exchanger:	Acceptable		
9	Humidifier:	Not Present		
10	Filter:	Acceptable		

INFORMATION

11	# Heating Units: <u>1</u>	18	# Cooling Units: <u>2</u>
12	Heating Types: <u>Forced Air</u>	19	A/C Types: <u>Electric Central Air</u>
13	Heating Ages: <u>Approximately 9</u> years	20	A/C age: <u>Approximately 9</u>
14	Heating Fuels: <u>Gas</u>	21	Filter: <u>Passive Electrostatic</u>
15	Distribution: <u>Ductwork</u>	22	Heat Source Mfg. _____
16	Duct Insulation Type: <u>Fiberglass</u>	23	A/C Source Mfg. _____
17	Gas Shutoff Location: <u>North side of house</u>		

HEATING & COOLING COMMENTS

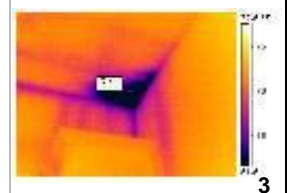
24 **There is some accumulation of dirt and debris on the condenser coils. Cleaning is recommended (see photo 1).**



The air conditioning unit is 36,000 BTUs. The living area of the home is shown as exceeding 3,300 square feet. The system should be evaluated by a qualified air conditioning technician for adequacy (see photo 2).



The service records on the furnace indicate multiple service calls for zone control boards (see photos 3).



INSPECTION PHOTOS

HVAC

HC1



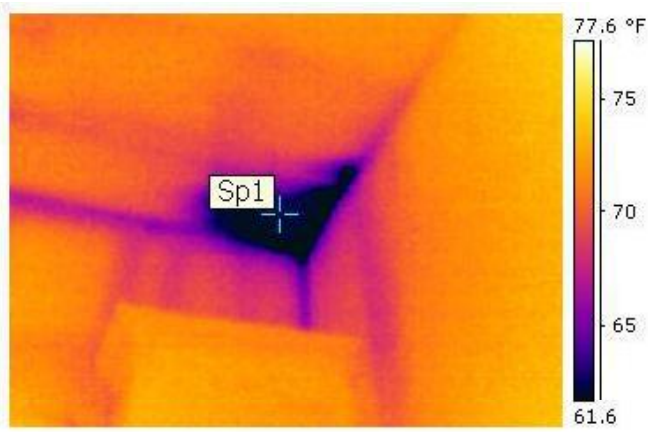
HVAC

HC2



HVAC

HC3



HVAC

HC4



Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes: Defective	Monitor	
2	Waste/vent pipes: Acceptable		
3	Funct'l water flow: Acceptable		
4	Funct'l waste drain: Acceptable		
5	Well system: Acceptable		
6	Septic system: Acceptable		
7	Water heater: Acceptable		
8	TPR Valve: Acceptable		

INFORMATION

9	Water supply represented as: Municipal	14	Waste system represented as: Municipal
10	Supply pipes: Copper	15	Septic location: N/A
11	Pipe insulation type: None	16	Waste/Vent pipes: Combination of Copper & Plastic
12	Water Shutoff Location: Garage	17	Water Heater Manf.: A.O.Smith
13	Well location: N/A	18	Water Heater Gallons: 50 Age: 1-5 years
		19	Water Heater Fuel: Gas

PLUMBING COMMENTS

20 New A.O.Smith hot water heater per homeowner in 2005 (see photo 1).



INSPECTION PHOTOS

Plumbing

P1



Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Defective	See infrared photo 2 below	Safety Hazard
2 Ground:	Acceptable		
3 GFCI:	Defective	Recommend evaluation by licensed electrician - See Comments	Safety Hazard
4 Amperage:	Acceptable		
5 Wiring:	Defective	See comments below	Minor Concern
6 :			
7 Misc 2:			
8 Misc 1:			

INFORMATION

9 Amps: 175	14	Branch circuit wiring: Copper
10 Volts: 110/220	15	Grounding: Water Pipes & Ground
11 Main box location: Garage	16	Ground fault protection at: Basement, Baths, Kitchen, Exterior & Garage
12 Main Disconnect: Garage	17	Main box type: Breakers
13 Main service conductor: Copper	18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

19 Hot spot observed in main panel (see photo 2). Recommend evaluation by licensed electrical contractor.



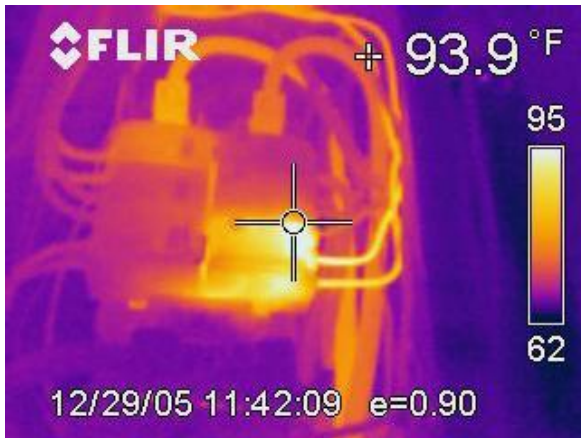
GFCI in Master Bath trips when front exterior light is illuminated. Suspect short in exterior light fixture or wiring. (see photo 2).



INSPECTION PHOTOS

Electrical

EL2



Electrical

EL3



Electrical

EL4



Electrical

EL5



Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
-----------	-----------	--------------------	-------------

KITCHEN

1	Walls/ceiling/floor:	Acceptable		
2	Doors & windows:	Acceptable		
3	Heating & cooling:	Acceptable		
4	Cabinets/shelves:	Defective	See comments below	
5	Sink plumbing:	Acceptable		

APPLIANCES

6	Disposal:	Acceptable		
7	Dishwasher:	Acceptable	Monitor door seal	Maintenance Item
8	Trash Compactor:	Acceptable		
9	Exhaust fan:	Acceptable		
10	Microwave:	Acceptable		
11	:			
12	Jenn-Aire Range:			
13	Range/oven:	Acceptable		
14	Gas or electric?	Electric		

LAUNDRY

15	Walls/ceiling/floor:	Acceptable		
16	Doors & windows:	Acceptable		
17	Washer plumbing:	Acceptable		
18	Sink plumbing:	Acceptable		
19	Cabinets/shelves:	Acceptable		
20	Heating & cooling:	Acceptable		
21	Dryer vent:	Acceptable		
22	:			
23	:			
24	Dryer service:	Acceptable		
25	Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

26 Track on island drawer defective (see photo 1).

Drawer pull hardware mismatched.



INSPECTION PHOTOS

Kitchen & Laundry

K1



Kitchen & Laundry

K2



Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		Safety Hazard
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Defective	Hot water faucet in Guest Bath leaks. See photo 4.	Maintenance Item
7 Toilets:	Defective	Flush valve in Master Bath needs to be replaced	Maintenance Item
8 Tubs:	Acceptable		
9 Showers:	Defective	Cracked tile in Master Bath shower (see photo 1)	Maintenance Item
10 Jacuzzi:			

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 2 13 # of 3/4 baths: 0

BATHROOM COMMENTS

14 Cracked tile in Master Bath shower has allowed moisture to penetrate the wall and floor around shower pan (see photos 1 & 2).



Guest bath toilet is loose at floor. Recommend replacing wax seal and check for subfloor damage.



Leaky cold water faucet in left sink of guest bath. Replace washer. (see photo 4).



INSPECTION PHOTOS

Bathroom

B1



Bathroom

B2



Bathroom

B3



Bathroom

B4



Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

Interior Rooms

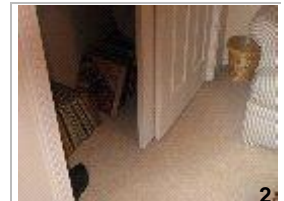
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Defective	Stains on rear wall and ceiling in family room. See Roof #18	Minor Concern
2 Doors & windows:	Defective	Window in living room will not stay open. See Comments	Maintenance Item
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Wet Bar:	Acceptable		
6 Fireplc/woodstove:	Acceptable	The thermal couple for the gas log pilot would not ignite	Minor Concern
7 Smoke detectors:	Acceptable		
8 CO detectors:	Not Present		
9 Stairs/balcony/rails:	Not Present	Recommend installation of handrail on stairway	Safety Hazard
10 Trim:	Acceptable		

INFORMATION

<p>11 Rooms inspected:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Bedrooms #:</td> <td style="text-align: center;">4</td> </tr> <tr> <td>Dining Room</td> <td></td> </tr> <tr> <td>Entranceway</td> <td></td> </tr> <tr> <td>Family Room</td> <td></td> </tr> <tr> <td>Living Room</td> <td></td> </tr> <tr> <td>Mud Room</td> <td></td> </tr> <tr> <td>Office</td> <td></td> </tr> </table>	Bedrooms #:	4	Dining Room		Entranceway		Family Room		Living Room		Mud Room		Office		<p>12 Walls & ceilings: Sheet Rock</p> <hr/> <p>13 Floors: Carpet and hardwood</p> <hr/> <p>14 Number of wet bars: 0</p> <hr/> <p>15 Number of fireplaces/woodstoves: 1</p> <hr/> <p>16 Fuel source: Natural Gas</p> <hr/>
Bedrooms #:	4														
Dining Room															
Entranceway															
Family Room															
Living Room															
Mud Room															
Office															

INTERIOR ROOM COMMENTS

- 17 Double hung window at SE corner of living room is inoperative. (see photo 1).
- Many windows do not have screens installed. Inspector observed a stack of screens in attic.
- Sliding door guides at both of closet doors in Bedroom #2 missing.



INSPECTION PHOTOS

Interior Room

IR1



Interior Room

IR2



Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Acceptable	
2	Walls:	Acceptable	
3	Eaves:	Acceptable	
4	Electrical:	Acceptable	
5	Gutters:	Acceptable	

INTERIOR

6	Walls/ceiling/floor:	Acceptable	
7	Firewall/firedoor:	Acceptable	
8	Doors & windows:	Acceptable	
9	Garage doors:	Defective	Cracked window in double overhead door (see photo 1)
10	Door openers:	Defective	See comments below
11	Electrical:	Acceptable	
12	Heating & cooling:	Acceptable	

INFORMATION

EXTERIOR		INTERIOR	
13	Location: <u>Attached garage - same as house</u>	17	Walls & ceilings: <u>Sheet rock</u>
14	Roof covering: <u>Shingle</u>	18	Floors: <u>Painted Concrete</u>
15	Roof age: <u>90</u> <u>Appears at End of Life</u>	19	Garage door: <u>Single Overhead & Double Overhead</u>
16	Gutters: <u>Aluminum</u>		

GARAGE & CARPORT COMMENTS

20 Cracked window in double overhead door (see photo 1)

Overhead door does not open or close fully unless operator button is held continuously (see photo 2). The stop-reverse switch needs adjusted.

Wiring needs to be secured. (see photo 3)



INSPECTION PHOTOS

Garage & Carport

GC1



Garage & Carport

GC2



Garage & Carport

GC3



Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Acceptable		
2 Framing:	Acceptable		
3 Sheathing:	Acceptable		
4 Insulation:	Defective		Major Concern
5 Ventilation:	Defective	See comments below	Major Concern
6 Exposed wiring:	Not Present		
7 Plumbing vents:	Acceptable		
8 Chimney & flues:	Defective	See comments and photo #2 below	Safety Hazard
9 Vapor Retarder:	Acceptable		
10 :			

INFORMATION

11 # of Attic areas:	<u>1</u>	14 Framing:	<u>Conventional</u>
12 Access locations:	<u>Closet and Master Bedroom</u>	15 Sheathing:	<u>Plywood</u>
13 Access by:	<u>Hatch and doorway</u>	16 Insulation:	<u>Fiberglass</u>

ATTIC COMMENTS

- 17 Soffit vents are not cut out adequately and are restricting the flow of air (see photo 1). Reduced or inadequate ventilation can contribute to rapid roof deterioration, mold/mildew (see photos 2 & 3), structural damage and excessive cooling expense in warm weather. Recommend that all vents be evaluated and opened to their maximum design area. Consider adding additional vents and insulation.



Evidence of holes in exhaust venting (see infrared photo 4). Replace flue pipe.

INSPECTION PHOTOS

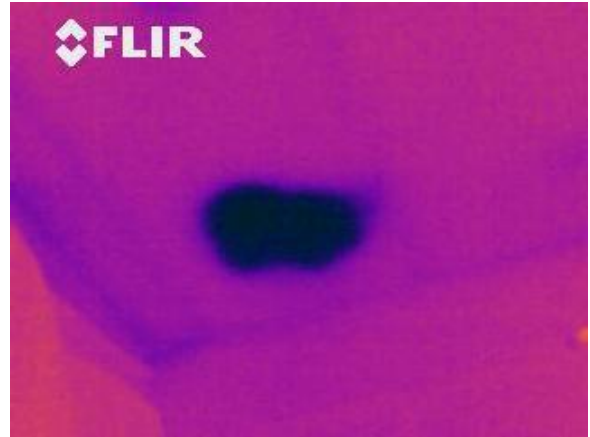
Attic

AT1



Attic

AT2



Attic

AT3



Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	basement/crawl		
1 Access:	Acceptable		
2 Foundation walls:	Acceptable		
3 Floor framing:	Not Present	Slab foundation	
4 Insulation:	Acceptable		
5 Ventilation:	Acceptable		
6 Sump pump:	Acceptable		
7 Dryness/drainage:	Defective	See Grounds and Drainage #17	Major Concern
8 Floor/Slab:	Acceptable		
9 Vapor Retarder:	Not Inspected	Slab foundation	
10 :			

INFORMATION

11	Foundation walls: Poured Concrete & Block	14	Beams: Not Present
12	Floors: Concrete Floor	15	Piers: Not Present
13	Joist/Truss Detail: Engineered Wood--Laminated Beams	16	Sub Floor: Not Present
		17	Insulation: Perimeter Walls

FOUNDATION COMMENTS

18

NORMI IAQ/MOLD INSPECTION

General Information

• On 1/4/2008, we performed an IAQ/Mold Inspection on your home/office at address for the purpose of determining the quality of the indoor air. The collection of information is included herein along with our findings and recommendations. It is our determination that REMEDIATION IS/IS NOT recommended to solve the current problems found in your indoor environment. When REMEDIATION is required, we recommend that you use the following criteria to select a REMEDIATOR:

- Must be licensed and bonded in compliance with the municipality,
- Must be fully insured (Worker's Compensation and General Liability)
- Must be familiar with Mold-Free Construction™, and
- Must have at least five (5) good references for your review,

Once the REMEDIATION process is completed, we request that you give us permission to come back to complete "clearance testing" and confirm that proper SANITIZATION solutions have been implemented. Those solutions are listed at the end of this report and will also include addressing the areas of specific IAQ/Mold concerns in your environment as well as recommendations for improving the quality of living indoors. By partnering with us, you will be able to create a healthier indoor environment for you and your family.

Our recommendations are in accordance with standards established by NORMI™(National Organization of Remediators and Mold Inspectors) and have proven to be successful in substantially improving indoor air quality throughout the United States. For more information on IAQ/Mold issues and their solutions, please reference the book entitled Mold-Free Construction™ by D. Douglas Hoffman, available at www.MoldFreeConstruction.com. You will find this book insightful and easy-to-follow as you continue to improve the environment indoors.

Our IAQ/Mold Inspection references the property listed above.

Our reason(s) for inspecting this property includes a short paragraph regarding the REASON for VISIT here. We have included an exterior photograph of the subject property to confirm that our inspection was completed at the proper location.

Property History

From our IAQ/Mold Assessment Interview, we learned the following things about the subject property.

This should be a paragraph describing the Property Overview, Mechanical Systems Overview, Previous Water or Mold Damage, and Occupant Health Complaints Overview as outlined on the IAQ/Mold Report ppt. This could be separated in sub-paragraphs if you wish something under each of the previous mentions headings.

Visual Inspection

We collected information from the occupants, visually inspected the exterior and interior of the residence and report the following information we consider pertinent to developing a clear IAQ/Mold Profile of your indoor environment. Conclusions from the factors listed here have already been drawn regarding SANITIZATION or REMEDIATION but it is important for you to understand our intention to provide a holistic solution to whatever problems may exist in your indoor air quality.

Included here in paragraph form the information you collected regarding the Exterior Inspection, Interior Inspection, and HVAC system. Specific recommendations will come later, this is simply an overview of the main areas you inspected.

Diagnostic Testing

Attached find copy(ies) of laboratory results from tests conducted by us on your indoor air quality. There are five different types of testing we could have performed and it is our responsibility to use our experience and expertise to assess which testing procedures will give us the best IAQ/Mold Profile of your indoor environment. Should additional testing be required, we may select one or more of these methods to enhance our understanding of your environment so we will have an objective overview of your indoor air quality.

The five methods from which we choose are:

- 1) Air-O-Cell Sampling-in this process we collect particulate from the air to get a comparison count between the indoor air and the outdoor air. This method does not evaluate the viability of the spores collected.
- 2) Impaction Sampling-this process uses gravity or pressure to plate a petri dish with airborne particulate and then

NORMI IAQ/MOLD INSPECTION

incubate for the laboratory to identify. This method only represents a small sample of the entire indoor air environment.

3) EnviroSWAB™ Sampling-this is an effective way of collecting "dust" which includes viable mold spores, plate them to a petri dish, and have the laboratory identify and count the number of live colony forming units (cfu). This method recognizes only the viable mold that has settled out in the location where it has been collected.

4) EnviroTAPE™ Sampling-where visible mold is present, this tape lift method allows the laboratory to identify and count the number of dead or live colony forming units (cfu). This method does not recognize viability of mold growth only the presence of mold.

5) Bulk Sampling-occasionally we determine that specific construction materials or other items require laboratory testing to identify and count the number of either dead or live colony forming units (cfu). This method does not recognize viability of mold growth only the presence of mold.

We are not attempting to make you a Certified IAQ/Mold Inspector but want you to understand the different methods of collection so you will better understand why we choose the following methods. Include a sentence or two about WHY you chose the methods you chose. The following section may or may not be included. You may simply attach the EnviroScreening lab report with the Range Brochure to save time and effort.

Collection Samples

Sample ONE-list type of test, location, and results

Sample TWO-list type of test, location, and results then continue with each of the samples you have collected.

Moisture Meter Readings

Moisture Meter readings can add to your understanding of the indoor environment. The moisture meter we use is a Wagner BI-2200 which is a non-penetrating meter designed to recognize moisture content of construction materials that have been tested. The general rule of thumb in our industry is that moisture content in construction materials in excess of 17% MAY indicate a moisture problem. Since we are often unable to test in wall cavities, attics, or other non-visible locations, we can only draw limited conclusions about the moisture of any area tested. These conclusions, however, are included in our over-all assessment and evaluation of the IAQ/Mold Profile in your environment.

Test Site ONE-list location, type of material(s), and moisture content reading.

XXXXXXXXXXXXXXXXXX

Test Site TWO-list location, type of material(s), and moisture content reading in each of the locations you tested. XXXXXXXXXXXXXXXX
DO NOT draw conclusions about facts not obvious and recommend a good subcontractor to further investigate the source.

Inspection Summary

This summary should include these four major elements to give a clear picture of your ability to solve the discovered IAQ problems and offer reasonable solutions. So, in paragraph or bullet form, include the following information here:

Your Credentials

XXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXX

Possible Sources of Contaminants

IAQ/Inspection Overview/Summary

Recommendation for Sanitization or Remediation

The SANITIZATION Protocol

NORMI IAQ/MOLD INSPECTION

If you decide to recommend REMEDIATION, you have already done that and there is no need to proceed beyond this point-your work is done. If, however, you decide to include the SANITIZATION PROTOCOL, this is what you include.

It is our recommendation, based on all of the information we gathered, our expertise, experience, and the clear IAQ/Mold Profile we have developed from this inspection, that you SANITIZE the indoor air environment using the following protocol. By partnering with us in this process, you will be able to provide a clean air environment for years to come and create a healthier living space for yourself (you and your family).

The information contained herein comes from Chapter TEN of Mold-Free Construction™ and is copyrighted and should not, therefore, be reproduced without the express permission of the author, D. Douglas Hoffman, Environmental Consultant. The NORMI Certified IAQ/Mold Inspector has been trained to understand these techniques and has been granted permission to use this information to the betterment of your indoor environment.

"BEYOND"-

This is taking the extra step of prevention. This list comprises suggestions for keeping your home clean so mold will not have a chance to get a foothold. Some of these may seem "extreme measures" but have proven to be invaluable in maintaining a mold-free environment. Use these, as you will...

- 1) Keep the premises clean and regularly dust, vacuum, and mop.
- 2) Install an EcoQuest Living Air™ purifier in the home to maintain good indoor air quality and reduce dust.
- 3) Use hood vents when cooking, cleaning, and dishwashing.
- 4) Keep closet doors ajar, where possible, to increase airflow in the closets or install vented doors.
- 5) Avoid excessive amounts of indoor plants.
- 6) Use exhaust fans when bathing/showering.
- 7) Leave exhaust fans on long enough to remove moisture from the room.
- 8) Use ceiling fans.
- 9) Water all indoor plants outdoors, if possible.
- 10) Wipe down any moisture and/or spillage.
- 11) Wipe down bathroom walls and fixtures after bathing/showering. There are some good products out there for this very purpose.
- 12) Wipe down any vanities/sink tops.
- 13) Avoid drying clothes by hand drying indoors.
- 14) Avoid air-drying dishes.
- 15) Open blinds/curtains to allow light into premises.
- 16) Wipe down floors after any water spillage.
- 17) Hang shower curtains within the bath when showering.
- 18) Securely close shower doors, if present, when showering.
- 19) Leave bathroom and showers door open after use.
- 20) Use dryer if present for wet towels.
- 21) Use household cleaners (we prefer biodegradable enzyme cleaners) on any hard surfaces.
- 22) Remove any moldy or rotting food
- 23) Remove garbage regularly.
- 24) Wipe down any and all visible signs of moisture.
- 25) Regularly scan the ceiling for evidence of roof leaks.
- 26) Periodically check the air conditioning vents to be sure they are clean.
- 27) Change the air conditioning filter regularly.
- 28) Perform scheduled maintenance on your air conditioning system, including, but not limited to, cleaning the evaporator coil.

NORMI IAQ/MOLD INSPECTION

- 29) Wipe down windows and sills if moisture is present.
- 30) Regularly, inspect for leaks under the sinks and around the base of the water closets, around the washing machine and water heater.
- 31) Check all washer hoses and outside garden hose connections.
- 32) Regularly empty dehumidifier.
- 33) Clean behind the refrigerator and around the air conditioning air handler if possible.
- 34) Empty the refrigerator condensation pan where possible.
- 35) If possible, pour a small amount of bleach in the drip pan of the air conditioning air handler to decrease the potential for mold growth.
- 36) Answer this question regularly and check for the signs of mold: "If I were mold and liked moisture, where would I feel most comfortable to set up a home and build a family?"

It is our opinion that these recommendations will substantially improve the indoor air environment of your home and, as in addition, reduce the potential for mold or other IAQ problems in the future. There is no "overnight" solution but we believe the improvement will be significant and, over a relatively short period of time, the occupants and visitors in your home will feel better about their environment. If we may be of further service to you in the future, please do not hesitate to call. We appreciate your business and thank you for choosing a NORMI Certified IAQ/Mold Inspector.