



# HOME INSPECTION REPORT

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**Inspection Date:**

Wednesday, April 4, 2018

**Prepared For:**

**Prepared By:**

Kenneth Walters

(847) 973-1707

**Report Number:**

1477

**Inspector:**

Kenneth Walters

**License/Certification #:**

**Inspector Signature:**



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# Report Summary

## Items Not Operating

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Refrigerator was not on.  
electrical panel has no access

## Major Concerns

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Recommend evaluation of crack in laundry room west wall.

## Potential Safety Hazards

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Double tapping of branch wiring in panel. Recommend both panels get evaluated 25 amp fuse in garage with 20 amp breaker at the panel.  
Recommend dishwasher not drain into disposal. Also recommend air gap for dishwasher or separate drain completely.  
No smoke or co detectors on either floor.  
Open ground in outlets in garage, and hot neutral reversed.

## Deferred Cost Items

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Ac unit is 20 yers old. General service life is 15-20 years

## Improvement Items

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Recommend painting facia on south side .  
Recommend upgrading fuse panel in garage to breakers.  
Recommend upgrading outlets on garage to gfci outlets on exterior.  
Recommend mud jacking service walk.  
Recommend adding balusters on back deck.

## Items To Monitor

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Corroded pipe under sink

## Deficient Items

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Siding on north and south sides have some cupping on the top section and some soft spots on the lower sections.  
Recommend repairing leaking check valve on sump pump.  
Recommend securing vent for dryer exhaust.

# Report Overview

## Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## Main Entrance Faces

West

## State of Occupancy

Vacant

## Weather Conditions

Cloudy

## Recent Rain

Yes

## Ground Cover

Wet

## Approximate Age

46

# Receipt/Invoice

**Kenneth Walters**

**(847) 973-1707**

Date: Wed. Apr. 4, 2018 11:15

Inspected By: Kenneth Walters

**Property Address**

**00000**

**Racine, WI 53405**

Inspection Number: 1477

Payment Method:

Client:

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$300.00
Home Inspection discount	-\$30.00
<b>Total</b>	<b>\$270.00</b>

# Grounds

## Service Walks

None  Not Visible

**Material**  Concrete  Flagstone  Gravel  Brick Other:

**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home

Settling cracks  Public sidewalk needs repair

**Comments**

**Photos**



Recommend mud jacking service walk

## Driveway/Parking

None  Not Visible

**Material**  Concrete  Asphalt  Gravel/Dirt  Brick Other:

**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home

Trip hazard  Fill cracks and seal

**Comments**

## Porch

None  Not Visible

**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended

**Support Pier**  Concrete  Wood Other:

**Floor**  Satisfactory  Marginal  Poor  Safety Hazard

**Comments**

## Stoops/Steps

None

**Material**  Concrete  Wood Other:  Railing/Balusters recommended

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged

Cracked  Settled

**Comments**

## Patio

None

**Material**  Concrete  Flagstone  Kool-Deck  Brick Other:

**Condition**  Satisfactory  Marginal  Poor  Settling cracks  Trip hazard

Pitched towards home (see remarks)  Drainage provided  Typical cracks

**Comments**

## Deck/Balcony

None  Not Visible

**Material**  Wood  Metal  Composite  Railing/Balusters recommended

**Condition**  Satisfactory  Marginal  Poor  Wood in contact with soil

**Finish**  Treated  Painted/Stained Other:  Safety Hazard  Improper attachment to house

# Grounds

## Deck/Balcony cont.

**Finish cont.**  Railing loose  Not Applicable

**Comments**

**Photos**



Recommend adding balusters on back deck

## Deck/Patio/Porch Covers

**Condition**  None  
 Satisfactory  Marginal  Poor  Posts/Supports need Repair  Earth to wood contact  
 Moisture/Insect damage

**Recommend**  Metal Straps/Bolts/Nails/Flashing  Improper attachment to house  None

**Comments**

## Fence/Wall

**Type**  Not evaluated  None  
 Brick  Block  Wood  Metal  Chain Link  Rusted  Vinyl

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Loose Blocks/Caps

**Gate**  N/A  Satisfactory  Marginal  Poor  Planks missing/damaged Operable:  Yes  No

**Comments**

## Landscaping affecting foundation

N/A

**Negative Grade**  East  West  North  South  Satisfactory  Recommend additional backfill  
 Recommend window wells/covers  Trim back trees/shrubberies  
 Wood in contact with/improper clearance to soil

**Comments**

## Retaining wall

**Material**  None  
 Brick  Concrete  Concrete block  Railroad ties  Timbers Other:

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Leaning/cracked/bowed  
 Drainage holes recommended

**Comments**

**Photos**



**Hose bibs**

**Condition**  N/A  Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve  
**Operable**  Yes  No  Not Tested  Not On  
**Comments**

# Roof

## General

**Visibility**  None  All  Partial Limited By:  
**Inspected From**  Roof  Ladder at eaves  Ground  With Binoculars

## Style of Roof

**Type**  Gable  Hip  Mansard  Shed  Flat Other:  
**Pitch**  Low  Medium  Steep  Flat  
**Roof #1** Type:Asphalt shingles  
 Layers:1 layer  
 Age:11 years  
 Location:Main roof  
**Roof #2**  None  
 Type:  
 Layers:  
 Age:  
 Location:  
**Roof #3**  None  
 Type:  
 Layers:  
 Age:  
 Location:

## Comments

## Ventilation System

None  N/A  
**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other:  
**Comments**

## Flashing

**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other:  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing  
 Separated from chimney/roof  Recommend Sealing Other:  
**Comments**

## Valleys

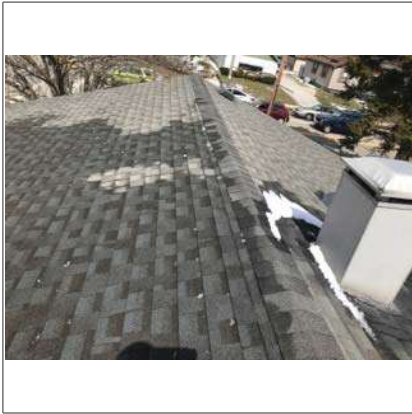
N/A  
**Material**  Not Visible  Galv/Alum  Asphalt  Lead  Copper Other:  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing  
**Comments**

## Condition of Roof Coverings

**Roof #1**  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage  
**Roof #2**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage  
**Roof #3**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage  
**Comments**



**Photos**



**Skylights**

- N/A    Not Visible
- Cracked/Broken    Satisfactory    Marginal    Poor

**Condition**  
**Comments**

**Plumbing Vents**

- Not Visible    Not Present
- Satisfactory    Marginal    Poor

**Condition**  
**Comments**

# Exterior

## Chimney(s)

- None
- Location(s)** Middle of the roof
- Viewed From**  Roof  Ladder at eaves  Ground (Inspection Limited)  With Binoculars
- Rain Cap/Spark Arrestor**  Yes  No  Recommended
- Chase**  Brick  Stone  Metal  Blocks  Framed
- Evidence of**  Holes in metal  Cracked chimney cap  Loose mortar joints  Flaking  Loose brick  Rust  
 No apparent defects
- Flue**  Tile  Metal  Unlined  Not Visible
- Evidence of**  Scaling  Cracks  Creosote  Not evaluated  Have flue(s) cleaned and re-evaluated  
 Recommend Cricket/Saddle/Flashing  No apparent defects
- Condition**  Satisfactory  Marginal  Poor  Recommend Repair
- Comments**
- Photos**



## Gutters/Scuppers/Eavestrough

- None
- Condition**  Satisfactory  Marginal  Poor  Rusting  Downspouts needed  Recommend repair/replace  
 Needs to be cleaned
- Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum Other:
- Leaking**  Corners  Joints  Hole in main run  No apparent leaks
- Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory
- Extension needed**  North  South  East  West  N/A
- Comments**

## Siding

- Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal/Vinyl Other:  Typical cracks  Peeling paint  Monitor  Wood rot  
 Loose/Missing/Holes
- Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting
- Comments**

Photos



Recommend securing siding



Soft spot in siding



Rotten siding on south east corner



Siding starting to cup.



Soft spot.

Trim

Material  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting

Damaged wood Other:

Condition  Satisfactory  Marginal  Poor

Comments

Photos



Threshold is rotten

Soffit

Material  None  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting

Damaged wood Other:

Condition  Satisfactory  Marginal  Poor

Comments

# Exterior

## Fascia

- Material**  None  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:  
**Condition**  Satisfactory  Marginal  Poor

**Comments**  
**Photos**



Paint

## Flashing

- Material**  None  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:  
**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Caulking

- Condition**  None  Satisfactory  Marginal  Poor  
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments**

## Windows/Screens

- Condition**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting  
 Recommend repair/replace damaged screens  Failed/fogged insulated glass  
**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad  
**Screens**  Torn  Bent  Not installed  Satisfactory

**Comments**

## Storms Windows

- Condition**  None  Not installed  Satisfactory  Broken/cracked  Wood rot  Recommend repair/painting  
**Material**  Wood  Clad comb.  Wood/Metal comb.  Metal  
**Putty**  Satisfactory  Needed  N/A

**Comments**

## Slab-On-Grade/Foundation

- Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible Other:  
**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated  
**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated

**Comments**

## Service Entry

- Location**  Underground  Overhead

# Exterior

## Service Entry cont.

**Condition**  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low  
**Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor  
**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles

## Comments

## Building(s) Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry Other:  
**Condition**  Not Visible  Satisfactory  Marginal  Poor

## Comments

## Exterior Doors

**Main Entrance**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Patio**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Rear door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Other door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

## Comments

## Exterior A/C - Heat pump #1

**Unit #1**  N/A  
 Location: Back exterior wall  
 Brand: Carrier  
 Model #: 38tkb018  
 Serial #: 4498e08280  
 Approximate Age: 20 years  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
**Energy source**  Electric  Gas Other:  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): 15 Fuses/Breakers installed (amps):  
 Improperly sized fuses/breakers  
**Level**  Yes  No  Recommend re-level unit  
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory  
**Insulation**  Yes  No  Replace  
**Improper Clearance (air flow)**  Yes  No  
**Comments**

## Exterior A/C - Heat pump #2

**Unit #2**  N/A  
 Location:  
 Brand:  
 Model #:  
 Serial #:  
 Approx. Age:  
**Energy source**  Electric  Gas Other:  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):  
 Improperly sized fuses/breakers  
**Level**  Yes  No  Recommend re-level unit  
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory  
**Insulation**  Yes  No  Replace  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted

# Exterior

Exterior A/C - Heat pump #2 cont.

Improper Clearance (air flow)  Yes  No

Comments

# Garage/Carport

## Type

None  
 Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport  
**Type**  
**Comments**

## Automatic Opener

None  N/A  
 Operable  Inoperable  
**Operation**  
**Comments**

## Safety Reverse

None  N/A  
 Operable  Not Operable  Need(s) adjusting  Safety hazard  
 Photo eyes and pressure reverse tested  
**Operation**  
**Comments**

## Roofing

Same as house  
 Type: Asphalt shingles  
 Approx. age:    Approx. layers: 1 layer  
**Material**  
**Comments**

**Photos**



## Gutters/Eavestrough

Satisfactory  Marginal  Poor  Same as house  
**Condition**  
**Comments**

## Siding

N/A  
 Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard  
 Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting  
**Material**  
**Condition**  
**Comments**

Photos



Trim

- N/A
- Material**  Same as house  Wood  Aluminum  Vinyl
- Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting
- Comments**

Floor

- Material**  Concrete  Gravel  Asphalt  Dirt Other:
- Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair
- Safety hazard
- Source of Ignition within 18" of the floor**  N/A  Yes  No
- Comments**

Sill Plates

- None  Not Visible
- Type**  Floor level  Elevated
- Condition**  Rotted/Damaged  Recommend repair
- Comments**
- Photos**



Overhead Door(s)

- N/A
- Material**  Wood  Fiberglass  Masonite  Metal  Recommend repair
- Condition**  Satisfactory  Marginal  Poor  Hardware loose  Safety Cable Recommended
- Weatherstripping missing/damaged  Loose/missing
- Recommend Priming/Painting Inside & Edges**  Yes  No
- Comments**



Photos



Rotten trim

Exterior Service Door

None  
Condition  Satisfactory  Marginal  Poor  Damaged/Rusted

Comments

Electrical Receptacles

Yes  No  Not Visible Operable:  Yes  No

Reverse polarity  Yes  No

Open ground  Yes  No  Safety Hazard

GFCI Present  Yes  No Operable:  Yes  No  Handyman/extension cord wiring

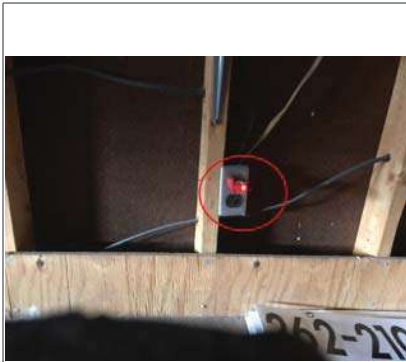
Recommend GFCI Receptacles

Comments

Photos



Open ground



Open ground

Fire Separation Walls & Ceiling

N/A  Present  Missing  Recommend repair

Condition  Satisfactory  Recommend repair  Holes walls/ceiling  Safety hazard(s)

Moisture Stains Present  Yes  No

Typical Cracks  Yes  No

Fire door  Not verifiable  Not a fire door  Needs repair  Satisfactory

Self closure  N/A  Satisfactory  Inoperative  Missing

Comments

# Kitchen

## Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking  
**Comments**

## Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/adjustment  
**Comments**

## Plumbing

**Faucet Leaks**  Yes  No  
**Pipes leak/corroded**  Yes  No  
**Sink/Faucet**  Satisfactory  Corroded  Chipped  Cracked  Recommend repair  
**Functional drainage**  Satisfactory  Marginal  Poor  
**Functional flow**  Satisfactory  Marginal  Poor

**Comments**

**Photos**



Corroded pipe, and dishwasher connected to disposal.  
 Recommend separate drain or air gap.

## Walls & Ceiling

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains  
**Comments**

## Heating/Cooling Source

Yes  No

**Comments**

## Floor

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks  
**Comments**

## Appliances

**Disposal**  N/A  Not tested Operable:  Yes  No  
**Oven**  N/A  Not tested Operable:  Yes  No  
**Range**  N/A  Not tested Operable:  Yes  No  
**Dishwasher**  N/A  Not tested Operable:  Yes  No  
**Trash Compactor**  N/A  Not tested Operable:  Yes  No  
**Exhaust fan**  N/A  Not tested Operable:  Yes  No  
**Refrigerator**  N/A  Not tested Operable:  Yes  No  
**Microwave**  N/A  Not tested Operable:  Yes  No  
**Other** : Operable:  Yes  No

# Kitchen

**Appliances cont.**

**Dishwasher airgap**  Yes  No

**Dishwasher drain line looped**  Yes  No

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No Recommend GFCI Receptacles:  Yes  No

Potential Safety Hazard(s)

**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard

**Comments**

**Photos**



# Laundry Room

## Laundry

Faucet leaks  Yes  No

Pipes leak  Yes  No  Not Visible

Cross connections  Yes  No  Potential Safety Hazard

Heat source present  Yes  No

Room vented  Yes  No

Dryer vented  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard

Electrical Open ground/reverse polarity:  Yes  No  Safety hazard

GFCI present  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles

Appliances  Washer  Dryer  Water heater  Furnace/Boiler

Washer hook-up lines/valves  Satisfactory  Leaking  Corroded  Not Visible

Gas shut-off valve  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible

Comments

Photos



# Bathroom

## Bath

**Location** First floor full bath

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks

**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: Condition:  Satisfactory  Marginal  
 Poor  Rotted floors Caulk/Grouting needed:  Yes  No  
 Where:  
 N/A

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments**

# Bathroom (1)

## Bath

**Location** Basement

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks

**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: Condition:  Satisfactory  Marginal  
 Poor  Rotted floors Caulk/Grouting needed:  Yes  No  
 Where:  
 N/A

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments**

# Room

## Room

**Location** First floor west

**Type** Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

**Comments**

# Room (1)

## Room

**Location** First floor north west corner

**Type** Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

**Comments**



# Room (2)

## Room

**Location** First floor north west cor

**Type** Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

**Comments**

# Interior

## Fireplace

 None

### Location(s)

**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless

**Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron

**Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No

 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair

**Damper modified for gas operation**  N/A  Yes  No  Damper missing

**Hearth extension adequate**  Yes  No

**Mantel**  N/A  Secure  Loose  Recommend repair/replace

**Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined

 Not evaluated

### Comments

## Stairs/Steps/Balconies

 None

**Condition**  Satisfactory  Marginal  Poor  Loose/Missing

**Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended

**Risers/Treads**  Satisfactory  Marginal  Poor  Risers/Treads uneven  Trip hazard

### Comments

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional

 Safety Hazard

### Comments

**CO Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional

 Safety Hazard

## Attic/Structure/Framing/Insulation

 N/A

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access Other:

Access limited by:

**Inspected from**  Access panel  In the attic  Other

**Location**  Hallway  Bedroom Closet  Garage  Other

**Flooring**  Complete  Partial  None

**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool

 Depth: 8"  Damaged  Displaced  Missing  Compressed  Recommend additional insulation

**Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible

**Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves

**Fans exhausted to** Attic:  Yes  No  Recommend repair Outside:  Yes  No  Not Visible

**HVAC Duct**  N/A  Satisfactory  Damaged  Split  Disconnected  Leaking  Repair/Replace

 Recommend Insulation

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible Other:

**Ceiling joists**  Wood  Metal  Not Visible

**Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated

**Evidence of condensation**  Yes  No

**Evidence of moisture**  Yes  No

**Evidence of leaking**  Yes  No

**Firewall between units**  N/A  Yes  No  Needs repair/sealing

**Electrical**  No apparent defects  Open junction box(es)  Handyman wiring

 Knob and tube covered with insulation  Safety Hazard

### Comments

# Basement

## Stairs

**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  Risers Uneven  
 Safety Hazard  
**Handrail**  Yes  No Condition:  Satisfactory  Loose  Handrail/Railing/Balusters recommended  
**Headway over stairs**  Satisfactory  Low clearance  Safety hazard  
**Comments**

## Foundation

**Condition**  Satisfactory  Marginal  Have evaluated  Monitor  Not Elevated  
**Material**  ICF  Brick  Concrete block  Stone Masonry  Poured concrete  wood  
**Horizontal cracks**  None  North  South  East  West  
**Step cracks**  None  North  South  East  West  
**Vertical cracks**  None  North  South  East  West  
**Covered walls**  None  North  South  East  West  
**Movement apparent**  None  North  South  East  West  
**Indication of moisture**  Yes  No  Fresh  Old stains  
**Comments**

## Photos



## Floor

**Material**  Concrete  Dirt/Gravel  Not Visible Other:  
**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible  
**Comments**

## Seismic bolts

**Condition**  N/A  None visible  
 Appear satisfactory  Recommend evaluation  
**Comments**

## Drainage

**Sump pump**  Yes  No  Working  Not working  Needs cleaning  Pump not tested  
**Floor drains**  Yes  Not Visible  Drains not tested  
**Comments**

Photos



Sump pump check valve is leaking

Girders/Beams

- Not Visible
- Condition**  Satisfactory  Marginal  Poor  Stained/Rusted
- Material**  Steel  Wood  Concrete  LVL  Not Visible
- Comments**

Columns

- Not Visible
- Condition**  Satisfactory  Marginal  Poor  Stained/Rusted
- Material**  Steel  Wood  Concrete  Block  Not Visible
- Comments**

Joists

- Not Visible
- Condition**  Satisfactory  Marginal  Poor
- Material**  Wood  Steel  Truss  Not Visible  2x8  2x10  2x12  Engineered I-Type
- Sagging/altered joists
- Comments**

Subfloor

- Not Visible
- Condition**  Satisfactory  Marginal  Poor  Indication of moisture stains/rotting
- Comments**

# Plumbing

## Water service

**Main shut-off location** Basement bathroom

**Water entry piping**  Not Visible  Copper/Galv.  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Lead  Polyethylene

**Lead other than solder joints**  Yes  No  Unknown  Service entry

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic Other:

**Condition**  Satisfactory  Marginal  Poor

**Flow**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  Recommend plumber evaluate  
 Recommend pressure regulator

**Pipes Supply/Drain**  Corroded  Leaking  Valves broken/missing  Dissimilar metal Cross connection:  Yes  
 No  Safety Hazard  Recommend repair  Recommend a dielectric union  Satisfactory

**Drain/Waste/Vent pipe**  Copper  Cast iron  Galvanized  PVC  ABS  Brass

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A

Type:

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

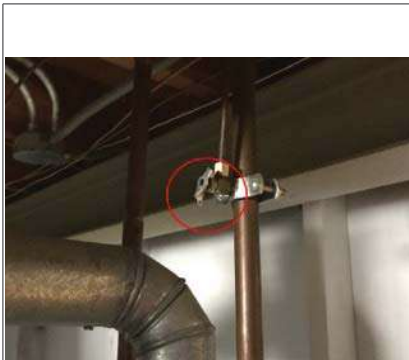
**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible  Galvanized  
 Recommend CSST be properly bonded

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

**Comments**

**Photos**



Leak on water heater line

## Main fuel shut-off location

N/A

**Location** Side wall

**Comments**

## Well pump

N/A

**Type**  Submersible  In basement  Well house  Well pit  Shared well

**Pressure gauge operable**  Yes  No Well pressure:  Not Visible

**Comments**

## Sanitary/Grinder pump

N/A Operable:  Yes  No

**Sealed Crock** Sealed crock:  Yes  No

**Check Valve** Check valve:  Yes  No

**Shut-off Valve** Shut-off valve:  Yes  No

# Plumbing

## Sanitary/Grinder pump cont.

Vented  Yes  No

Comments

## Water heater #1

General  N/A

Brand Name:Richmond  
Serial #: rmln0208411832  
Capacity:  
Approx. age:10 years

Type  Gas  Electric  Oil  LP Other:

Combustion air venting present  Yes  No  N/A

Seismic restraints needed  Yes  No  N/A

Relief valve  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material

Vent pipe  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

Condition  Satisfactory  Marginal  Poor

Comments

## Water heater #2

General Brand Name:

Serial #:

Capacity:

Approx. age:

N/A

Type  Gas  Electric  Oil  LP Other:

Combustion air venting present  Yes  No  N/A

Seismic restraints needed  Yes  No  N/A

Relief valve  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material

Vent pipe  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

Condition  Satisfactory  Marginal  Poor

Comments

## Water softener

None

Loop installed  Yes  No

Plumbing hooked up  Yes  No

Plumbing leaking  Yes  No

Comments

# Heating System

## Heating system

**Unit #1** Brand name: Air temp  
 Approx. age: Less than a year  
 Unknown Model #: vg7sa054c23a1 Serial #: vgg171004191  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine

**Unit #2**  None  
 Brand name:  
 Approx. age:  
 Unknown  
 Model #:  
 Serial #:  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Warm air system**  Belt drive  Direct drive  Gravity  Central system  Floor/wall furnace

**Heat exchanger**  N/A  Sealed  Not Visible  Visual w/mirror  Flame distortion  Rusted  
 Carbon/soot buildup

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested  
 Tester: Msa

**Combustion air venting present**  N/A  Yes  No

**Controls** Disconnect:  Yes  No  Normal operating and safety controls observed Gas shut off valve:  Yes  
 No

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  
 Safety Hazard

**Flue piping**  N/A  Satisfactory  Rusted  Improper slope  Safety hazard  Recommend repair/replace

**Filter**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
 Electronic (not tested)

**When turned on by thermostat**  Fired  Did not fire Proper operation:  Yes  No  Not tested

**Heat pump**  N/A  Supplemental electric  Supplemental gas

**Sub-slab ducts**  N/A  Satisfactory  Marginal  Poor Water/Sand Observed:  Yes  No

**System not operated due to**  N/A  Exterior temperature Other:

**Comments**

## Boiler system

N/A

**General** Brand name:  
 Approx. age:  
 Model #:  
 Serial #:

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Distribution**  Hot water  Baseboard  Steam  Radiator  Radiant floor

**Circulator**  Pump  Gravity  Multiple zones

**Controls** Temp/pressure gauge exist:  Yes  No Operable:  Yes  No

**Oil fired units** Disconnect:  Yes  No

**Combustion air venting present**  Yes  No  N/A

**Relief valve**  Yes  No  Missing Extension proper:  Yes  No  Recommend repair/replace

**Operated** When turned on by thermostat:  Fired  Did not fire

**Operation** Satisfactory:  Yes  No  Recommend HVAC technician examine before closing

**Comments**

## Other systems

N/A

**Type**  Electric baseboard  Radiant ceiling cable  Gas space heater  Solid fuel burning stove

**Proper operation**  Yes  No

**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine

**Comments**

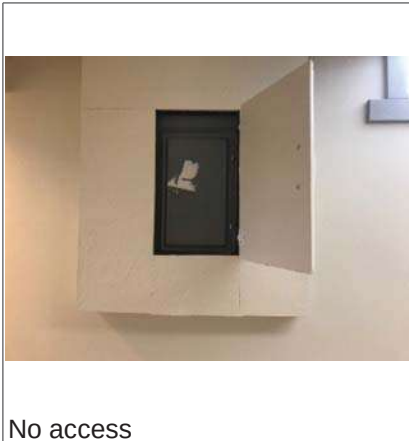
# Electric/Cooling System

## Main panel

**Location** Basement  
**Condition**  Satisfactory  Poor  
**Adequate Clearance to Panel**  Yes  No  
**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v  
**Breakers/Fuses**  Breakers  Fuses  
**Appears grounded**  Yes  No  Not Visible  
**GFCI breaker**  Yes  No Operable:  Yes  No  
**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested  
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor  
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard  
**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated  
 Reason: Framed the panel in. No access

## Comments

### Photos



No access



## Sub panel(s)

None apparent  
**Location(s)** Location 1: Garage  
 Location 2:  
 Location 3:  
**Evaluation**  Panel not accessible  Not evaluated  
 Reason:  
 Recommend separating/isolating neutrals  Recommend electrician repair/evaluate box  
**Branch wire**  Copper  Aluminum  Safety hazard Neutral/ground separated:  Yes  No Neutral isolated:  
 Yes  No  
**Condition**  Satisfactory  Marginal  Poor  
**Comments**

## Evaporator Coil Section Unit #1

N/A  
**General**  Central system  Wall unit  
 Location: Above furnace  
 Age:  
**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged  
**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory  
**Condensate line/drain**  To exterior  To pump  Floor drain Other:  
**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged



# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

**Secondary condensate line/drain cont.**  Recommend technician evaluate

**Operation** Differential: 000

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service  
 Not operated due to exterior temperature

**Comments**

## Evaporator Coil Section Unit #2

**General**  N/A  
 Central system  Wall unit  
 Location:  
 Age:

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory  
 Recommend/Replace damaged/missing insulation

**Condensate line/drain**  To exterior  To pump  Floor drain Other:

**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged  
 Recommend technician evaluate

**Operation** Differential:

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service  
 Not operated due to exterior temperature

**Comments**

# Living Room

## Living Room

**Location** First floor south west corner

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

**Comments**

# Dining Room

## Dining Room

**Location** First floor south east

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

**Comments**