



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:



FOR THE PROPERTY AT:

PREPARED FOR:

INSPECTION DATE:

Total Inspection Solutions
Bob Petrillo
570 955-6299
bob@totalinspectionssolutions.com
www.totalinspectionssolutions.com

NAHI Quality Inspections
NATIONAL ASSOCIATION OF HOME INSPECTORS, INC.
Affordable prices

AHIT
CERTIFIED

Total Inspection Solutions L.L.C
P O Box 587
Dunmore, PA 18512

570-335-4073

www.totalinspectionssolutions.com
totalinspectionssolutionsllc@gmail.com



February 13, 2018

Dear John Doe

RE: Report No. 1778

Thank you for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Bob Petrillo
on behalf of
Total Inspection Solutions L.L.C

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INVOICE

February 13, 2018

Client: John Doe

Report No. 1778
For inspection at:

on: Wednesday, January 31, 2018
Home Inspection

Wood Destroying Insect Inspection

\$245.00

Radon test

\$85.00

Water Test

\$75.00

Discount

\$50.00

(\$40.00)

Total

\$415.00

Total Inspection Solutions L.L.C
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AGREEMENT

address - date

Report No. 1778

www.totalinspectionsolutions.com

PARTIES TO THE AGREEMENT

Company

Total Inspection Solutions L.L.C
P O Box 587
Dunmore, PA 18512

Client

John Doe

Total Fee: \$415.00

This is an agreement between John Doe and Total Inspection Solutions L.L.C.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

AGREEMENT

address - date

Report No. 1778

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8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, John Doe (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

address - date

Report No. 1778

www.totalinspectionsolutions.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ Overview

Condition: • No roofing recommendations are offered as a result of this inspection.

There are no recommendations for the main roofing material at time of inspection. It is reported to be between 8-9 years old and is architectural shingle with a typical life span of 30-40 years and it is showing signs of typical wear and tear.. I do recommend monitoring the material and inspecting annually for possible debris, moss and raised fasteners which can shorten the life span of the roofing material.

Location: Throughout Exterior

Task: Monitor

Time: Ongoing Regular maintenance

Exterior

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • There is a window well located in the rear of the home that looks to be missing any type of drainage which can allow excess moisture to penetrate the basement foundation. I recommend installing a window well cover to protect against excess moisture pressing against the masonry block and adding to any moisture issues present in the basement of the home.

Implication(s): Moisture Leakage

Location: Rear Exterior

Task: Repair Protect

Time: Ongoing Regular maintenance

Structure

FOUNDATIONS \ General

Condition: • Typical minor cracks

There are some typical settlement cracks in various spots along the foundation of the home and garage which should be repaired as this can allow excess water to penetrate the interior, I recommend repairing the cracks with masonry caulking and monitoring for any additional cracking that may occur from future settlement of the home.

Implication(s): Chance of water entering building

Location: Various Basement Garage

Task: Repair Monitor

Time: Regular maintenance

SUMMARY

address - date

Report No. 1778

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The building codes have changed since the home was built and there should be some updates done on the electrical system for proper safety in the home. There should be GFCI outlets added on various outlets in the garage as all garage outlets should have GFCI protection... I recommend replacing the outlets by a licensed electrician for proper electrical protection in the home.

Implication(s): Electric shock

Location: Garage

Task: Replace Correct

Time: Immediate

Heating

RECOMMENDATIONS \ Overview

Condition: • No heating recommendations are offered as a result of this inspection.

There are no heating recommendations for the home as the hot air furnace and propane fireplace were functioning normally at time of inspection., I do recommend inspecting and servicing annually to avoid future problems with the system.

Location: Throughout First Floor Second Floor

Task: Monitor Service

Time: Ongoing Regular maintenance

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

There are no cooling recommendations for the home as the central air unit operated normally at time of inspection. I recommend having the unit serviced before using for the summer season.

Location: Throughout First Floor Second Floor

Task: Monitor Service

Time: Ongoing Regular maintenance

Insulation and Ventilation

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Location: Throughout Basement First Floor Second Floor Attic

Task: Monitor

Time: Ongoing Regular maintenance

SUMMARY

address - date

Report No. 1778

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Plumbing

RECOMMENDATIONS \ Overview

Condition: • No plumbing recommendations are offered as a result of this inspection.

There are no plumbing recommendations for the home as all fixtures and piping were operating normally at time of inspection.

Location: Throughout Basement First Floor Second Floor

Task: Monitor

Time: Regular maintenance

Interior

OPTIONAL \ Interior

Condition: • Other

The home has a radon mitigation system in place in the rear exterior and garage area which is making a loud vibration into the rear master bedroom that may make it hard to sleep. I recommend having a radon mitigation company further evaluate the radon fan and piping and repair or replace as needed for proper noise control in the home.

Location: Rear First Floor Exterior Bedroom

Task: Repair or replace Further evaluation

Time: Regular maintenance

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material: • Composition shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Approximate age: • 8 years

Typical life expectancy: • 30-40 years

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground • From roof edge

Age determined by: • Visual inspection from ground

Recommendations

RECOMMENDATIONS \ Overview

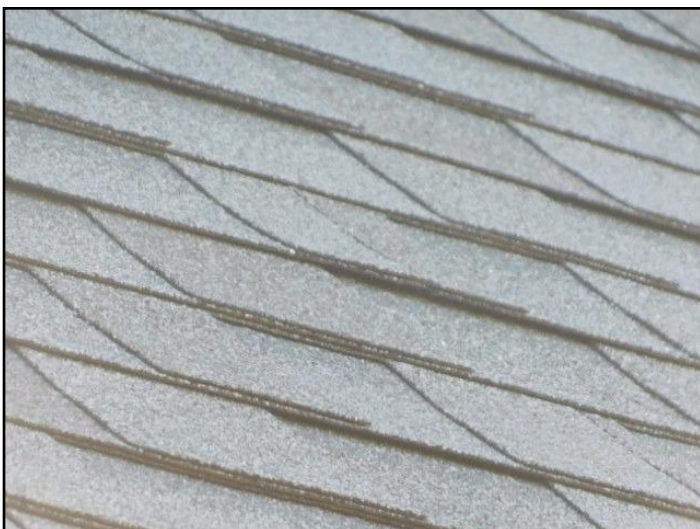
1. Condition: • No roofing recommendations are offered as a result of this inspection.

There are no recommendations for the main roofing material at time of inspection. It is reported to be between 8-9 years old and is architectural shingle with a typical life span of 30-40 years and it is showing signs of typical wear and tear.. I do recommend monitoring the material and inspecting annually for possible debris, moss and raised fasteners which can shorten the life span of the roofing material.

Location: Throughout Exterior

Task: Monitor

Time: Ongoing Regular maintenance



1. No roofing recommendations are offered as a...



2. No roofing recommendations are offered as a...

ROOFING

address - date

Report No. 1778

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

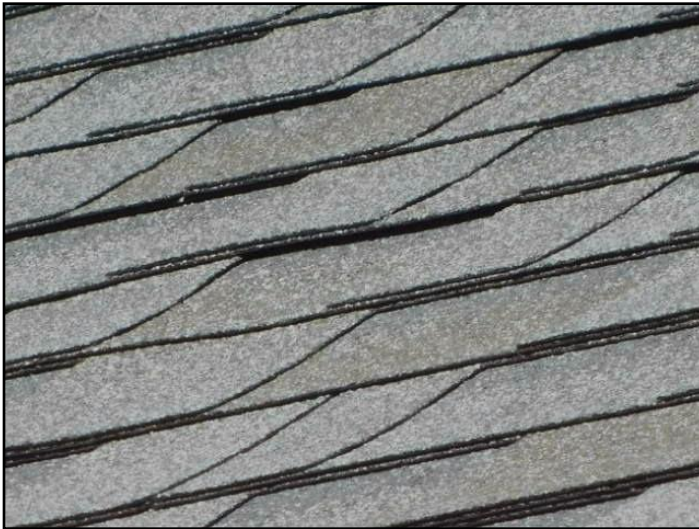
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



3. No roofing recommendations are offered as a...



4. No roofing recommendations are offered as a...



5. No roofing recommendations are offered as a...

EXTERIOR

address - date

Report No. 1778

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Soffit and fascia: • [Aluminum](#)

Wall surfaces and trim: • [Vinyl siding](#)

Driveway: • Asphalt

Walkway: • Concrete

Deck: • Pressure-treated wood

Porch: • Composite

Exterior steps: • Concrete • Composite

Garage: • General

Limitations

Inspection limited/prevented by: • Storage in garage • Poor access under steps, deck, porch • Vines/shrubs/trees against wall

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

EXTERIOR GLASS/WINDOWS \ Window wells

2. Condition: • There is a window well located in the rear of the home that looks to be missing any type of drainage which can allow excess moisture to penetrate the basement foundation. I recommend installing a window well cover to protect against excess moisture pressing against the masonry block and adding to any moisture issues present in the basement of the home.

Implication(s): Moisture Leakage

Location: Rear Exterior

Task: Repair Protect

Time: Ongoing Regular maintenance



6. There is a window well located in the rear...

SUMMARY

ROOFING

EXTERIOR

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INSULATION

PLUMBING

INTERIOR

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Wood columns • Wood beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• Rafters

• [Oriented Strand Board \(OSB\) sheathing](#)



7. Oriented Strand Board (OSB) sheathing

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 40 %

Recommendations

FOUNDATIONS \ General

3. Condition: • Typical minor cracks

There are some typical settlement cracks in various spots along the foundation of the home and garage which should be repaired as this can allow excess water to penetrate the interior, I recommend repairing the cracks with masonry caulking and monitoring for any additional cracking that may occur from future settlement of the home.

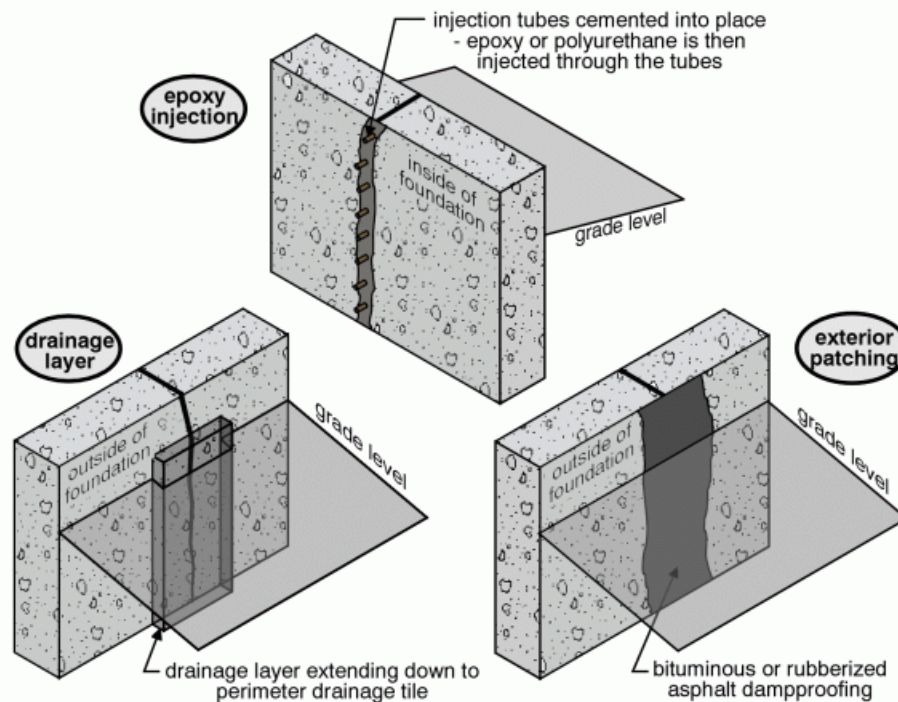
Implication(s): Chance of water entering building

Location: Various Basement Garage

Task: Repair Monitor

Time: Regular maintenance

Patching cracks



Crack repair - epoxy and polyurethane injection

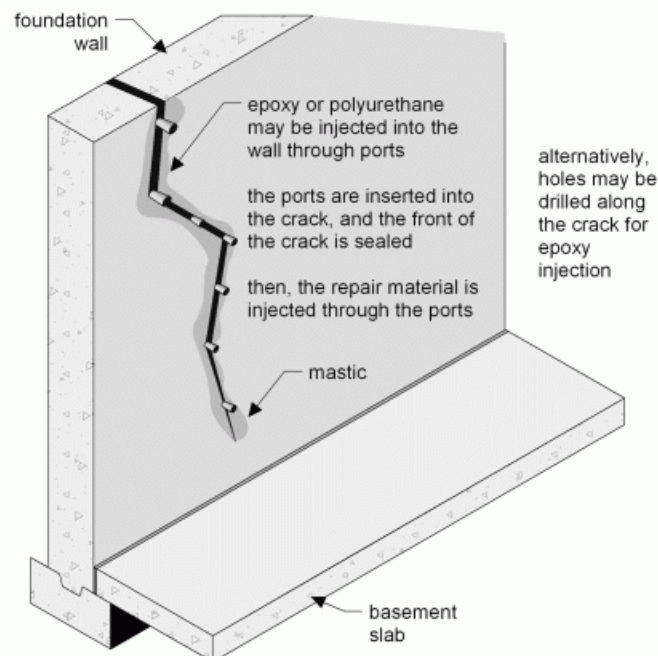
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

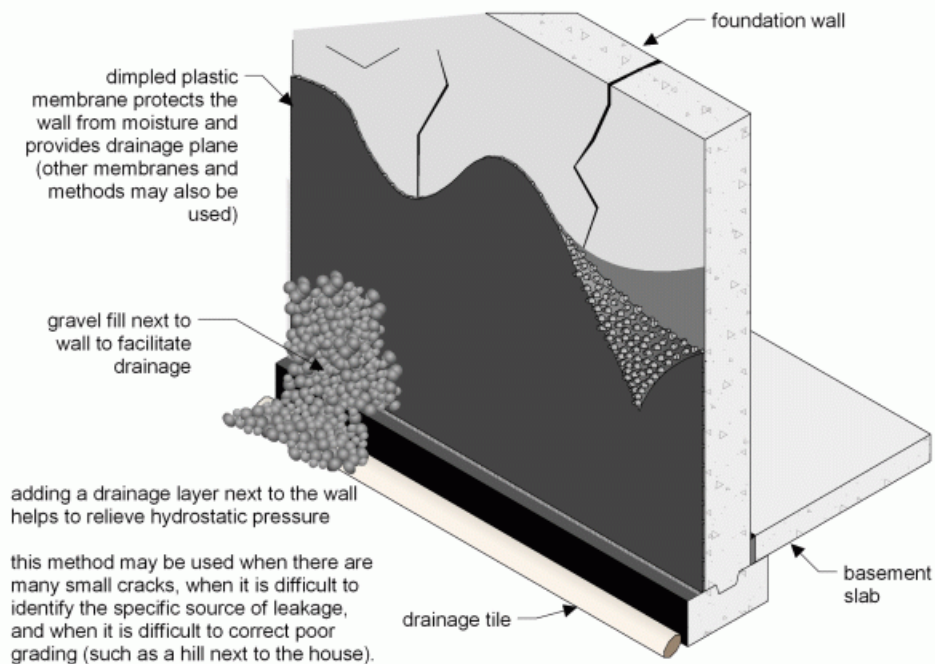
do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

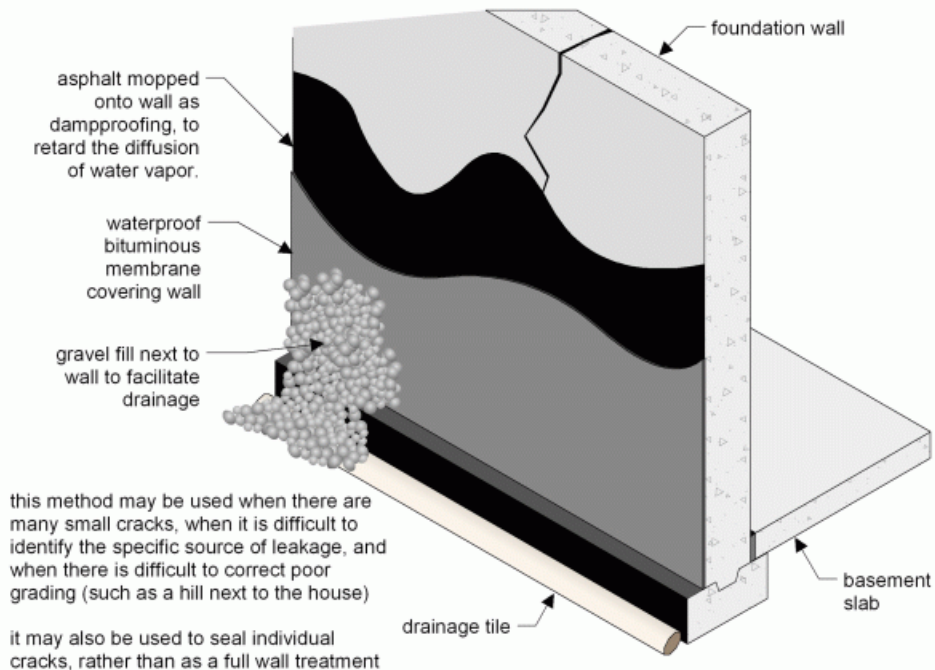
however, it hardens slowly, and if there is space at the back of the crack, it may leak out



Crack repair - drainage layer



Crack repair - exterior patching





8. Typical minor cracks



9. Typical minor cracks



10. Typical minor cracks

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

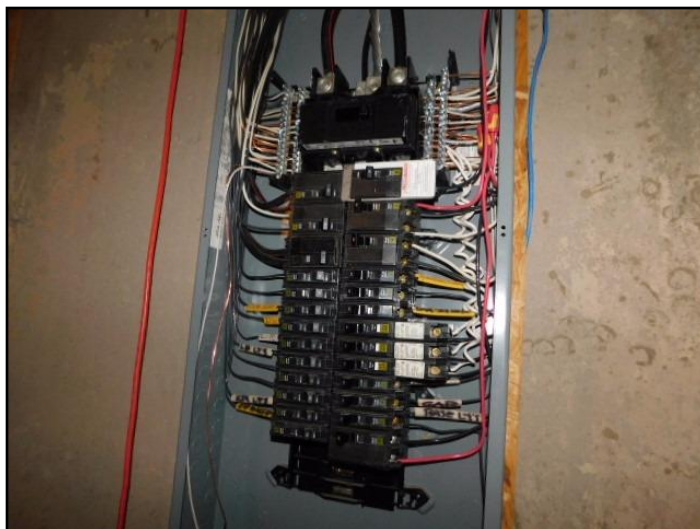
Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location:

• [Breakers - basement](#)



11. Breakers - basement

Distribution panel rating: • [200 Amps](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Smoke detectors: • [Present](#)

Limitations

Inspection limited/prevented by: • Restricted access • Storage

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

4. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The building codes have changed since the home was built and there should be some updates done on the electrical system for proper safety in the home. There should be GFCI outlets added on various outlets in the garage as all garage outlets should have GFCI protection... I recommend replacing the outlets by a licensed electrician for proper electrical protection in the home.

Implication(s): Electric shock

Location: Garage

Task: Replace Correct

Time: Immediate

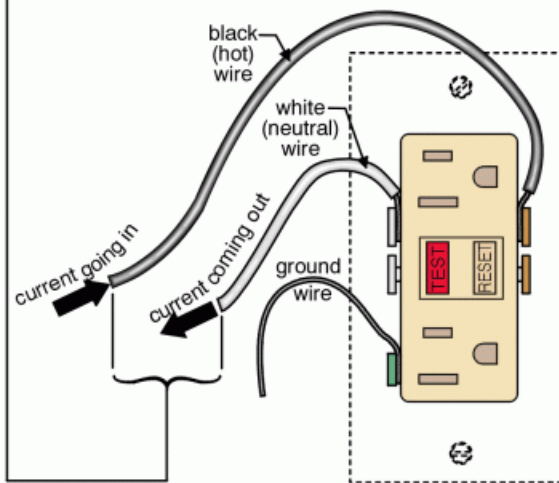
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



12. No GFCI/GFI (Ground Fault Circuit...

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

System type: • [Furnace](#)**Fuel/energy source:** • Propane**Furnace manufacturer:** • International Comfort**Heat distribution:** • [Ducts and registers](#)**Approximate capacity:** • [110,000 BTU/hr](#)**Efficiency:** • [High-efficiency](#)**Approximate age:** • [8 years](#)**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years**Main fuel shut off at:** • Basement**Fireplace/stove:** • [Gas fireplace](#)**Chimney/vent:** • Sidewall venting

Limitations

Inspection prevented/limited by: • Restricted access**Safety devices:** • Not tested as part of a building inspection**Heat loss calculations:** • Not done as part of a building inspection**Fireplace/wood stove:** • Access restricted

Recommendations

RECOMMENDATIONS \ Overview

5. Condition: • No heating recommendations are offered as a result of this inspection.

There are no heating recommendations for the home as the hot air furnace and propane fireplace were functioning normally at time of inspection., I do recommend inspecting and servicing annually to avoid future problems with the system.

Location: Throughout First Floor Second Floor**Task:** Monitor Service**Time:** Ongoing Regular maintenance



13. No heating recommendations are offered as a...



14. No heating recommendations are offered as a...

Description

Air conditioning type: • Central Air

Heat pump type: • [Water source](#)

Cooling capacity: • [24,000 BTU/hr](#)

Compressor type: • Electric

Compressor approximate age: • 8 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Medium](#)

Refrigerant Type: • R-410A

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain calculations: • Not done as part of a building inspection

Heat gain/loss calculations: • Not done as part of a building inspection

Window unit: • Window A/C excluded from inspection

Recommendations

RECOMMENDATIONS \ Overview

6. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

There are no cooling recommendations for the home as the central air unit operated normally at time of inspection. I recommend having the unit serviced before using for the summer season.

Location: Throughout First Floor Second Floor

Task: Monitor Service

Time: Ongoing Regular maintenance



15. No air conditioning or heat pump...

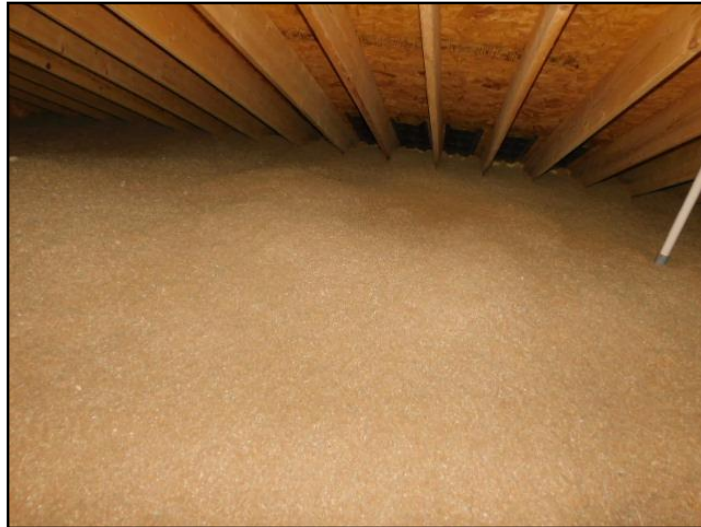


16. No air conditioning or heat pump...

Description

Attic/roof insulation material:

- [Cellulose](#)



17. Cellulose

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation material:

- [Glass fiber](#)



18. Glass fiber

Floor above porch/garage insulation material: • [Glass fiber](#)

Limitations

Inspection prevented by no access to: • Wall space • Floor space • Walls, which were spot checked only

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

RECOMMENDATIONS \ Overview

7. Condition: • No insulation recommendations are offered as a result of this inspection.

Location: Throughout Basement First Floor Second Floor Attic

Task: Monitor

Time: Ongoing Regular maintenance

Description

Water supply source: • Private

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Basement



19. Basement

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• A.O. Smith



20. A.O. Smith

Tank capacity: • 50 gallons

Water heater approximate age: • 8 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Medium](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

Limitations

Items excluded from a building inspection: • Well • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • No plumbing recommendations are offered as a result of this inspection.

There are no plumbing recommendations for the home as all fixtures and piping were operating normally at time of inspection.

Location: Throughout Basement First Floor Second Floor

Task: Monitor

Time: Regular maintenance

Description

Major floor finishes: • [Laminate](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • Vinyl

Exterior doors - type/material: • Metal-clad

Doors: • Inspected

Evidence of basement leakage: • Dampness

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Dish washer is not inspected during inspection.

Appliances: • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

OPTIONAL \ Interior

9. Condition: • Other

The home has a radon mitigation system in place in the rear exterior and garage area which is making a loud vibration into the rear master bedroom that may make it hard to sleep. I recommend having a radon mitigation company further evaluate the radon fan and piping and repair or replace as needed for proper noise control in the home.

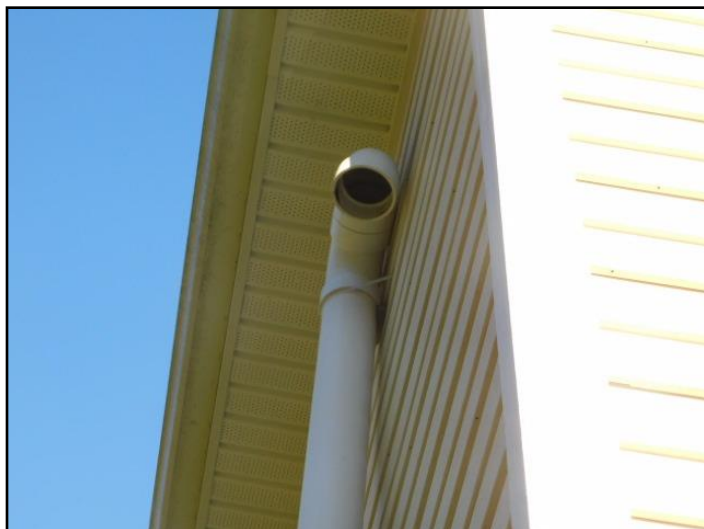
Location: Rear First Floor Exterior Bedroom

Task: Repair or replace Further evaluation

Time: Regular maintenance



21. Other



22. Other

END OF REPORT