

Hi Mike,

The following is a list of items from the inspection report that have been repaired.

Thanks,

Niko

1. Floor insulation is down, missing, or damaged at multiple locations in the crawlspace. All down, missing, or damaged insulation should be repaired or replaced to provide adequate insulation value for the floor system.
2. The crawlspace vapor barrier is in poor condition. Installation of a 6 mil poly vapor barrier over 100% of the crawlspace area is recommended to help control excessive moisture conditions in the crawlspace.
3. Adequate rodent proofing material is not installed at the subfloor penetrations for plumbing drainpipes. Corrective action is needed to prevent small animals from entering the living space.
4. The concrete footer for the foundation for the right side addition has been undermined by erosion at the back right corner of the foundation. An extension has been installed on the gutter downspout in this area to help move water away from the structure. The soil grade in this area should be corrected to help move water away from the foundation.

1. The front porch floor system is not adequately supported. No ledger boards or joist hangers are used to support the ends of the floor joists. The ends of the floor joists are supported by end nails only. A licensed contractor should evaluate the porch floor system and take corrective action as needed to prevent a possible safety hazard.
2. The decks are not adequately supported. The deck girders are nailed to the sides of the deck support posts. The deck girders do not have direct support to the deck posts. The deck floor joists are not supported by ledger boards or joist hangers. The deck floor joist are supported by end nails only. A licensed contractor should evaluate the deck support systems and take corrective action as needed to prevent a possible safety

There is a 13 inch step down between the left side entrance door threshold and the deck surface on the exterior of the door. The large step down creates a possible safety/tripping hazard. Installation of a step on the left side deck is needed to allow safe entrance and exit to the structure.

The left side exterior door is extremely difficult to close after it has been opened due to contact with the door threshold. Adjustment or repair on the door is needed to allow the door to open and close as intended.

The back handrail on the back left deck has insect damage on the upper railing. This is a safety hazard. A licensed contractor should evaluate the damage to the deck handrail and repair as needed

There is a leak on the main drainpipe in the right side addition crawlspace. The leak in the crawlspace is identified with an orange ribbon. Repair needed.

Air supply ducts in the crawlspace are damaged in the original section of the crawlspace. At least one section of the duct work will need replacement. A licensed contractor should evaluate all duct work in the crawlspace and repair/replace as needed.

The hinge bolts on the pull down stairway are loose. Repair to the hinge bolts is needed to prevent a possible safety hazard.

Bat droppings are present in the right addition attic near the gable vent. All bat droppings should be removed from the attic to prevent a possible health hazard. Bats should be excluded from the gable vents to prevent bats from living in the gable vents and gaining access to the attic area.