



**COGGESHALL  
HOME  
INSPECTIONS**

## Home Inspection Report



**2614 184th St., Redondo Beach , CA 90278**

**Inspection Date:**

Monday, March 11, 2019

**Prepared For:**

**Prepared By:**

Coggeshall Home Inspections

Long Beach , CA 90815

(310) 9851195

ian@coggeshallhomeinspections.com

**Report Number:**

3-11-19

**Inspector:**

Ian Coggeshall

**License/Certification #:**

NACHI18052135

**Inspector Signature:**

# Report Summary

## General Summary

PLEASE READ AND REVIEW EACH SECTION CAREFULLY FOR COMPLETE ANALYSIS, RECOMMENDATIONS, DETAILS OF EACH SECTION OF THE HOME.

SOME AREAS WERE NOT INSPECTED FULLY OR INACCESSIBLE DUE TO FURNITURE AND PERSONAL BELONGINGS OF CURRENT HOMEOWNER.

Driveway had some settlement, but usable, recommend repair as needed. Some bricks/stones on patio were detached and loose. Recommend repair loose bricks/stones as needed. Driveway gate was damaged and bent. Does not close easily. Recommend repair or replace as needed. Backyard wooden fence had some damaged/rotted wooden planks. Recommend repair or replace as needed. Evidence of termite damage found in some of the wooden planks. Recommend licensed termite contractor inspect and evaluate further for repairs. Roof covering was in overall satisfactory condition at time of inspection. Roof coverings appeared overall satisfactory, but will need minor maintenance. Vent stacks were in overall satisfactory condition but did have some rusting on entrance of hole. Recommend monitoring for replacement in future. Siding had some damage, recommend repairing/replacing damaged sections by a licensed contractor. Recommend caulking/sealing maintenance around areas where stucco and roof eaves meet to prevent moisture intrusion and damage. Cracks/holes in stucco siding recommend repair by licensed contractor. Trim had some deterioration recommend repair and painting. Some loose and missing trim recommend repair. Some rotted/damaged trim boards recommend repair/replacing damaged sections. Recommend repair of damaged trim by a qualified licensed contractor. Soffit damaged/rotted, recommend repair by licensed contractor. Evidence of termite damage found in wooden soffit beams. Recommend licensed termite contractor inspect and evaluate further for repairs. Trim around windows were in need of maintenance, sanding, repainting. Some window screens are torn recommend repair or replace as needed. Exterior electrical receptacle was damaged. Recommend repair or replace as needed. Entry door weathered, recommend paint/stain to protect from further damage. Patio door does not slide easily, rollers damaged. Recommend repair/replace as needed. Screen patio door was damaged and torn. Recommend replace. Heat pump AC unit was in normal working order and satisfactory condition. Garage Siding had some damage/cracking recommend repair by licensed contractor. Garage Trim and soffit had some damage recommend repair by licensed contractor. Sill plates in garage were rotted/water damaged recommend repair/replacement by qualified licensed contractor. Entrance floor from service door to garage had large crack which is a possible entrance for moisture intrusion related to garage sill plate. Recommend licensed contractor inspect and evaluate further for repairs. Siding near garage service door is cracked. Recommend licensed contractor inspect and evaluate further for repairs. Evidence of mold/mildewing on garage service door. Recommend licensed contractor inspect and evaluate interior garage walls to repair visible gaps to exterior of garage wall. Damaged roof planks in ceiling of garage roof. Recommend licensed contractor inspect and evaluate further for repairs. Some corrosion around the plumbing piping joints under the kitchen sink, but no visible leaks at time of inspection. Recommend monitoring for future leaks or repairs. Furnace located in attic. Cooper plumbing pipes located in attic. Furnace and plumbing pipes were in satisfactory condition. Recommend licensed plumber inspect and evaluate further. Recommend licensed contractor inspect and evaluate further for repairs of exterior water heater enclosure damage. Extensive drywall damage found and moisture intrusion found in enclosure. Evidence of rodent droppings found on water heater case. Recommend licensed pest control specialist inspect and evaluate further.

## Major Concerns

Termite Damage found in areas of wooden soffit and exterior wooden fence. Rodent droppings found on water heater. Sill plates in garage were rotted/water damaged recommend repair/replacement by qualified licensed contractor. Condition of exterior water heater enclosure.

## Items To Monitor

Some corrosion around the plumbing piping joints under the kitchen sink, but no visible leaks at time of inspection. Recommend monitoring for future leaks or repairs.

# Report Overview

## Standards Of Practice Overview

### 1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations. The report shall include language such as SATISFACTORY, MARGINAL, or POOR when describing features and fixtures of the home.

A hard copy of the complete SOP (Standards of Practice) will be provided to the client before the start of the inspection.

### Main Entrance Faces

North

### State of Occupancy

Occupied

### Weather Conditions

Cloudy

### Recent Rain

Yes

### Ground Cover

Dry

### Approximate Age

Older

# Receipt/Invoice

**Coggeshall Home Inspections**

**Long Beach , CA 90815  
(310) 9851195**

Date: Mon. Mar. 11, 2019 2:00

Inspected By: Ian Coggeshall

Client: .

**Property Address**

**2614 184th St.**

**Redondo Beach , CA 90278**

Inspection Number: 3-11-19

Payment Method: Check

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$350.00
Home Inspection discount	-\$25.00
<b>Total</b>	<b>\$325.00</b>

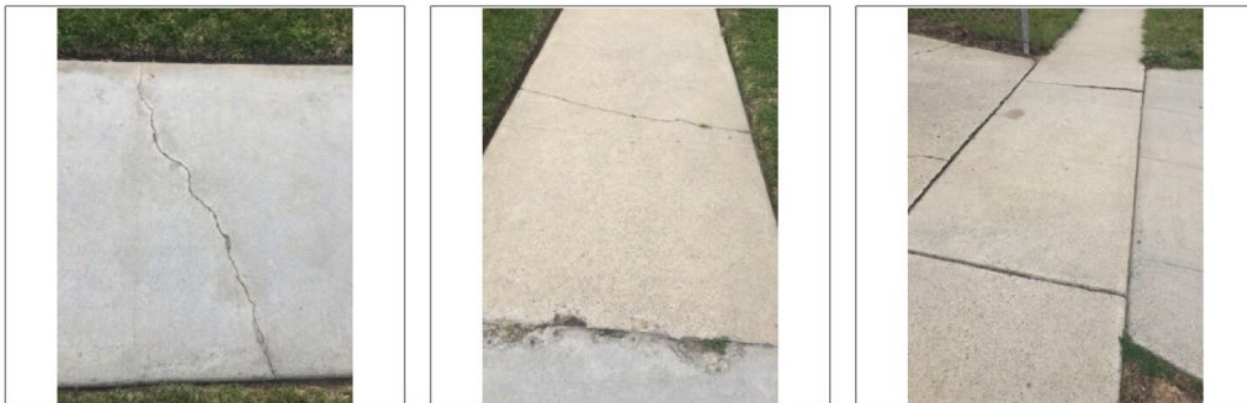


# Grounds

## 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**

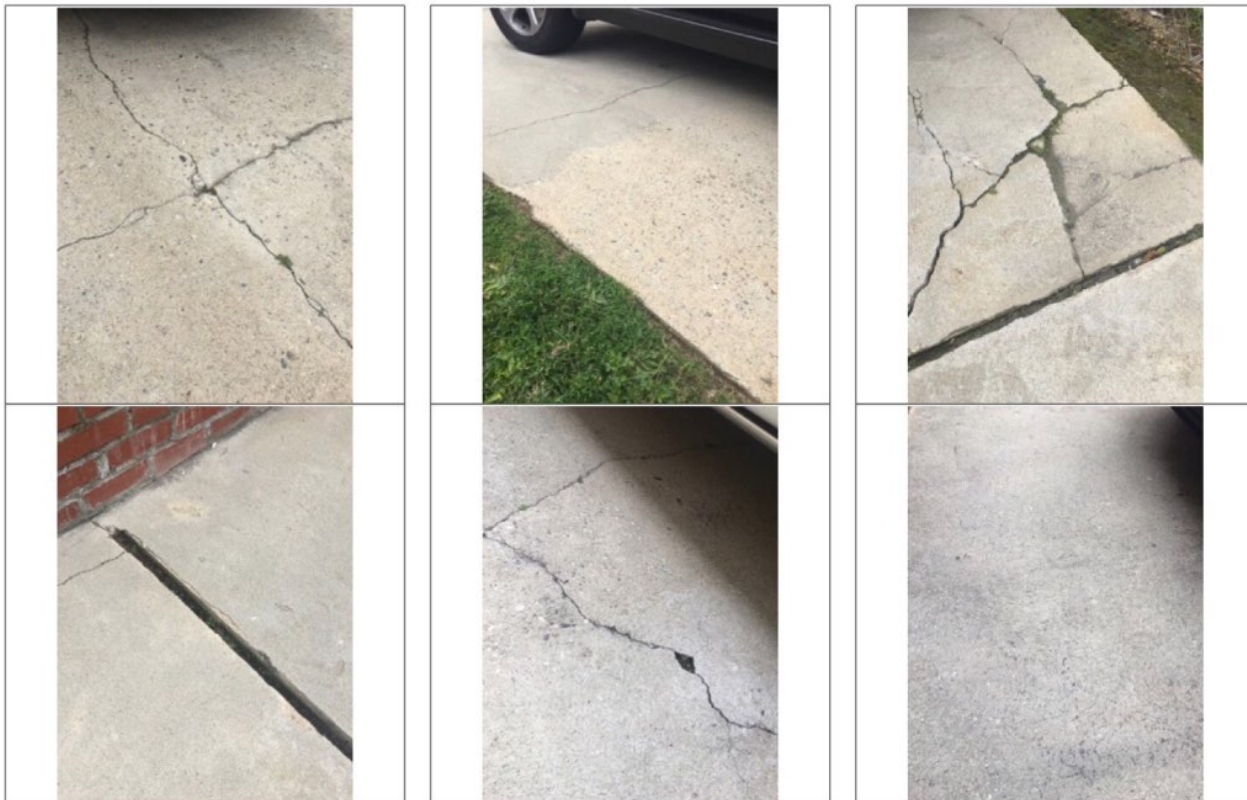


## Driveway/Parking

- 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** Driveway had some settlement, but usable, recommend repair as needed.

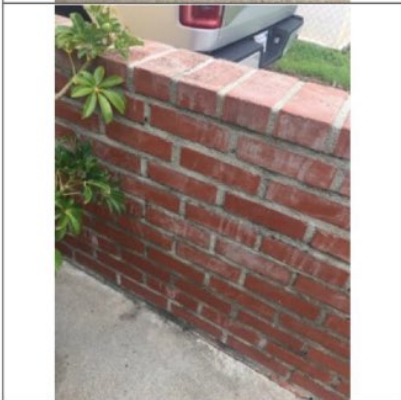
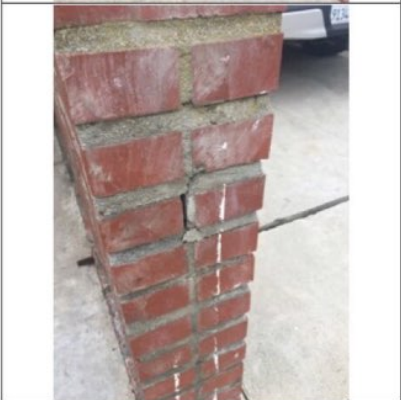
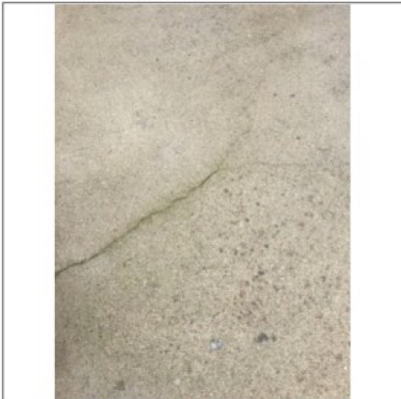
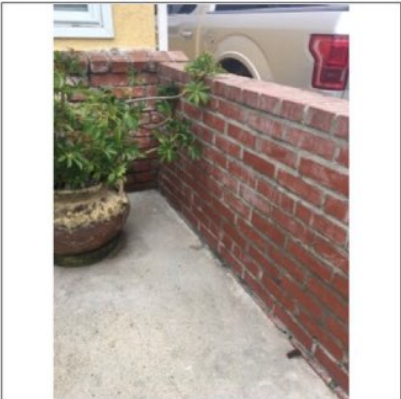
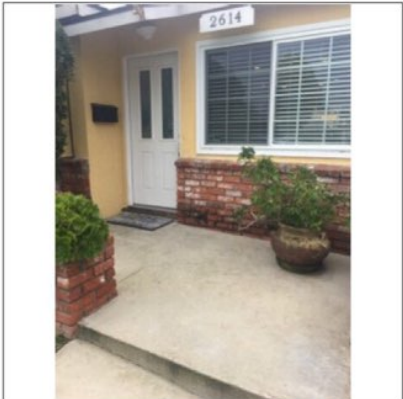
**Photos**





**Porch**

None  Not Visible  
 Satisfactory  Marginal  Poor  Railing/Balusters recommended  
 Concrete  Wood Other: none  
 Satisfactory  Marginal  Poor  Safety Hazard  
 Comments  
 Photos







**Stoops/Steps**

- None
- Concrete  Wood Other:  Railing/Balusters recommended
- Satisfactory**  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged
- Cracked  Settled

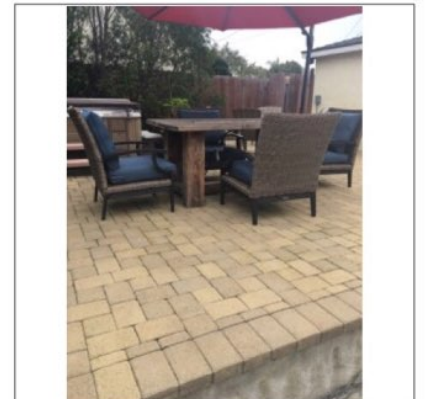
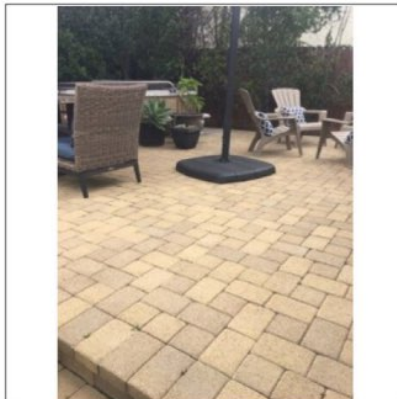
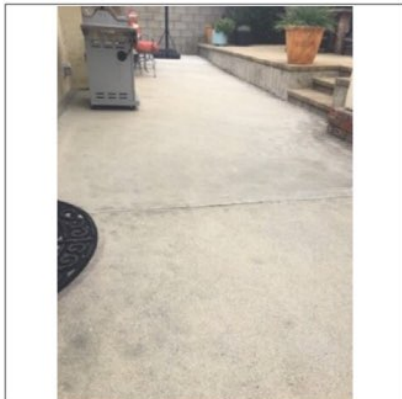
**Comments**  
**Photos**

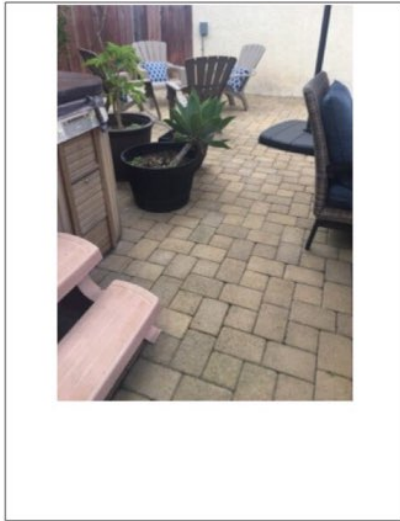


**Patio**

- None
  - Concrete  Flagstone  Kool-Deck  Brick Other:
  - Satisfactory**  Marginal  Poor  Settling cracks  Trip hazard
  - Pitched towards home (see remarks)  Drainage provided  Typical cracks
- Comments** Some bricks/stones were detached and loose. Recommend repair loose bricks/stones as needed.

**Comments**  
**Photos**





Some bricks/stones were detached and loose. Recommend repair loose bricks/stones as needed.



Some bricks/stones were detached and loose. Recommend repair loose bricks/stones as needed.

**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
- Railing loose  Not Applicable
- Comments**

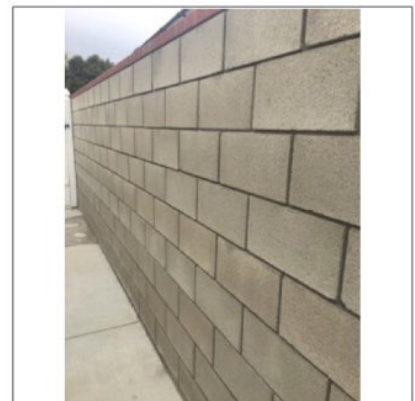
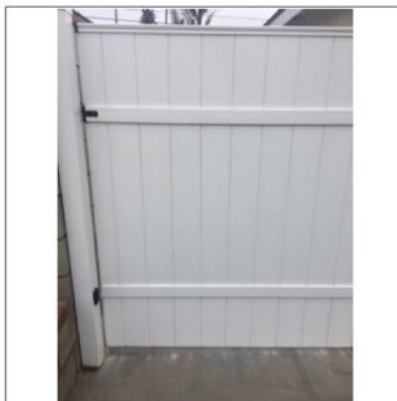
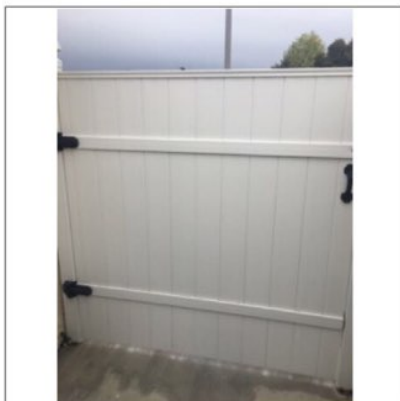
**Deck/Patio/Porch Covers**

- None
- Condition**  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**

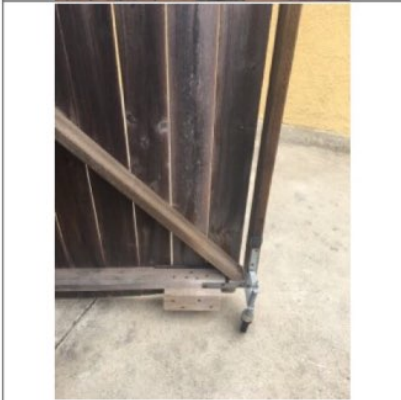
**Fence/Wall**

- Not evaluated  None
- Type**  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** Driveway gate was damaged and bent. Does not close easily. Recommend repair or replace as needed. Backyard wooden fence had some damaged/rotted wooden planks. Recommend repair or replace as needed. Evidence of termite damage found in some of the wooden planks. Recommend licensed termite contractor inspect and evaluate further for repairs.

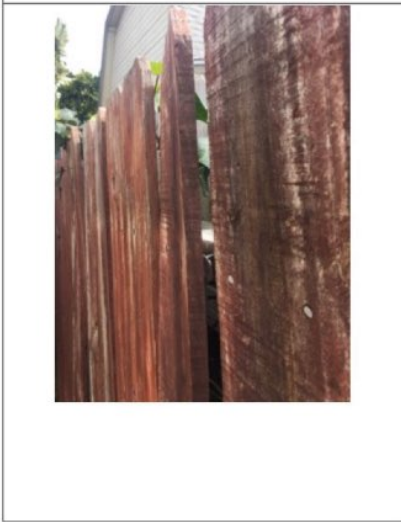
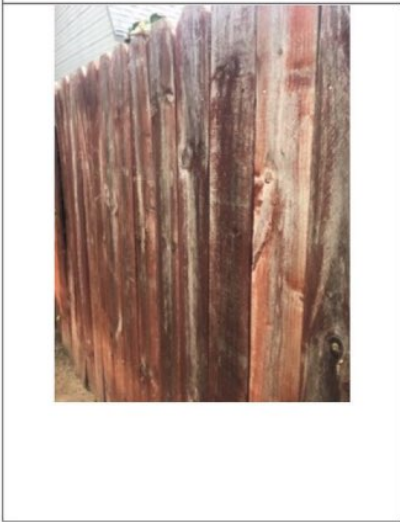
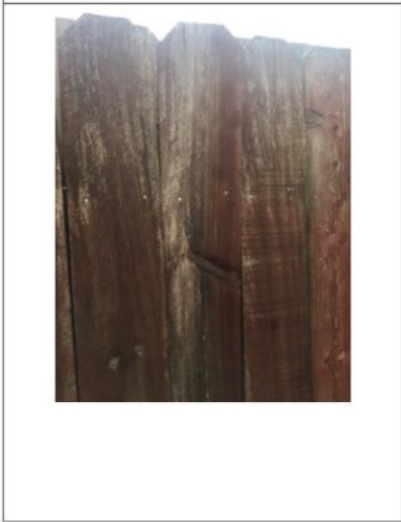
**Photos**







Driveway gate was damaged and bent. Does not close easily. Recommend repair or replace as needed.





Backyard wooden fence had some damaged/rotted wooden planks. Recommend repair or replace as needed.



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**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**

None

- Material**  Brick  Concrete  Concrete block  Railroad ties  Timbers Other:  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Leaning/cracked/bowed  
 Drainage holes recommended

**Comments**

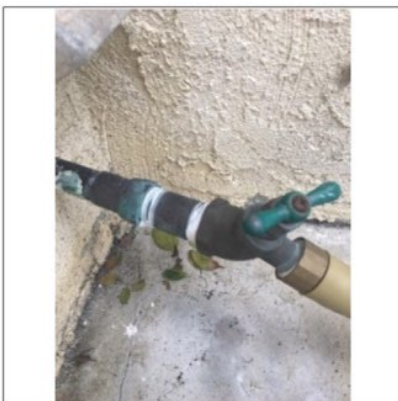
**Hose bibs**

N/A

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

**Comments**

**Photos**



# 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  
 Layers:Unknown  
 Age:Unknown  
 Location:Entire area.

**Roof #2**  None  
 Type:  
 Layers:  
 Age:

**Roof #3**  None  
 Type:  
 Layers:  
 Age:  
 Location:

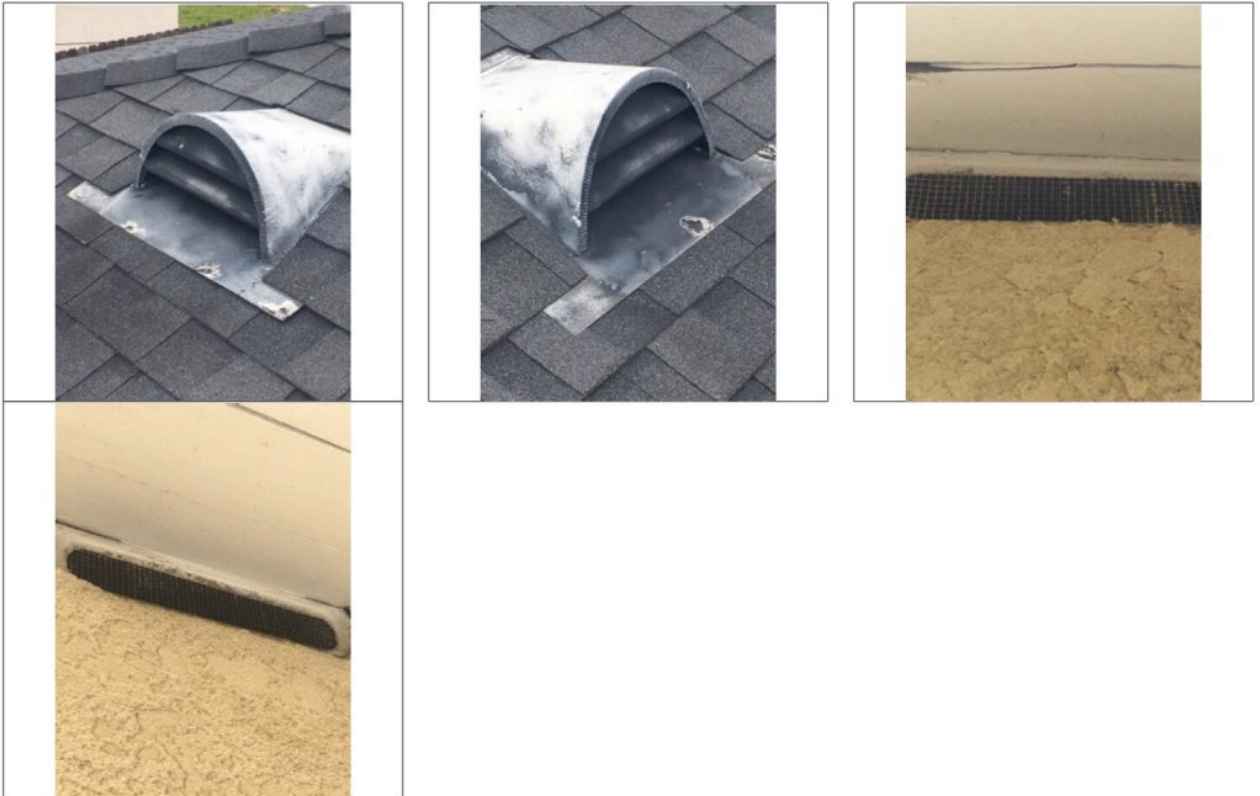
## Comments

## Ventilation System

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

**Comments** Soffit/Eave  
 O'Hagin

## Photos





# Roof

**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**  
**Photos**



**Valleys**

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

**Photos**



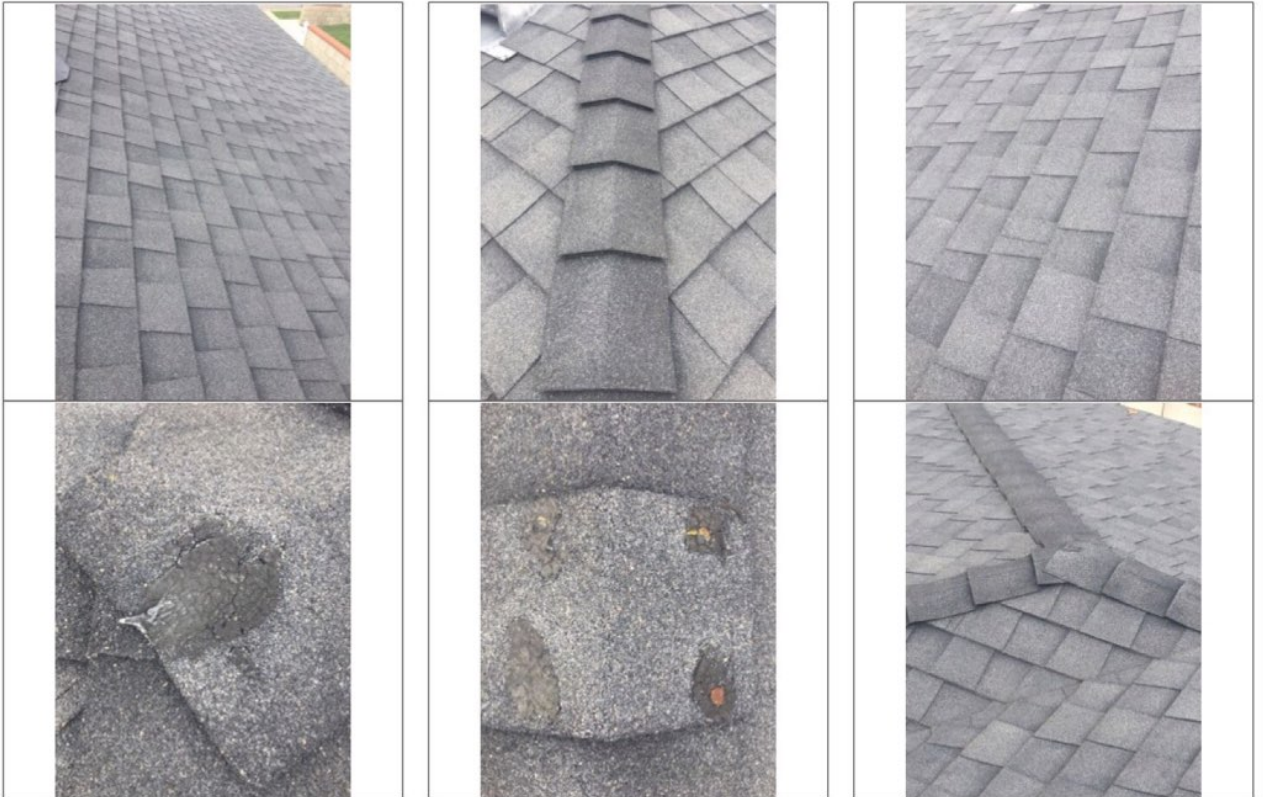
**Condition of Roof Coverings**

- 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**

Roof covering was in overall satisfactory condition at time of inspection. Roof coverings appeared overall satisfactory, but will need minor maintenance.

**Photos**





**Skylights**

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

**Condition**  
**Comments**  
**Photos**



**Plumbing Vents**

- Not Visible  Not Present
- Satisfactory  Marginal  Poor

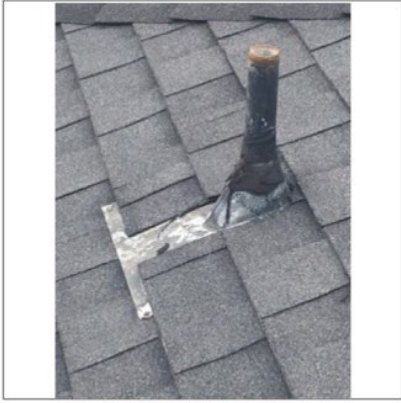
**Condition**  
**Comments**

Vent stacks were in overall satisfactory condition but did have some rusting on entrance of hole. Recommend monitoring for replacement in future.

**Photos**







# Exterior

## Chimney(s)

None

### Location(s)

**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**

## 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**

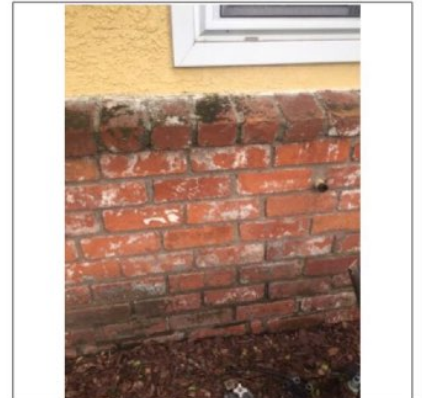
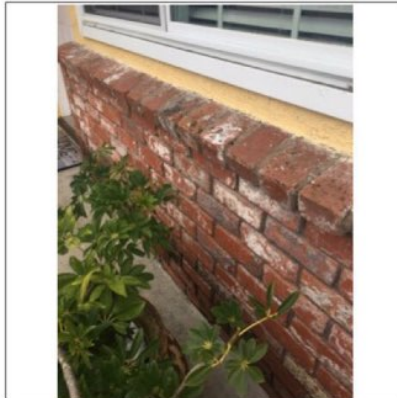
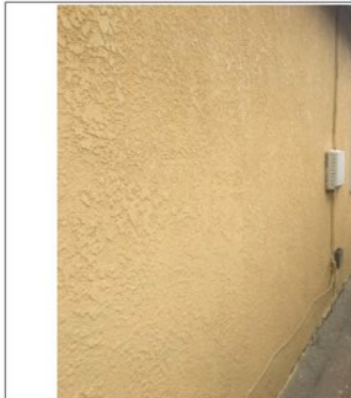
## Siding

**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

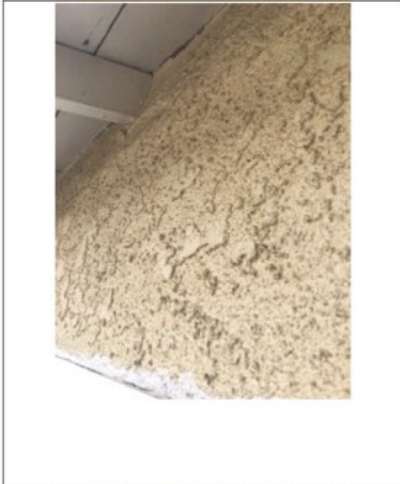
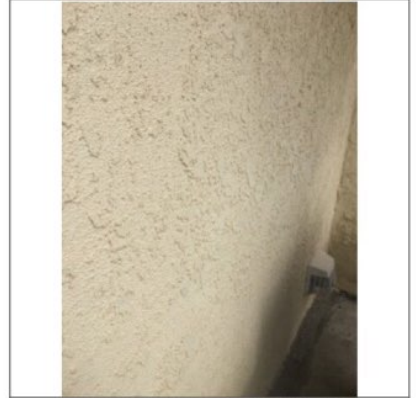
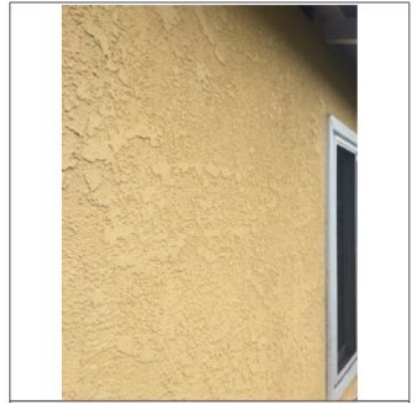
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting

**Comments** Siding had some damage, recommend repairing/replacing damaged sections by a licensed contractor. Recommend caulking/sealing maintenance around areas where stucco and roof eaves meet to prevent moisture intrusion and damage. Cracks/holes in stucco siding recommend repair by licensed contractor.

## Photos







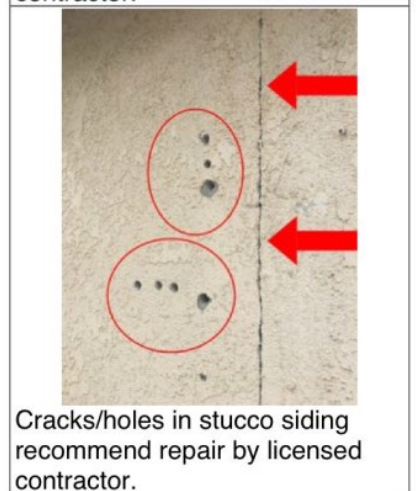
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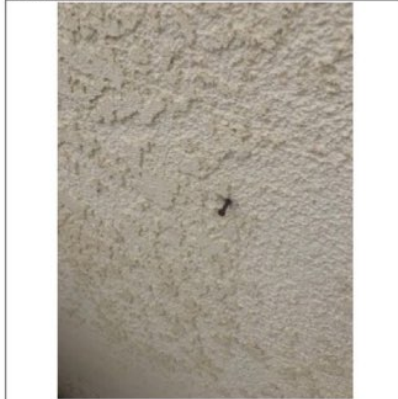
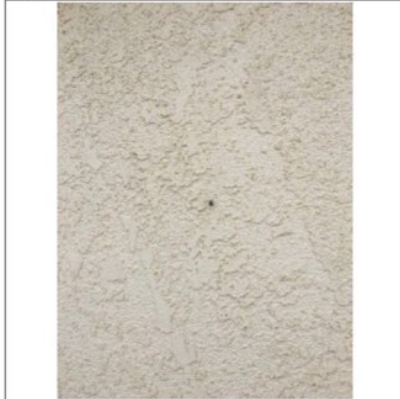
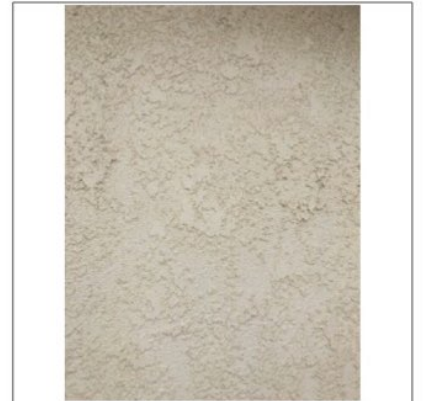
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**Trim**

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

Damaged wood Other:

**Condition**  Satisfactory  Marginal  Poor

**Comments** Trim had some deterioration recommend repair and painting. Some loose and missing trim recommend repair. Some rotted/damaged trim boards recommend repair/replacing damaged sections. Recommend repair of damaged trim by a qualified licensed contractor.



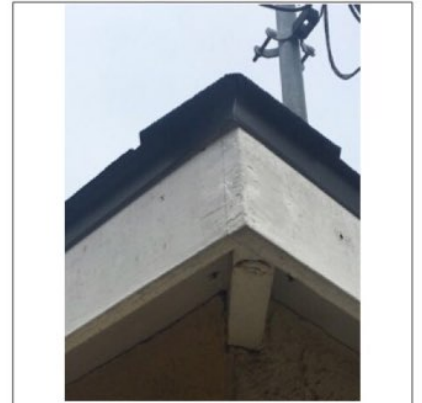
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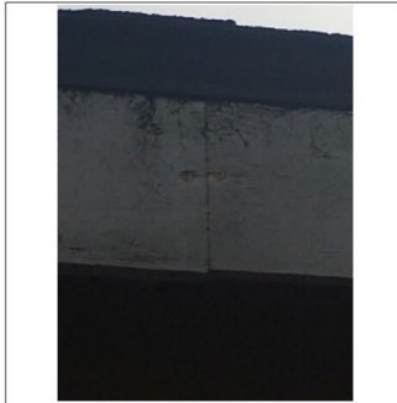


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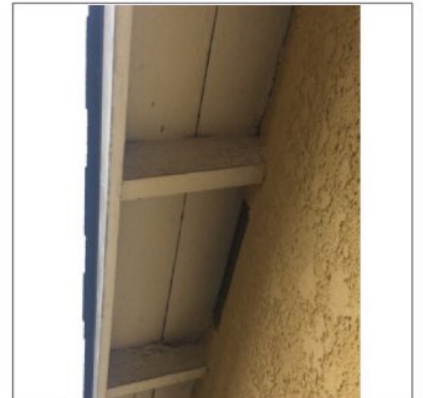
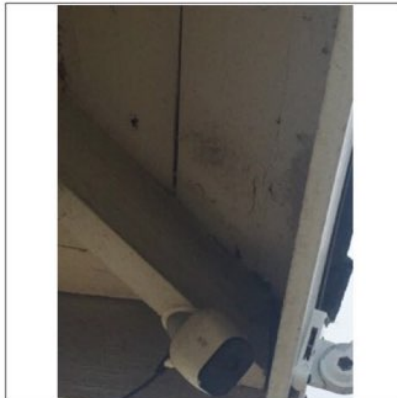
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**Soffit**

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

**Comments**  
 Soffit damaged/rotted, recommend repair by licensed contractor. Evidence of termite damage found in wooden soffit beams. Recommend licensed termite contractor inspect and evaluate further for repairs.

**Photos**





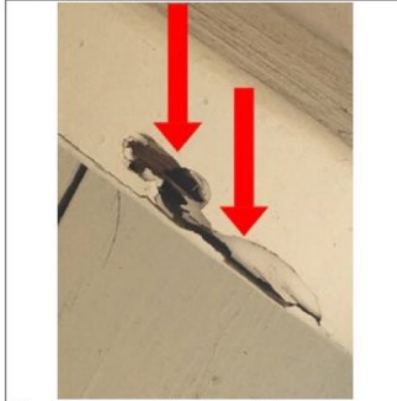
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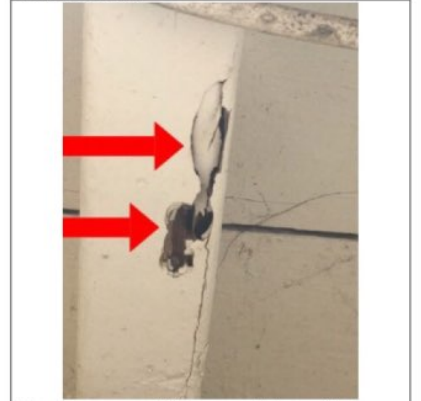
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Recommend licensed termite contractor inspect and evaluate further for repairs.



Soffit damaged/rotted, recommend repair by licensed contractor.





Soffit damaged/rotted, recommend repair by licensed contractor.



Soffit damaged/rotted, recommend repair by licensed contractor.



Soffit damaged/rotted, recommend repair by licensed contractor.



**Fascia**

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

**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** Recommend caulking around windows, doors, corners, utility penetrations.

**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** Trim around window was in need of maintenance, sanding, repainting. Some screens are torn recommend

# Exterior

Windows/Screens cont.

Comments cont. repair or replace as needed.

Photos



Trim around window was in need of maintenance, sanding, repainting.



Some screens are torn recommend repair or replace as needed.



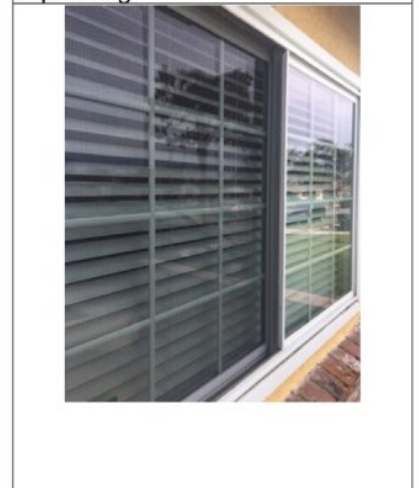
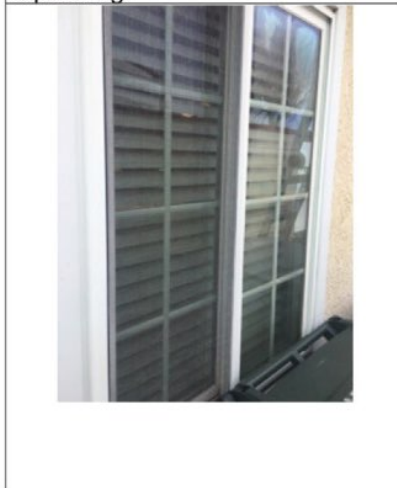
Some screens are torn recommend repair or replace as needed.

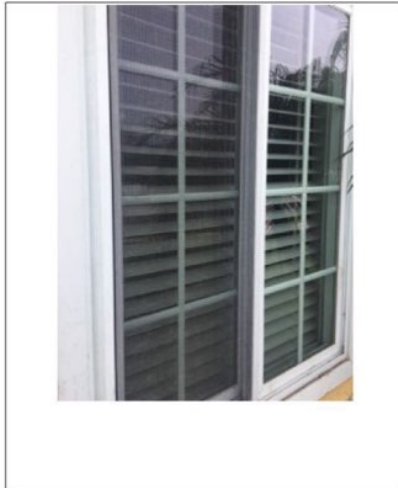
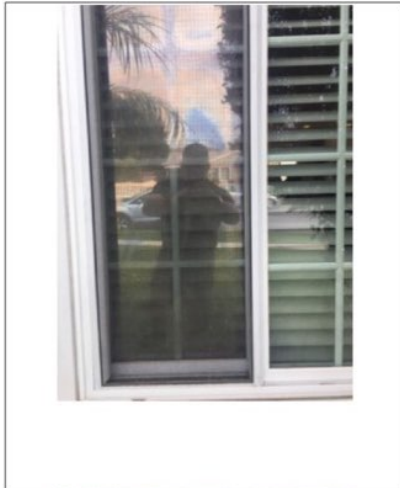


Trim around window was in need of maintenance, sanding, repainting.



Trim around window was in need of maintenance, sanding, repainting.





Trim around window was in need of maintenance, sanding, repainting.



Trim around window was in need of maintenance, sanding, repainting.

**Storms Windows**

- None    Not installed  
**Condition**    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**

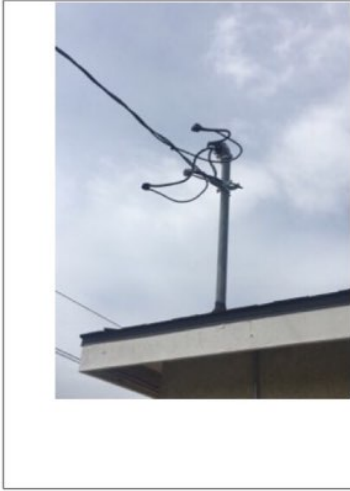
- Foundation Wall**    Concrete block    Poured concrete    Post-Tensioned concrete    Not Visible   Other:  
**Condition**    Satisfactory    Marginal    Monitor    Have Evaluated    Not Evaluated  
**Concrete Slab**    N/A    Not Visible    Satisfactory    Marginal    Monitor    Have Evaluated  
**Comments**

**Service Entry**

- Location**    Underground    Overhead  
**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**   Exterior electrical receptacle was damaged. Recommend repair or replace as needed.



**Photos**



Exterior electrical receptacle was damaged. Recommend repair or replace as needed.



Exterior electrical receptacle was damaged. Recommend repair or replace as needed.

**Building(s) Exterior Wall Construction**

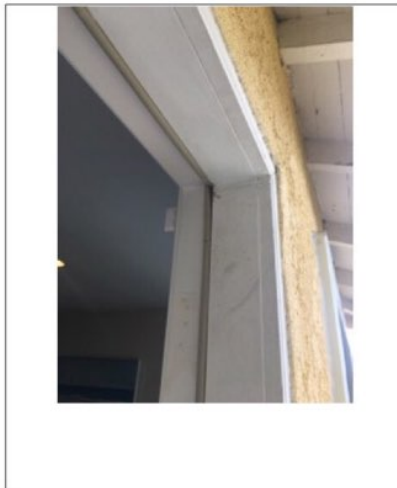
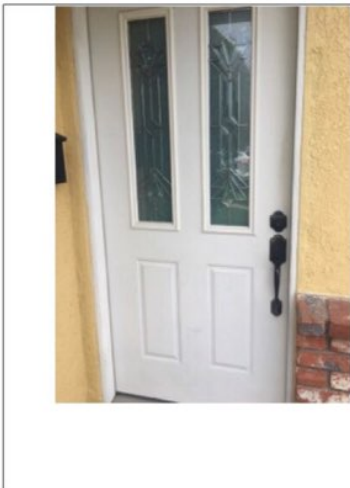
**Type**  Not Visible  Framed  Masonry Other:  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  
**Comments**

**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** Entry door weathered, recommend paint/stain to protect from further damage.  
 Patio door does not slide easily, rollers damaged. Recommend repair/replace as needed. Screen patio door was damaged and torn. Recommend replace.

**Photos**

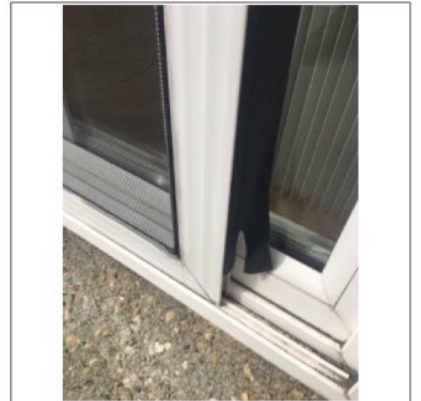
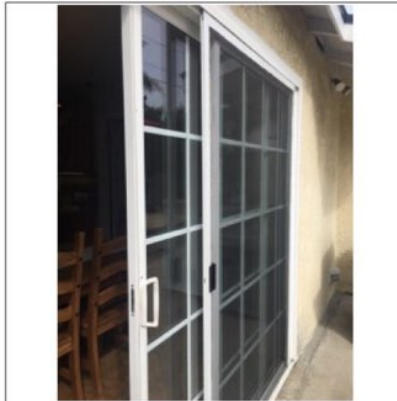


Entry door weathered, recommend paint/stain to protect from further damage.

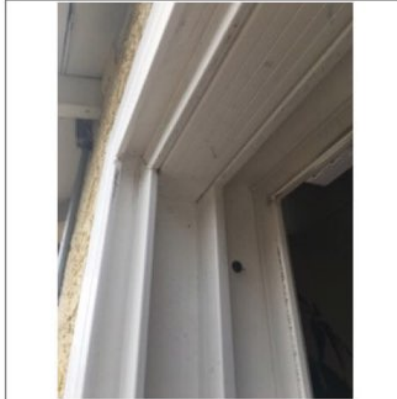




Entry door weathered, recommend paint/stain to protect from further damage.



Screen patio door was damaged and torn. Recommend replace.



Patio door does not slide easily, rollers damaged. Recommend repair/replace as needed.



Patio door does not slide easily, rollers damaged. Recommend repair/replace as needed.

**Exterior A/C - Heat pump #1**

**Unit #1**

N/A

Location: Back yard/patio.

Brand: Kenmore

Model #: N4A636GKA101

Serial #: N4A636GKA101

Approximate Age: Unknown

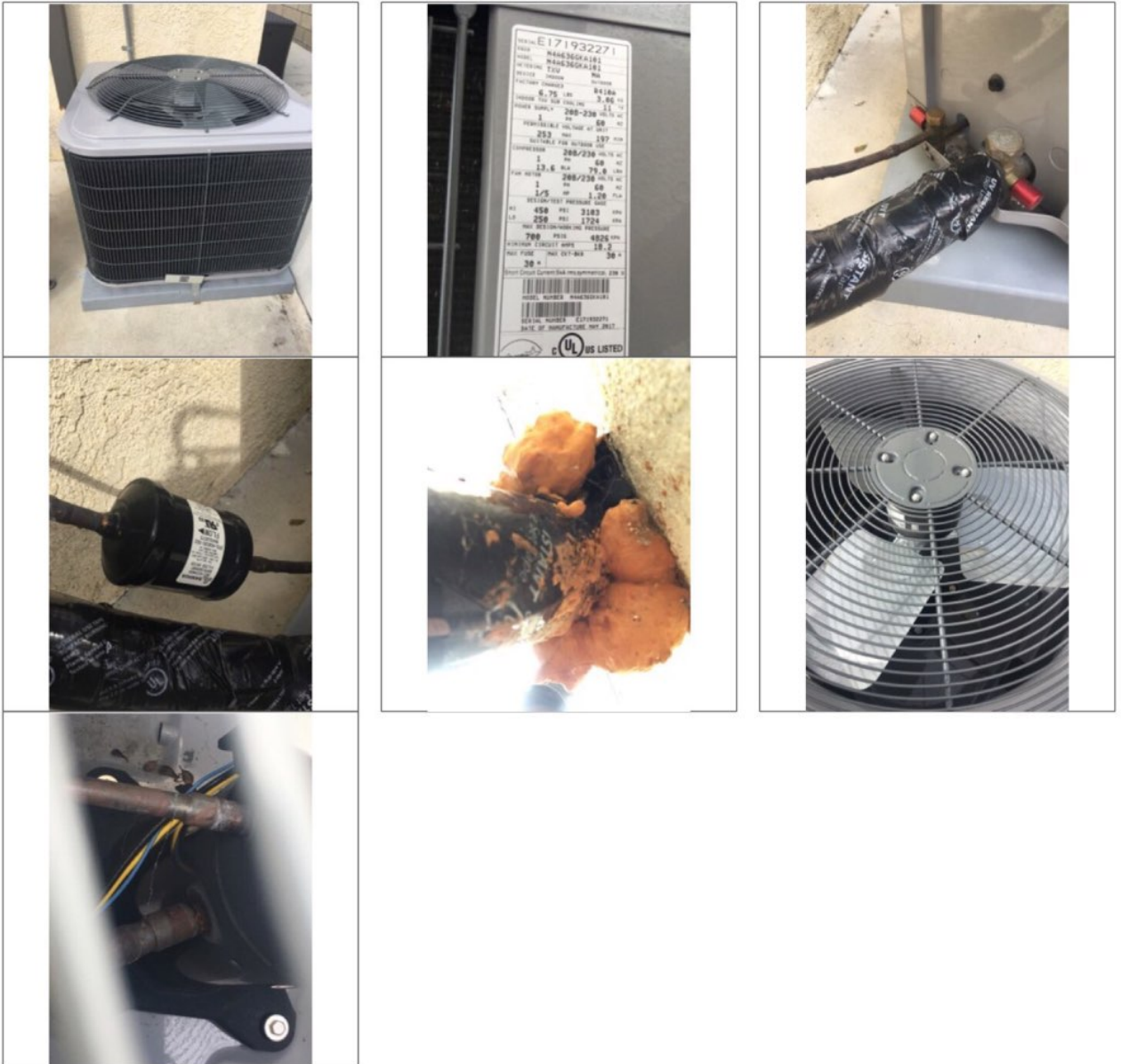
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted

**Energy source**  Electric  Gas Other:

# Exterior

## Exterior A/C - Heat pump #1 cont.

**Unit type**     Air cooled     Water cooled     Geothermal     Heat pump  
**Outside Disconnect**     Yes     No    Maximum fuse/breaker rating (amps): 30    Fuses/Breakers installed (amps): 30  
     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**    Heat pump AC unit was in normal working order and satisfactory condition.  
**Photos**



## Exterior A/C - Heat pump #2

**Unit #2**     N/A  
 Location:  
 Brand:  
 Model #:

# Exterior

## Exterior A/C - Heat pump #2 cont.

**Unit #2 cont.** 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

**Improper Clearance (air flow)**  Yes  No

**Comments**

# Garage/Carport

## Type

- None  
 Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport

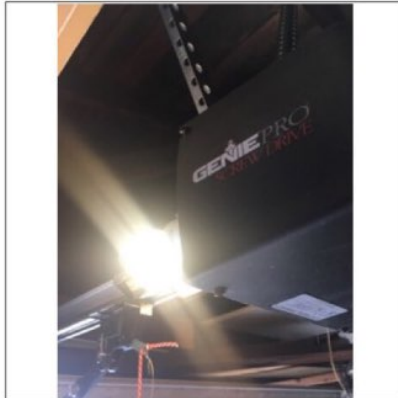
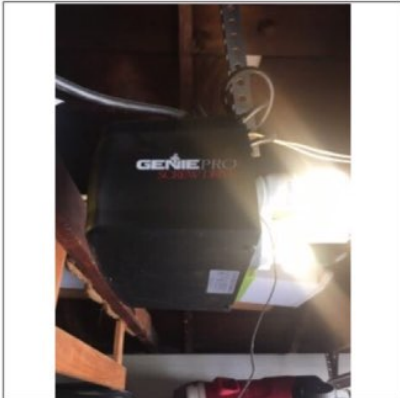
Type  
Comments  
Photos



## Automatic Opener

- None  N/A  
 Operable  Inoperable

Operation  
Comments  
Photos



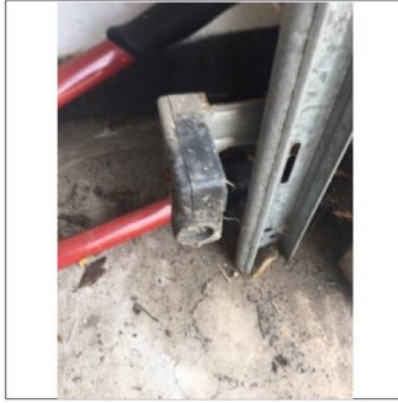
## Safety Reverse

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

Comments



**Photos**



**Roofing**

**Material**  Same as house  
Type:  
Approx. age:    Approx. layers:

**Comments**

**Gutters/Eavestrough**

**Condition**  Satisfactory  Marginal  Poor  Same as house

**Comments**

**Siding**

N/A  
 Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting  
**Comments** Siding had some damage/cracking recommend repair by licensed contractor. Garage Trim and soffit had some damage recommend repair by licensed contractor.

**Photos**



Siding had some damage/cracking recommend repair by licensed contractor. Garage Trim/soffit had some damage recommend repair by licensed contractor.



Siding had some damage/cracking recommend repair by licensed contractor.



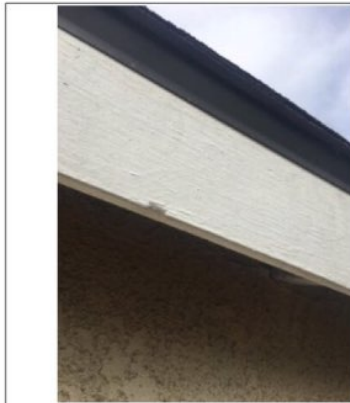
Siding had some damage/cracking recommend repair by licensed contractor.



Siding had some damage/cracking recommend repair by licensed contractor.

**Trim**

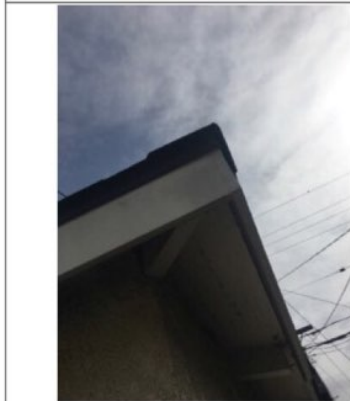
- Material**  N/A  Same as house  Wood  Aluminum  Vinyl
- Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting
- Comments** Garage Trim and soffit had some damage recommend repair by licensed contractor.
- Photos**



Garage Trim and soffit had some damage recommend repair by licensed contractor.



Garage Trim and soffit had some damage recommend repair by licensed contractor.







Garage Trim and soffit had some damage recommend repair by licensed contractor.



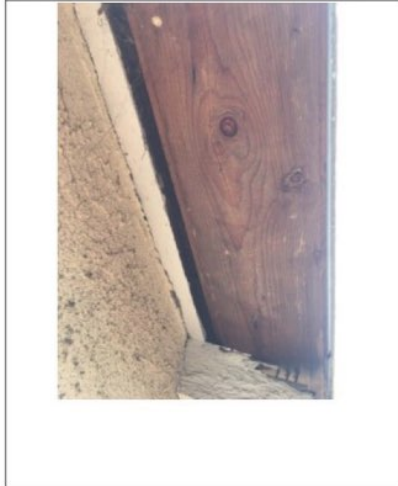
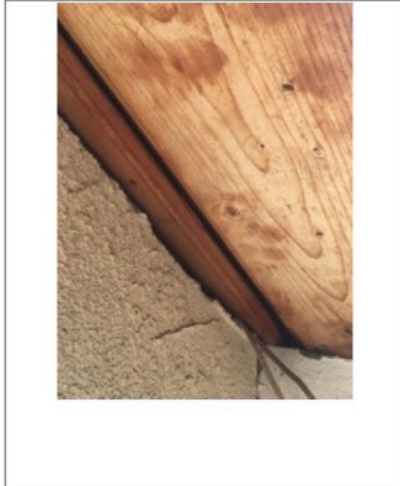
Garage Trim and soffit had some damage recommend repair by licensed contractor.



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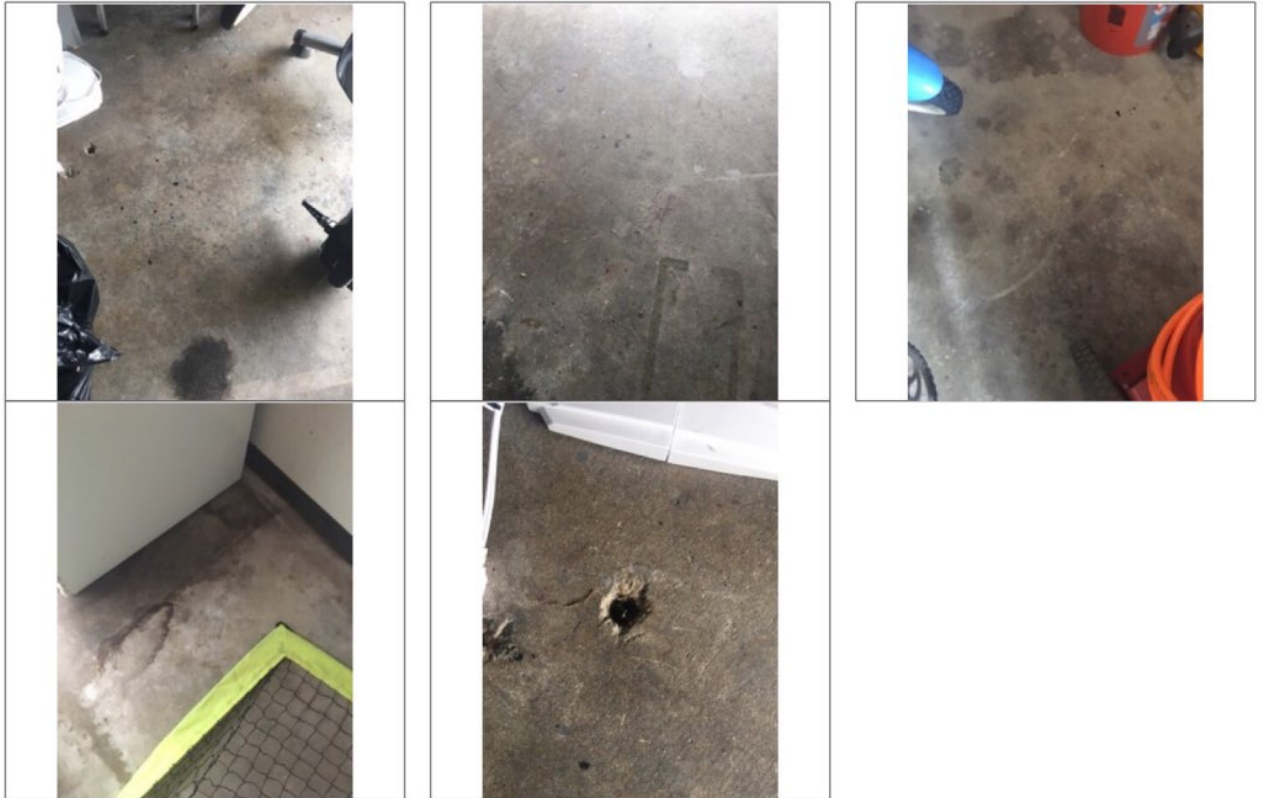


**Floor**

- 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**



**Photos**



**Sill Plates**

- None    Not Visible  
 Floor level    Elevated  
 Rotted/Damaged    Recommend repair  
**Comments** Sill plates in garage were rotted/water damaged recommend repair/replacement by qualified licensed contractor.

**Photos**



Sill plates in garage were rotted/water damaged recommend repair/replacement by qualified licensed contractor.

Sill plates in garage were rotted/water damaged recommend repair/replacement by qualified licensed contractor.

Sill plates in garage were rotted/water damaged recommend repair/replacement by qualified licensed contractor.

**Overhead Door(s)**

- N/A  
 Wood    Fiberglass    Masonite    Metal    Recommend repair  
 Satisfactory    Marginal    Poor    Hardware loose    Safety Cable Recommended  
 Weatherstripping missing/damaged    Loose/missing

# Garage/Carport

## Overhead Door(s) cont.

Recommend Priming/Painting Inside & Edges  Yes  No

Comments

Photos



## Exterior Service Door

Condition  None  Satisfactory  Marginal  Poor  Damaged/Rusted

Comments

Entrance floor from service door to garage had large crack which is a possible entrance for moisture intrusion related to garage sill plate. Recommend licensed contractor inspect and evaluate further for repairs. Siding near garage service door is cracked. Recommend licensed contractor inspect and evaluate further for repairs. Evidence of mold/mildewing on garage service door.

Photos



Siding near door is cracked. Recommend licensed contractor inspect and evaluate further for repairs.

Evidence of mold/mildewing on garage service door.



Entrance floor from service door to garage had large crack which is a possible entrance for moisture intrusion related to garage sill plate. Recommend licensed contractor inspect and evaluate further for repairs.

**Electrical Receptacles**

Yes  No  Not Visible Operable:  Yes  No

**Reverse polarity**  Yes  No

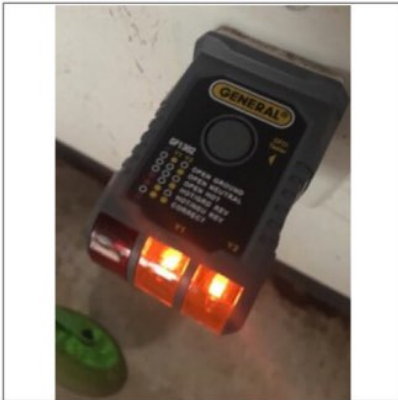
**Open ground**  Yes  No  Safety Hazard

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

Recommend GFCI Receptacles

**Comments**

**Photos**



**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** Recommend licensed contractor inspect and evaluate interior garage walls to repair visible gaps to exterior of garage wall. Damaged roof planks in ceiling of garage roof. Recommend licensed contractor inspect and evaluate further for repairs.



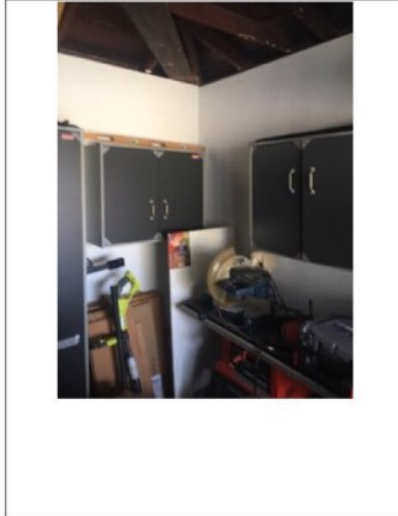
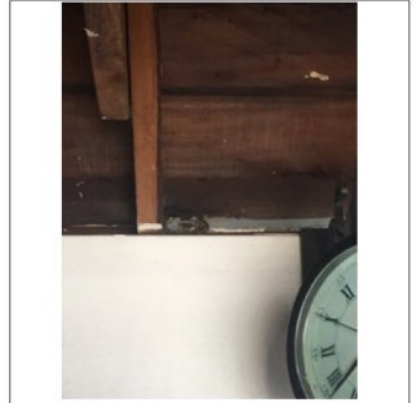
Photos



Recommend licensed contractor inspect and evaluate interior garage walls to repair visible gaps to exterior of garage wall.



Damaged roof planks in ceiling of garage roof. Recommend licensed contractor inspect and evaluate further for repairs.



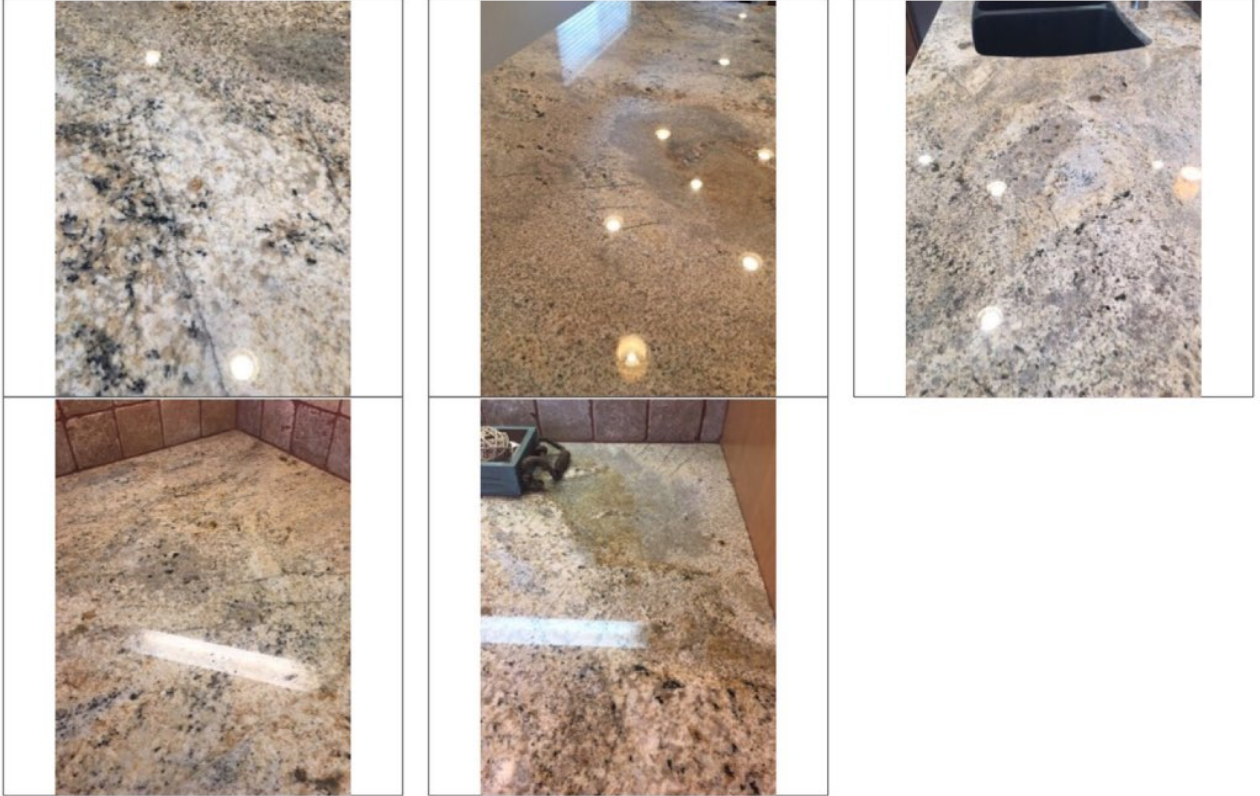
# Kitchen

## Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

**Comments** Counter top has normal wear.

### Photos

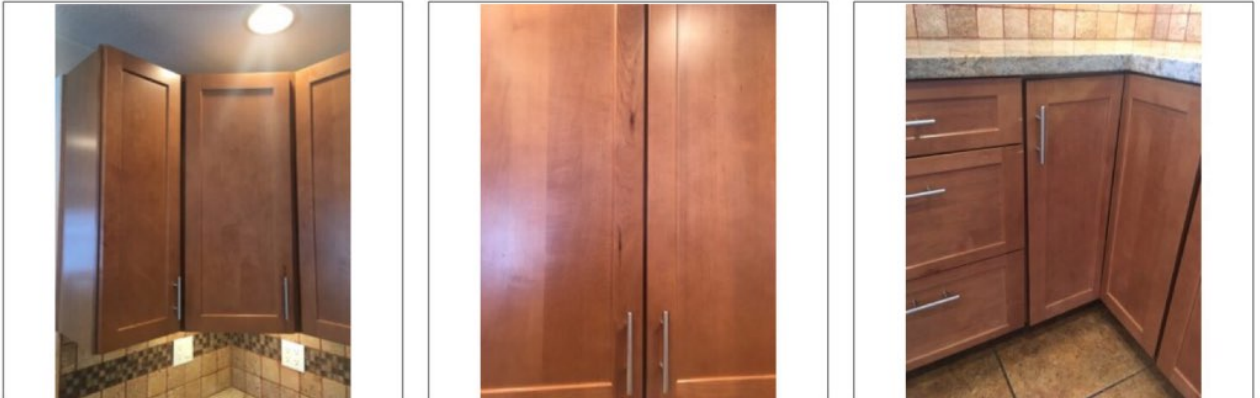


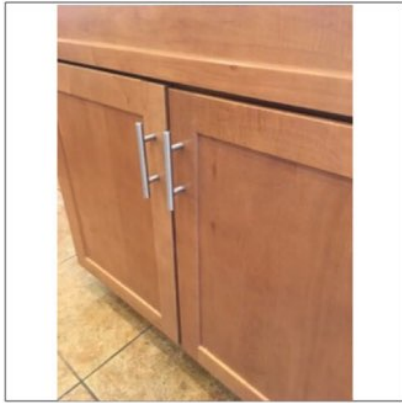
## Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/adjustment

**Comments** Cabinets have normal wear.

### Photos





**Plumbing**

**Faucet Leaks**  Yes  No

**Pipes leak/corroded**  Yes  No

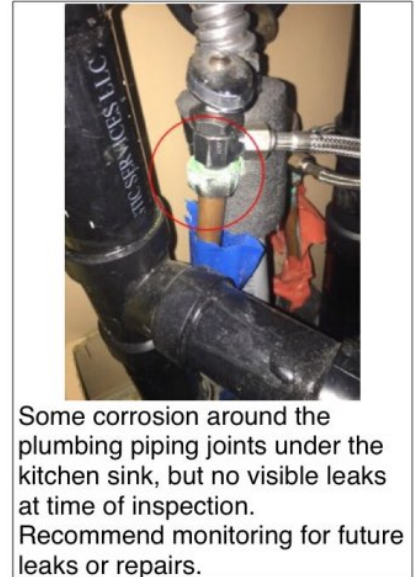
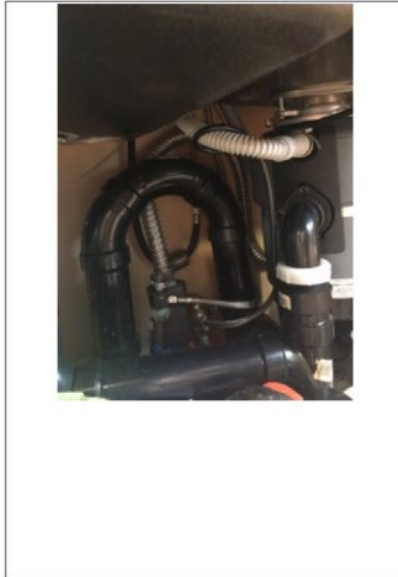
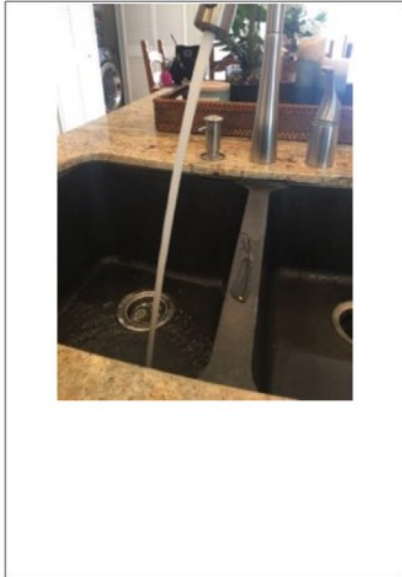
**Sink/Faucet**  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

**Functional drainage**  Satisfactory  Marginal  Poor

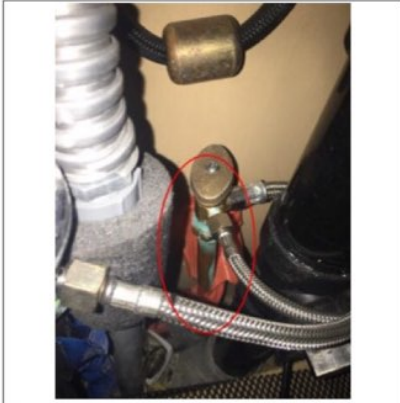
**Functional flow**  Satisfactory  Marginal  Poor

**Comments** Some corrosion around the plumbing piping joints under the kitchen sink, but no visible leaks at time of inspection. Recommend monitoring for future leaks or repairs.

**Photos**







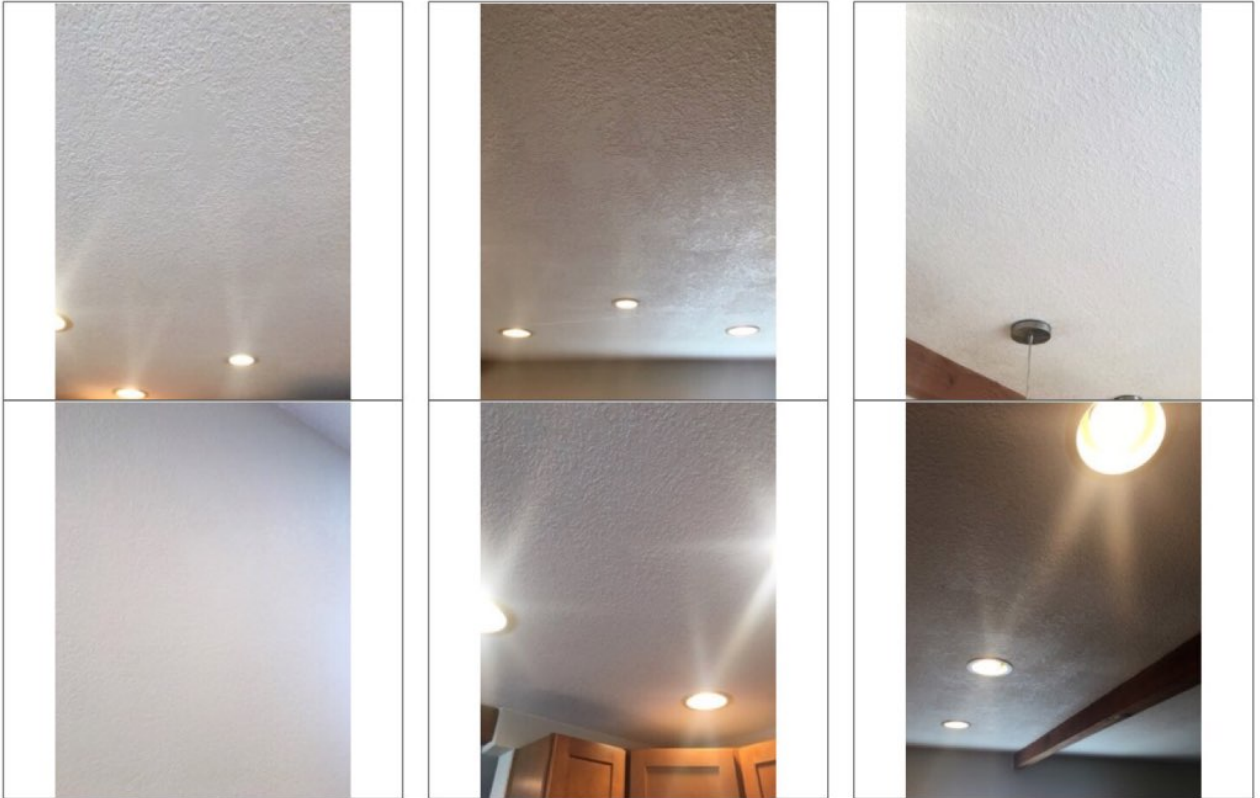
Some corrosion around the plumbing piping joints under the kitchen sink, but no visible leaks at time of inspection. Recommend monitoring for future leaks or repairs.

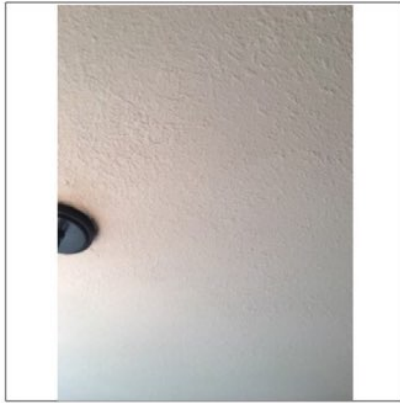
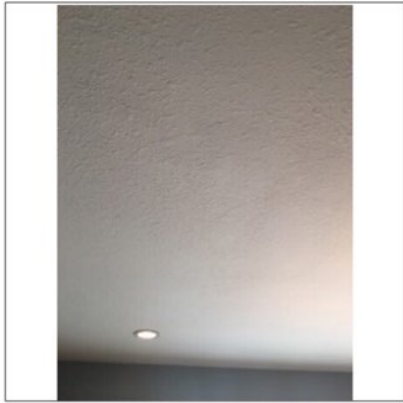
**Walls & Ceiling**

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

**Comments**

**Photos**





**Heating/Cooling Source**

Yes  No

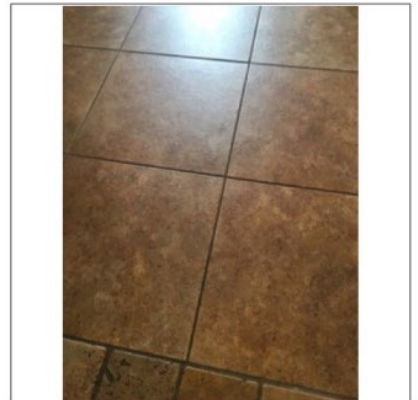
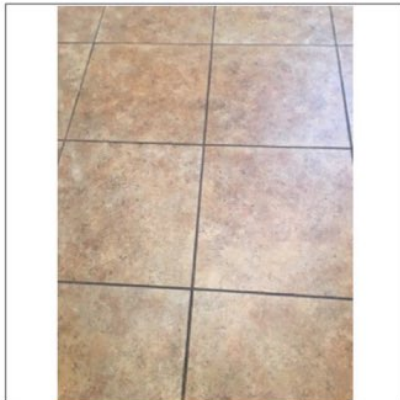
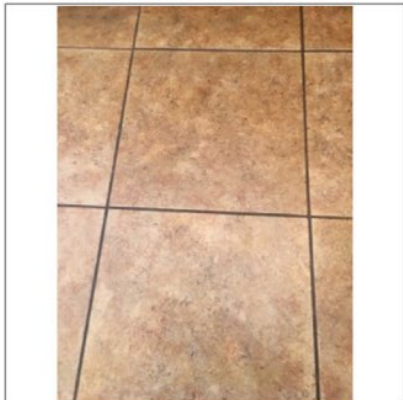
**Comments**  
**Photos**



**Floor**

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

**Comments**  
**Photos**





**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
- 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**    Missing gas cap on stove top of range. Recommend replace.

**Photos**





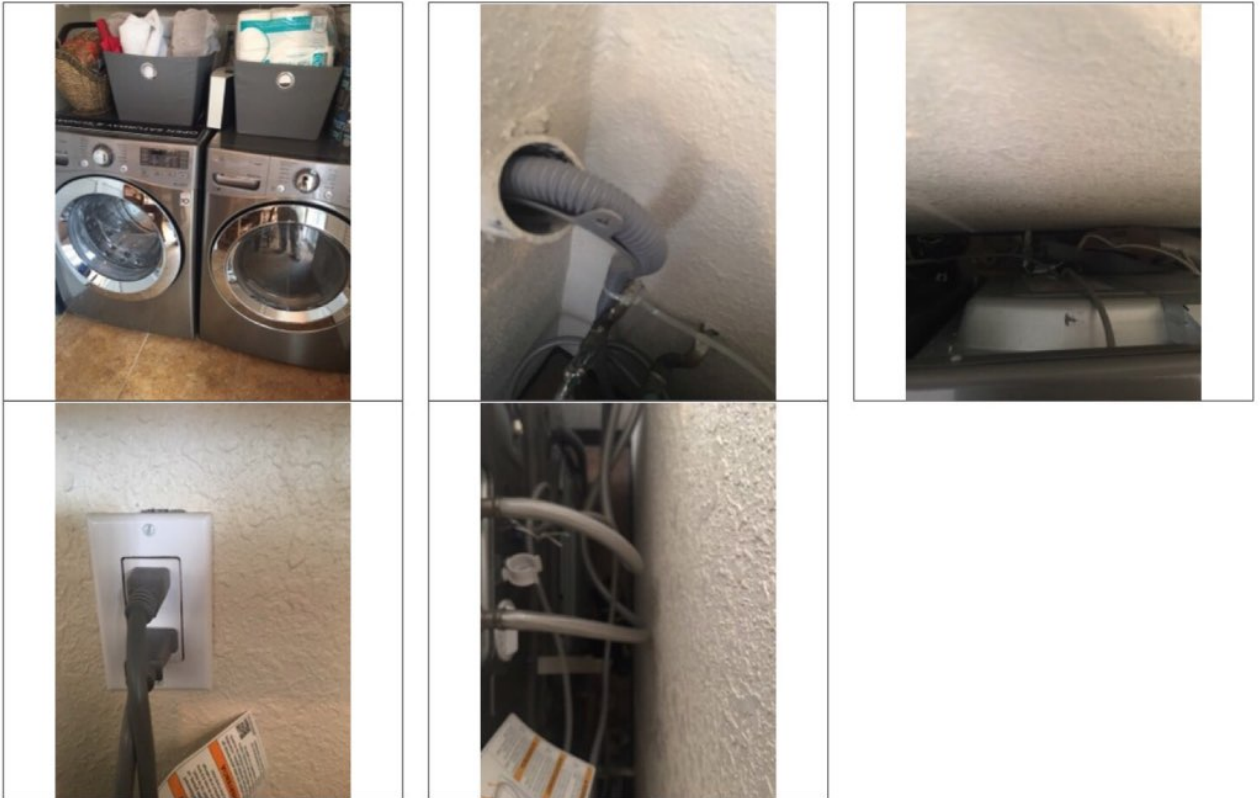
# Laundry Room

## Laundry

- Laundry sink**  N/A
- 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 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

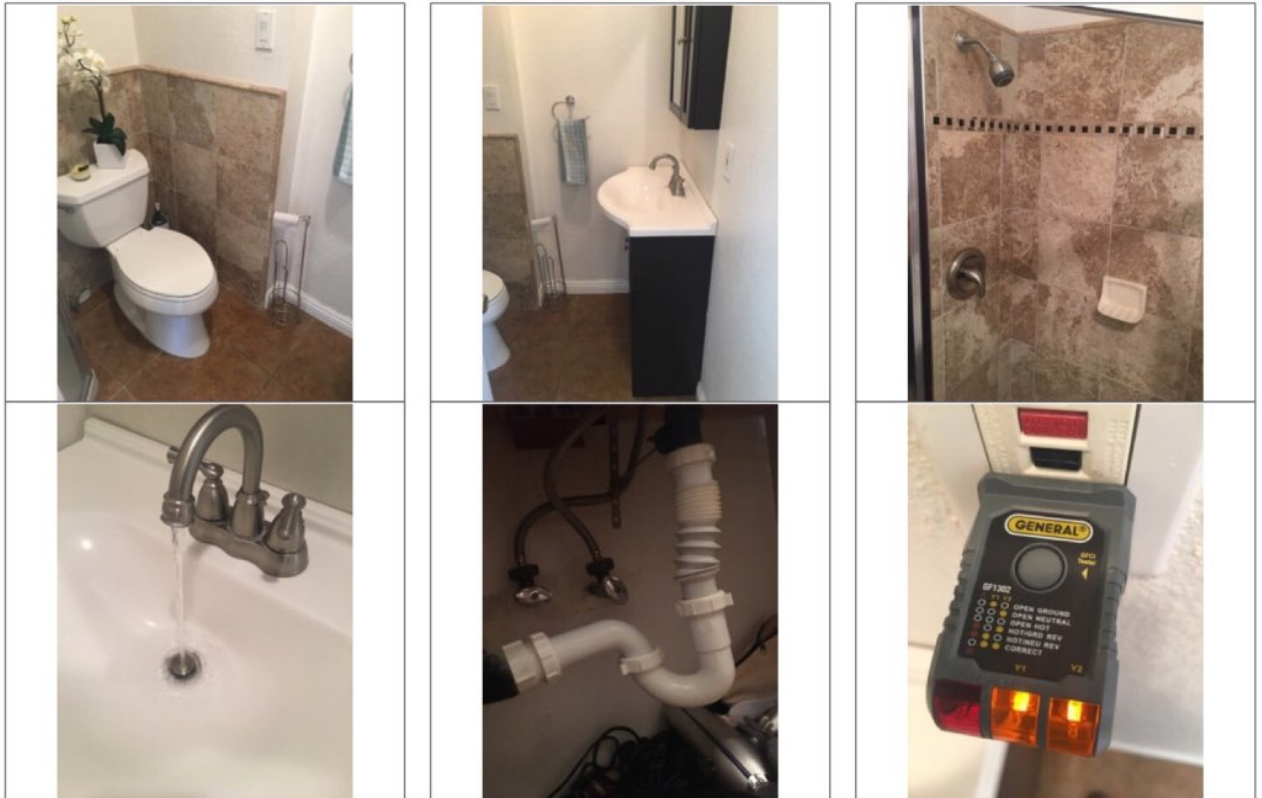
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

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

**Comments**

**Photos**



# Bathroom (1)

**Bath**

**Location** First floor 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

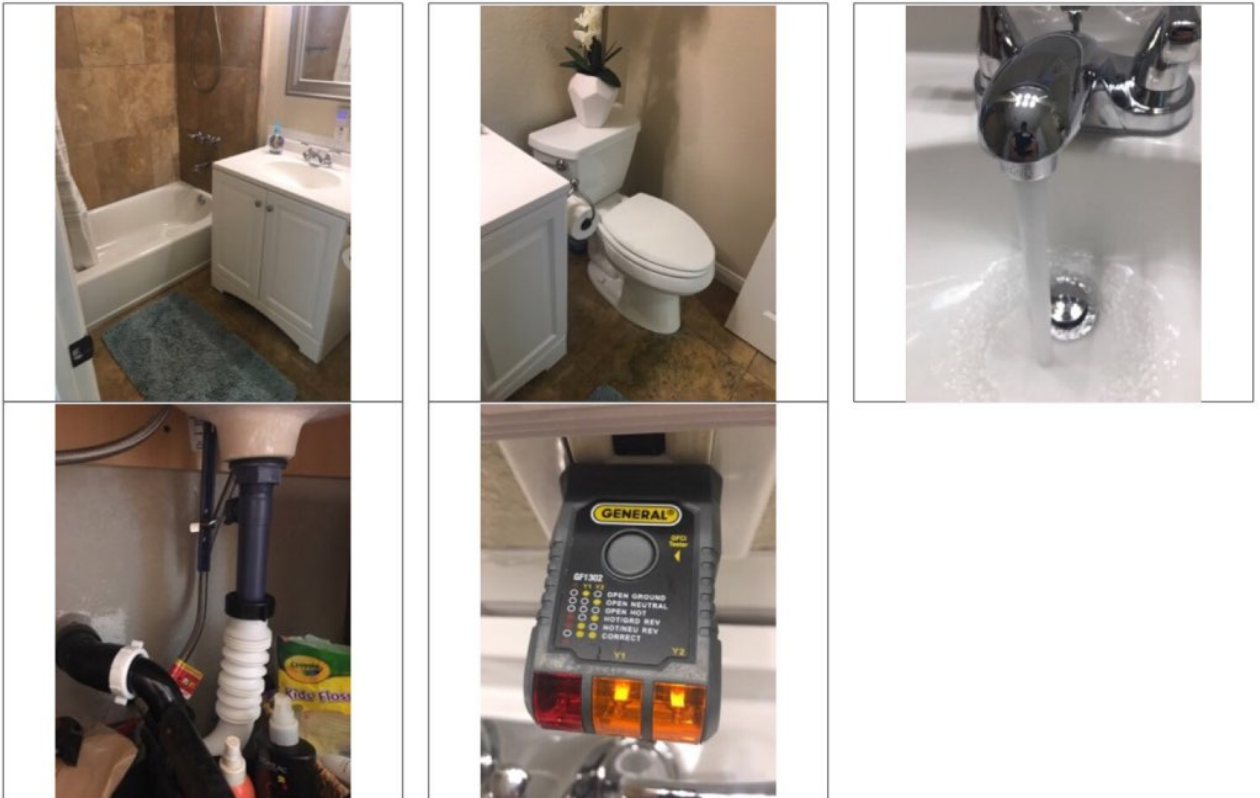
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

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

**Comments**

**Photos**



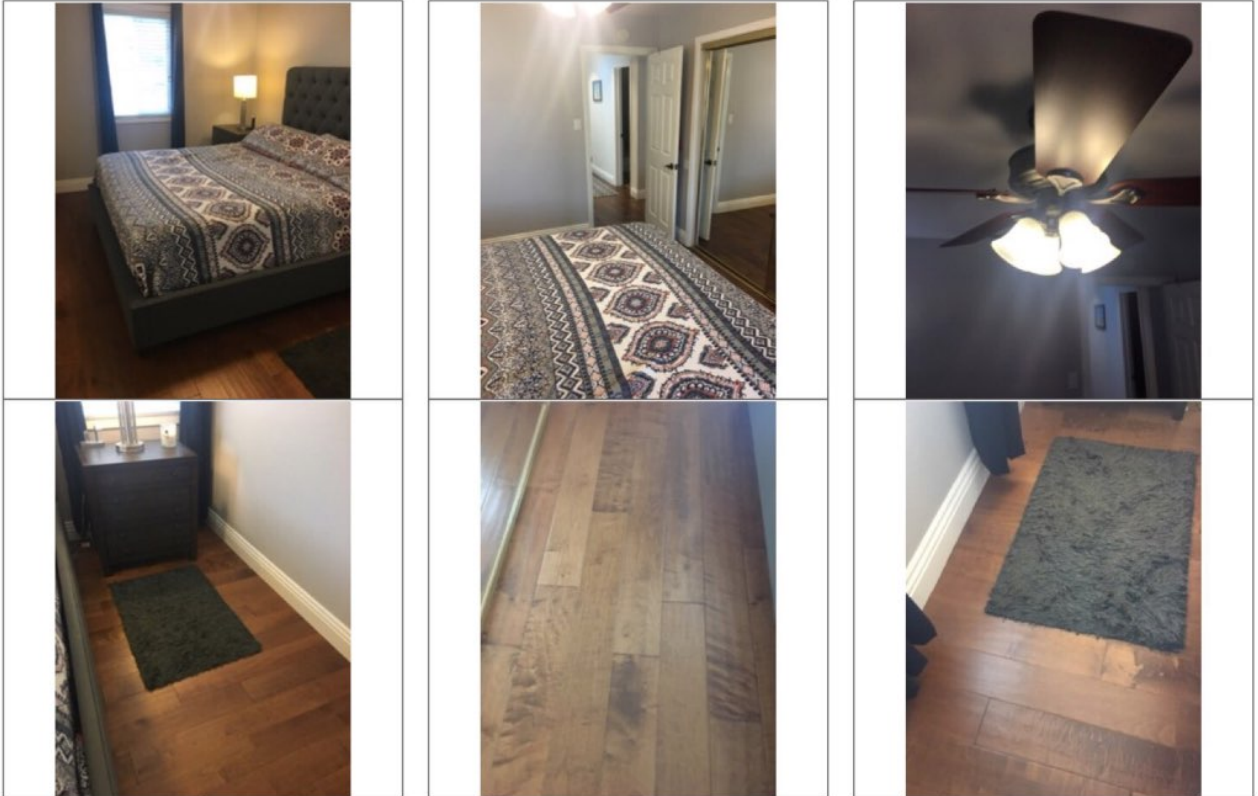


# Room

**Room**

**Location** First floor  
**Type** MASTER 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

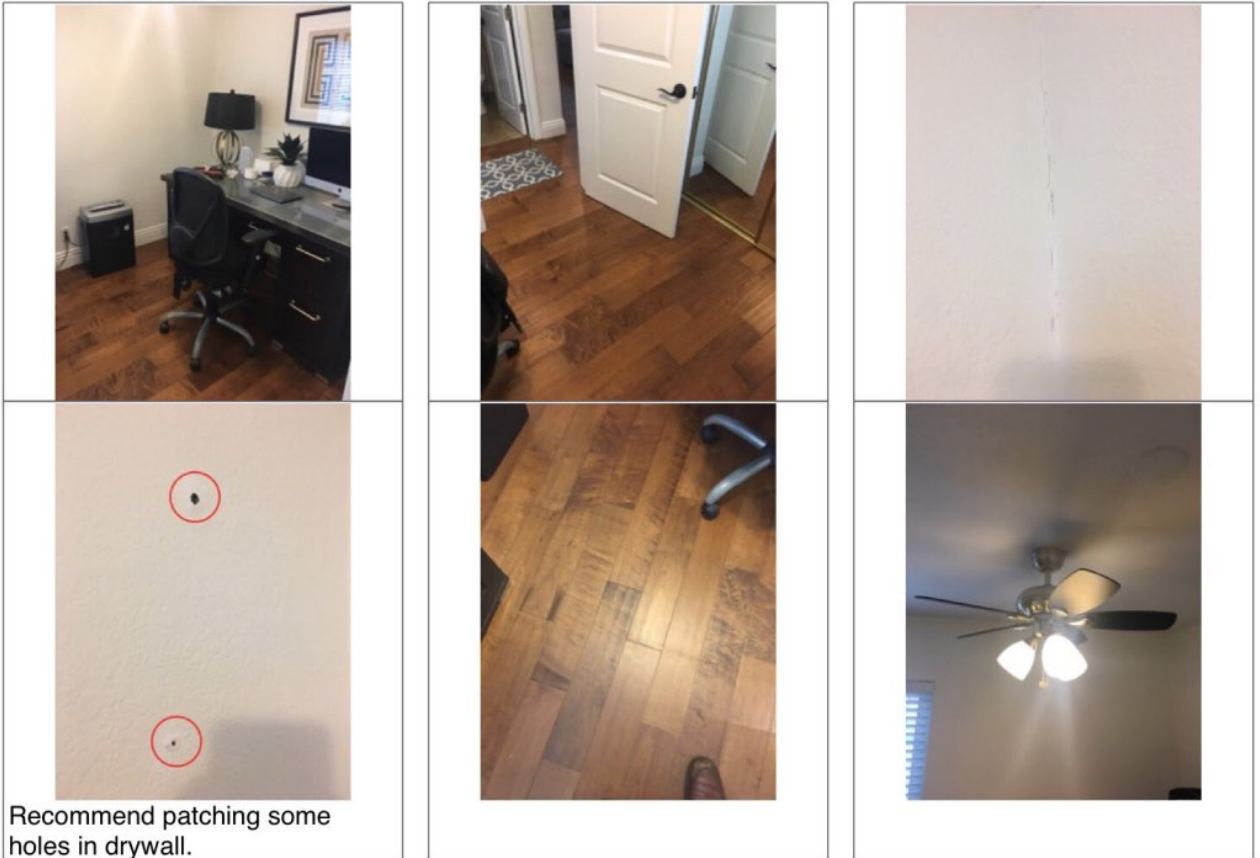
**Comments**  
**Photos**



# Room (1)

**Room**

**Location** First floor  
**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** Recommend patching some holes in drywall.  
**Photos**

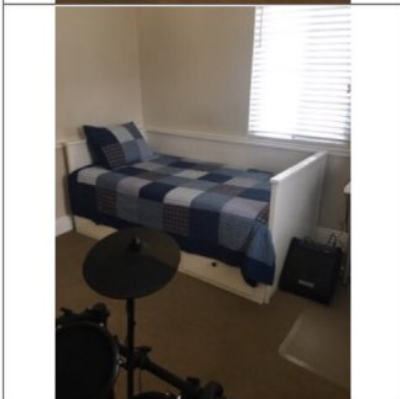
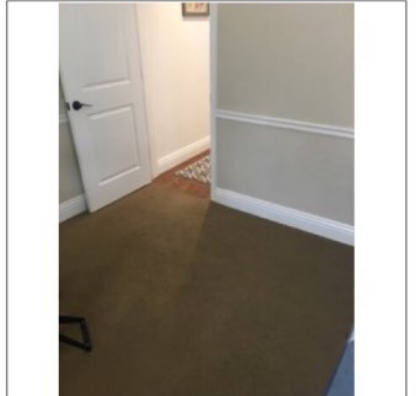
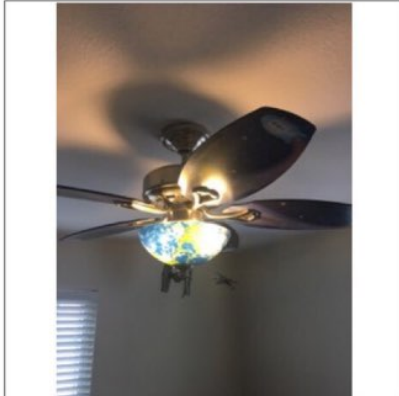
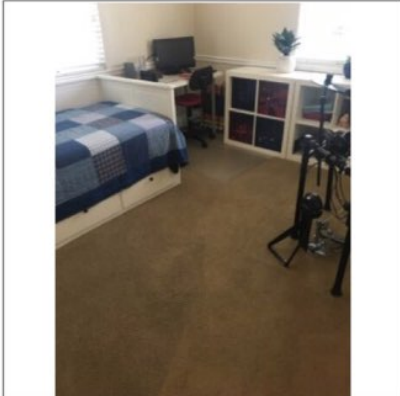


# Room (2)

**Room**

**Location** First floor  
**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**  
**Photos**





# 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

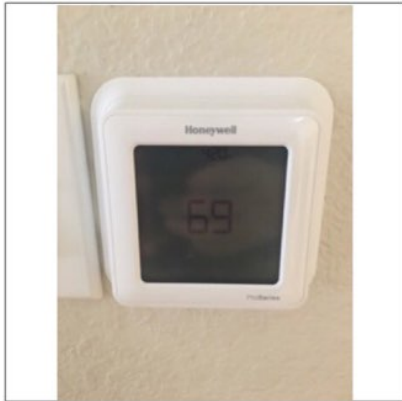
**Hearth extension adequate**  Yes  No

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

**Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  
 Not evaluated

**Comments**

**Photos**



## 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**

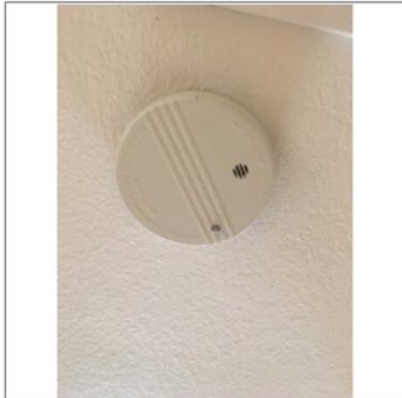
## Smoke/Carbon Monoxide detectors

**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

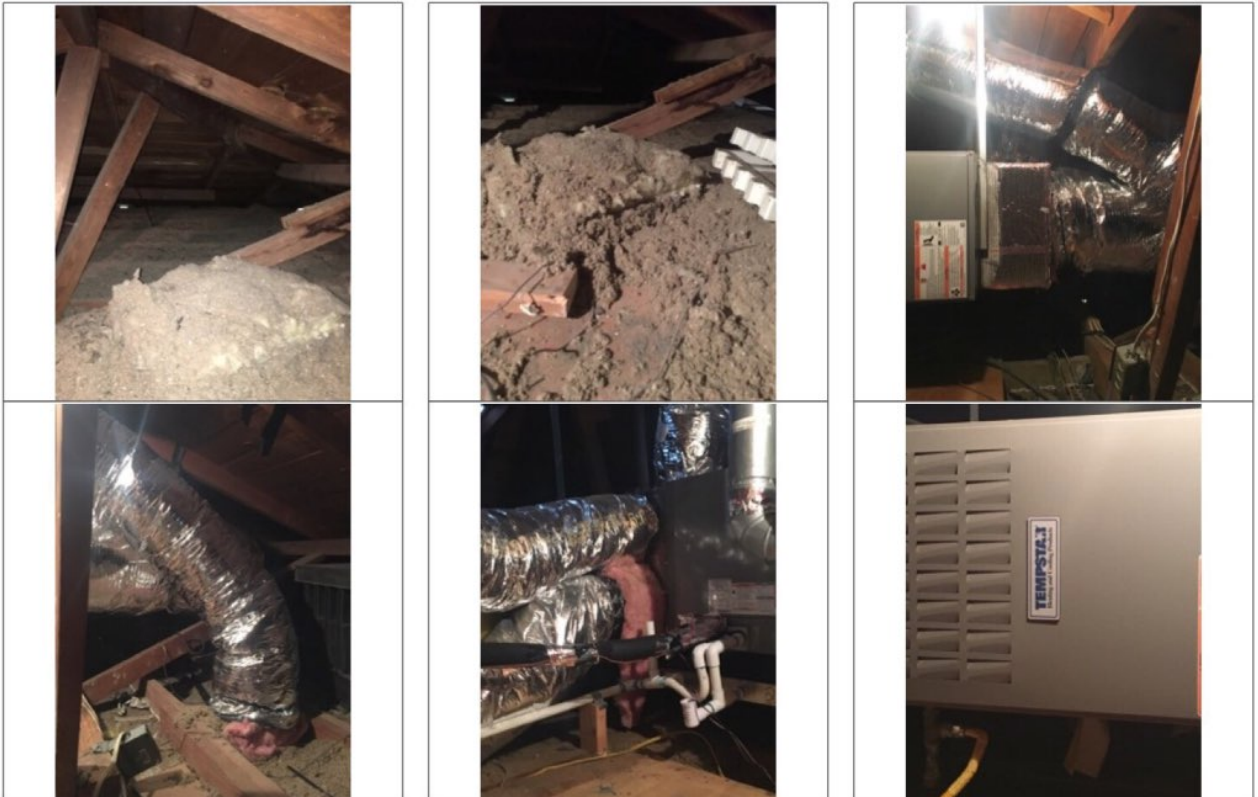
**Photos**

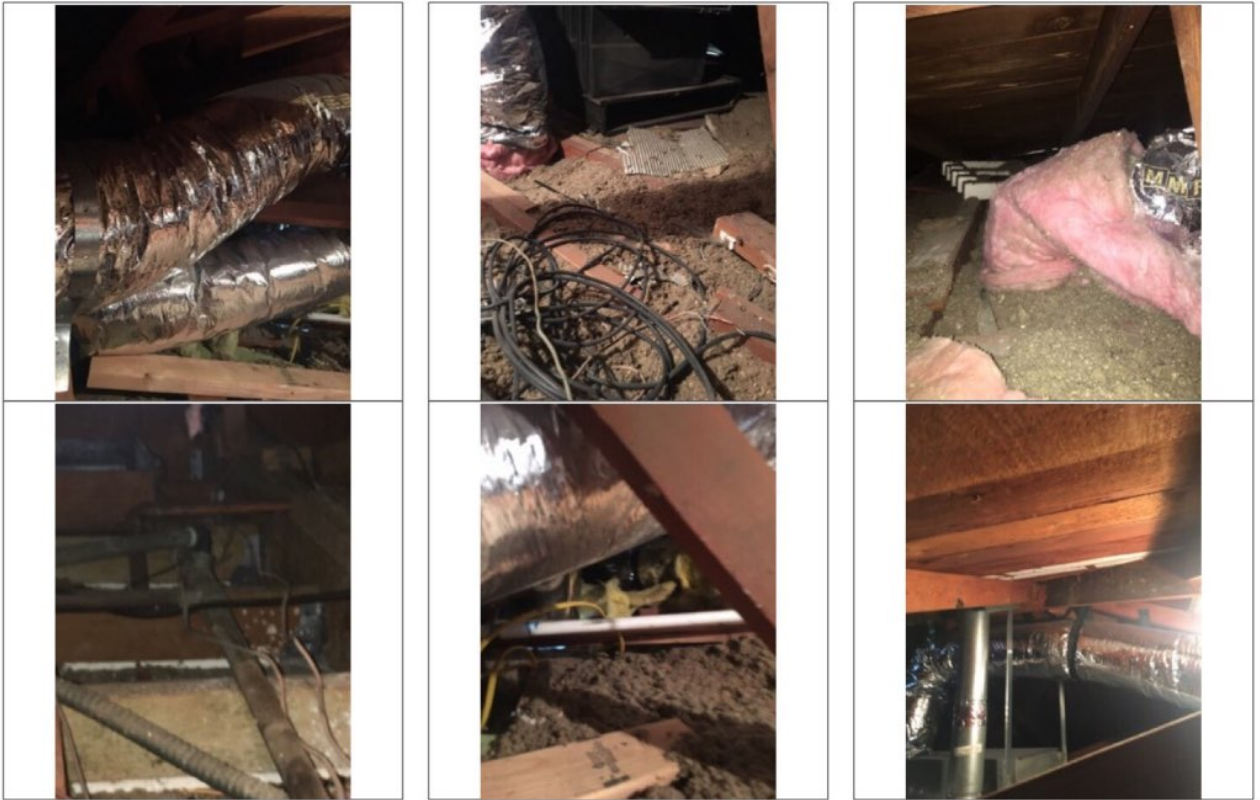


# Interior

## 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:  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** Furnace located in attic. Cooper plumbing pipes located in attic.
- Photos**







# Plumbing

## Water service

**Main shut-off location** Outside at curbside

**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**

## Main fuel shut-off location

N/A

**Location** On the side exterior 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

**Vented**  Yes  No

**Comments**

## Water heater #1

N/A

**General** Brand Name: State Industries

Serial #: F04230081

Capacity: 39 gals

Approx. age: Unknown

**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** Recommend licensed plumber inspect and evaluate further. Recommend licensed contractor inspect and

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# Plumbing

**Water heater #1 cont.**

**Comments cont.** evaluate further for repairs of exterior water heater enclosure damage. Extensive drywall damage found and moisture intrusion found in enclosure. Evidence of rodent droppings found on water heater case. Recommend licensed pest control specialist inspect and evaluate further.

**Photos**



**Water heater #2**

N/A

**General** Brand Name:  
 Serial #:  
 Capacity:  
 Approx. age:

**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

# Plumbing

## Water heater #2 cont.

**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:Tempstar  
 Approx. age:Unknown  
 Unknown Model #: Serial #:  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:

**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** Exterior wall  
**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 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:  
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard  
**Comments**  
**Photos**



## Sub panel(s)

None apparent  
**Location(s)** Location 1: Garage wall  
 Location 2: None  
 Location 3: None  
**Evaluation**  Panel not accessible  Not evaluated  
 Reason: Behind garage refrigerator.  
 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**

**Photos**



**Evaporator Coil Section Unit #1**

N/A

**General**  Central system  Wall unit  
 Location:  
 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  
 Recommend technician evaluate

**Operation** Differential:

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

**Comments**

**Evaporator Coil Section Unit #2**

N/A

**General**  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

**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

## Photos

