



## Home Inspection Report



Happy Valley Rd, Roseburg, OR 97471

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**Inspection Date:**

Wednesday January 24, 2018

**Prepared For:**

Sample Report

**Prepared By:**

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**Report Number:**

180124A

**Inspector:**

Matthew Hald

**License/Certification #:**

OR--212229

**Inspector Signature:**



**THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.**

# Report Summary

## Items Not Operating

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None apparent

## Major Concerns

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None apparent

## Potential Safety Hazards

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Open junction boxes in attic - need cover plates.

Zonal heater in garage bathroom installed behind door could create a safety hazard if operated while door is opened against unit.

No carbon monoxide detector present.

Additional smoke detectors recommended.

## Deferred Cost Items

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Furnace that is 22+ years.

A/C that is 22+ years.

Water heater that is 10+ years.

## Improvement Items

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Extend drain line at NW corner of garage away from foundation 6 to 8 feet.

Repair erosion at SW corner of garage.

Remove moss build-up from roof.

Repair damaged downspout at NW corner of home.

Level AC/heat pump exterior unit.

Install dedicated electrical wiring for pellet stove.

Extend master bathroom vent lines to exterior of home.

Repair moisture damaged exterior window trim at family room window.

Repair areas of weathered siding and trim caulking.

Repair water heater electrical conduit where it has pulled away from clamp.

# Report Summary

## Items To Monitor

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Monitor furnace and heat pump and have professionally serviced routinely.

Monitor water heaters for leakage and failure.

Monitor attic area for rodent activity and have an evaluation conducted by a licensed pest control professional.

# Report Overview

## Scope of Inspection

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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. Visual inspection only.

## Main Entrance Faces

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North

## State of Occupancy

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Occupied  
Fully furnished

## Weather Conditions

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Cloudy  
Rain

## Recent Rain

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Yes

## Ground Cover

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Wet

## Approximate Age

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Constructed in 1974

# Grounds

## Service Walks

None  Not Visible

**Material**  Concrete  Flagstone  Gravel  Brick Other: Asphalt

**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home  
 Settling cracks  Public sidewalk needs repair

**Comments** Walkway had some typical cracking.

## Photos



Sidewalk at front of home



Breezeway between garage and main home structure

## 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 typical cracking.

Drain line at NW corner of garage should extend 5 to 6 feet away from foundation.

## Photos



Driveway at front of home



Drain line at NW corner of garage

## Porch

None  Not Visible

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

# Grounds

## Porch cont.

**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**

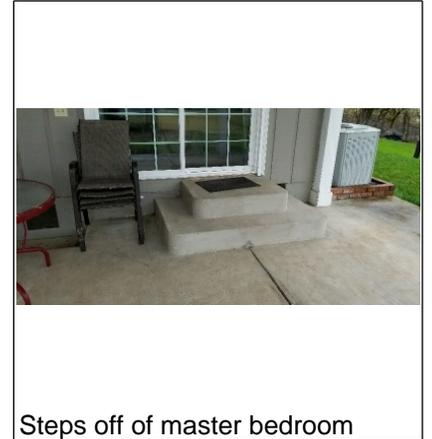
**Photos**



Stoop at front entrance



Steps off of family room



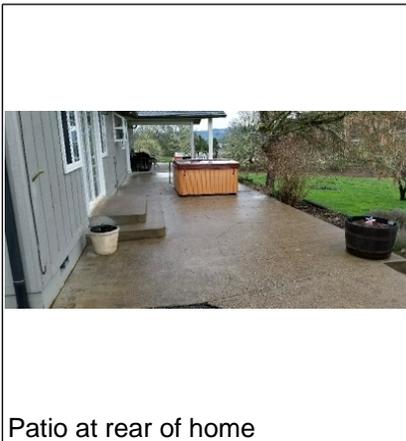
Steps off of master bedroom

## 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** Patio had some typical cracking and settlement.

**Photos**



Patio at rear of home

# Grounds

## 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**

**Photos**



Rear patio cover



Cover at main entrance

## 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**

## 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** General site drainage was properly sloping away from the house.

Foundation vents should be cleared of ground cover.

**Photos**

# Grounds



Ground cover partially blocking foundation vent on north side of home



Ground cover partially blocking foundation vent on north side of home

## Retaining wall

None

**Material**

Brick  Concrete  Concrete block Other:  Railroad ties  Timbers

**Condition**

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

**Comments**

There is some ground erosion at the retaining wall ties at the SW corner of the garage. Recommend repair.

**Photos**



Ground erosion at SW corner of garage



Retaining wall at rear of home

## Hose bibs

N/A

**Condition**

Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve

**Operable**

Yes  No  Not Tested  Not On

**Comments**

Some hose bibs were winterized and not tested.

# 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: 1+ Layers  
Age: Approximately 5 years old  
Location: Main home structure

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

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

**Comments** Gable

## Ventilation System

None  N/A

**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other: .

**Comments** Soffit/Eave  
Gable  
Roof

## Photos



Gable vent

## Flashing

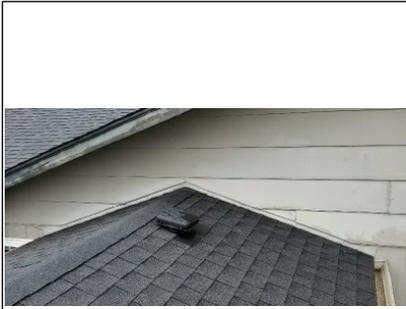
**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing  
 Separated from chimney/roof  Recommend Sealing Other: .

**Comments**

**Photos**

# Roof



Flashing at dormer roof over breezeway

## Valleys

N/A

**Material**  Not Visible  Galv/Alum  Asphalt  Lead  Copper Other: \_\_\_\_\_

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

**Comments**

**Photos**



Valleys over covered patio



Valleys over main entry



Valleys over west bedroom

## 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

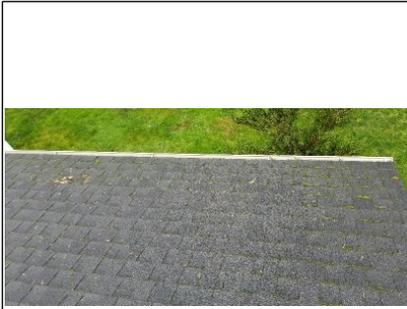
**Roof #2**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  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 coverings appeared overall satisfactory, but will need minor maintenance (moss removal).

**Photos**

# Roof



Moss build-up on north slope

## Skylights

N/A  Not Visible

**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

**Comments**

## Plumbing Vents

Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

**Comments** Plumbing vents were in adequate condition.

**Photos**



Plumbing vents on south roof slope

# Exterior

## Chimney(s)

None

**Location(s)** West

**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**



Chimney at west end of home

## 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** Downspouts had some visible damage, recommend repair.

**Photos**

# Exterior



Damaged downspout at NW corner of the home

## 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 was showing some wear, but still in functional condition.

Some siding was in need of normal painting / staining maintenance, recommend painting/staining.

## Photos



Weathered siding at west side of garage



Siding at west side of home with silicone caulking joints



Small damaged area of siding on south side of home

# Exterior



Weathered siding at south side of home

## 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.

## Photos



Trim at family room window with moisture damage



Weathered trim at south side of home

## Soffit

None

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Photos

# Exterior



Soffit at front entrance



Soffit at patio cover

## Fascia

None

**Material**

Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**

Satisfactory  Marginal  Poor

**Comments**

Fascia weathered/damaged, recommend repair.

**Photos**



Weathered fascia board at west side of main home structure

## Flashing

None

**Material**

Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**

Satisfactory  Marginal  Poor

**Comments**

## Caulking

None

**Condition**

Satisfactory  Marginal  Poor  
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments**

Caulking dried and cracked, recommend removing and replacing.

**Photos**

# Exterior



Caulking is weathered/cracked at family room patio door sill

## 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

- 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** Foundation (stem) wall contains typical cracks.

## 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

## Photos

# Exterior



Electrical service entry on west side of garage

## Building(s) Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry Other: .  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  
**Comments** Building structure not visible due to siding, no obvious defects present.

## 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**

**Photos**



Main entry door



Patio door at master bedroom



Patio door at family room

# Exterior



West side door

## Exterior A/C - Heat pump #1

- Unit #1**  N/A  
 Location: East side exterior  
 Brand: Trane  
 Model #: TWN030C100A4  
 Serial #: L1052RJFF  
 Approximate Age: Manufactured in 03/96
- 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): 25 Fuses/Breakers installed (amps): 25  
 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** Condensing unit not level, recommend re-leveling unit.  
 Heat pump was in normal working order.  
 Heat pump nearing its life expectancy recommend budgeting for new unit.

## Photos

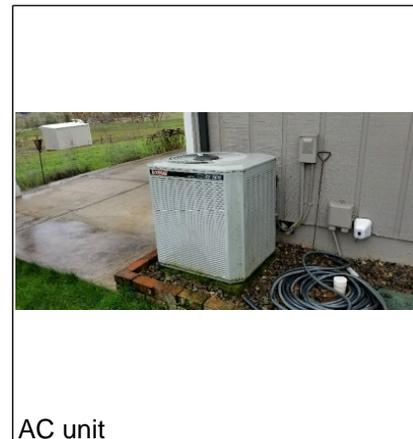
# Exterior



AC unit shut-off



AC information tag



AC unit

## 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

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

**Comments**

# Garage/Carport

## Type

 None

**Type**  Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport

**Comments** 2-car

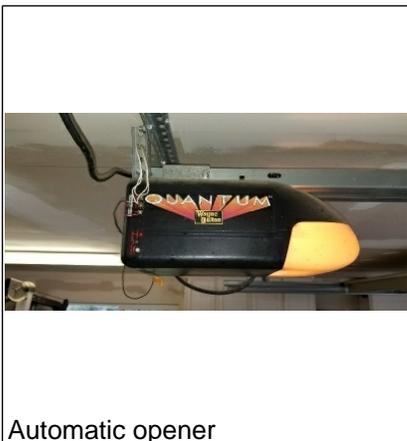
## Automatic Opener

 None  N/A

**Operation**  Operable  Inoperable

**Comments**

## Photos



Automatic opener

## Safety Reverse

 None  N/A

**Operation**  Operable  Not Operable  Need(s) adjusting  Safety hazard  
 Photo eyes and pressure reverse tested

**Comments**

## Roofing

**Material**  Same as house

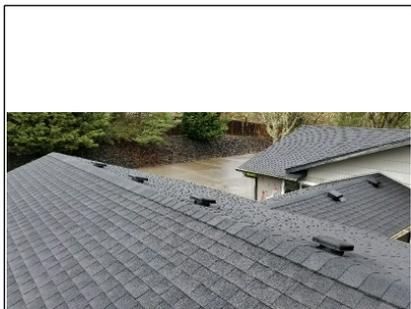
Type: Asphalt

Approx. age: 5 years Approx. layers: 1

**Comments** Roof appeared to be overall intact and in satisfactory condition.

## Photos

# Garage/Carport



Garage roof

## Gutters/Eavestrough

**Condition**  Satisfactory  Marginal  Poor  Same as house

**Comments**

## Siding

N/A

**Material**  Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard

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

**Comments** Siding was in need of normal maintenance repairs.

## Trim

N/A

**Material**  Same as house  Wood  Aluminum  Vinyl

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

**Comments** Trim was intact and in overall adequate condition.

## Floor

**Material**  Concrete  Gravel  Asphalt  Dirt Other: .

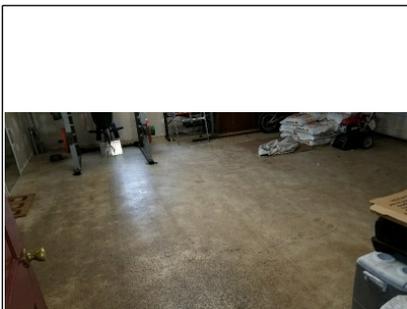
**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  
 Safety hazard

**Source of Ignition within 18" of the floor**  N/A  Yes  No

**Comments** Garage floor has typical cracks.

**Photos**

# Garage/Carport



Garage floor

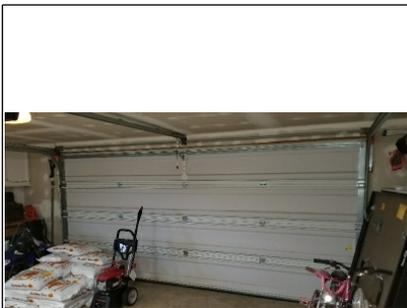
## Sill Plates

- None  Not Visible  
**Type**  Floor level  Elevated  
**Condition**  Rotted/Damaged  Recommend repair  
**Comments** Sill plates not visible.

## 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** Garage door and opener was in normal working order.

## Photos



Garage door

## Exterior Service Door

- None  
**Condition**  Satisfactory  Marginal  Poor  Damaged/Rusted

**Comments**

## Photos

# Garage/Carport



Service door

## 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** Outlets were randomly tested and had correct polarity, except as noted.

## 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** Counter top has normal wear.

## Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/adjustment

**Comments** Cabinets have normal wear.

## 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** Water flow was normal with several fixtures operated at the same time.

There were no visible active piping leaks at the time of the inspection.

Drain lines had no visible leaks or signs of backup at the time of inspection.

## 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

**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)

# Kitchen

## Appliances cont.

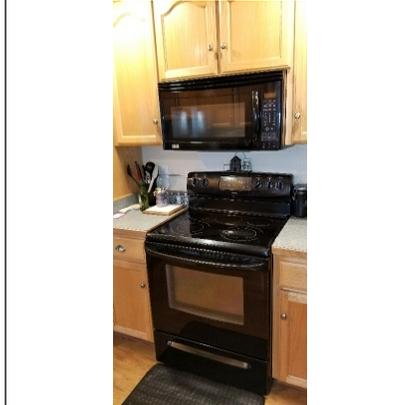
**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard

**Comments** Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

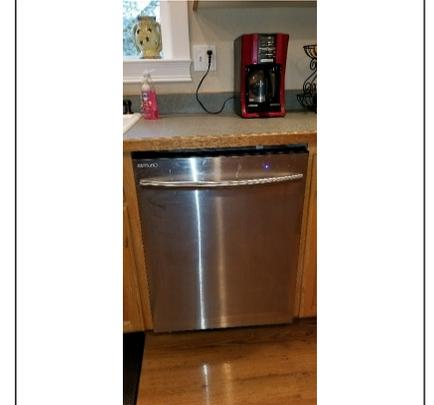
## Photos



Refrigerator



Oven/range, microwave/vent



Dishwasher

# 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



Washing machine supply and drain



Dryer vent and electrical supply



Washer and dryer

# Bathroom (1)

## Bath

**Location** Garage bathroom

**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

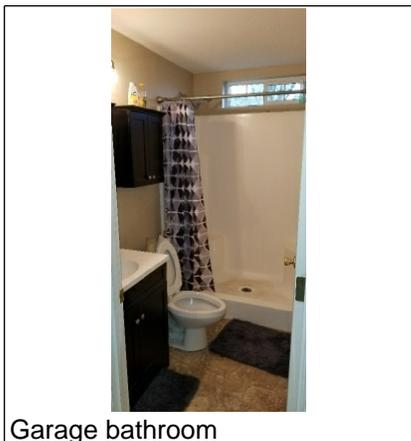
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments** Drains show no signs of back-up during time of inspection.

Exhaust fan not present.

Zonal heater installed behind door could create a safety hazard if operated while door is open against unit.

## Photos



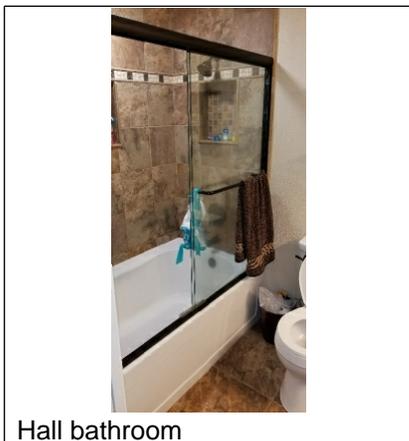
Garage bathroom

## Bathroom (2)

### Bath

- Location** Hall bathroom
- 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: Tile 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** Drains show no signs of back-up during time of inspection.

### Photos



Hall bathroom

# Bathroom (3)

## Bath

**Location** Master 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: Tile 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

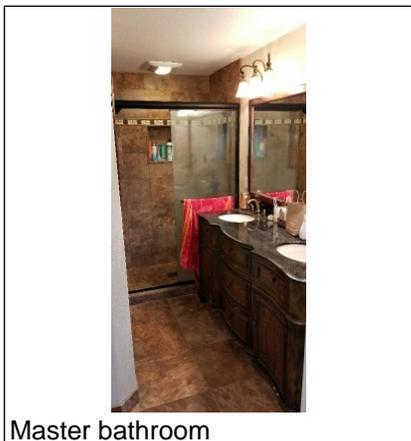
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

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

**Comments** Drains show no signs of back-up during time of inspection.

## Photos



Master bathroom

# Room (1)

## Room

**Location** SE

**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

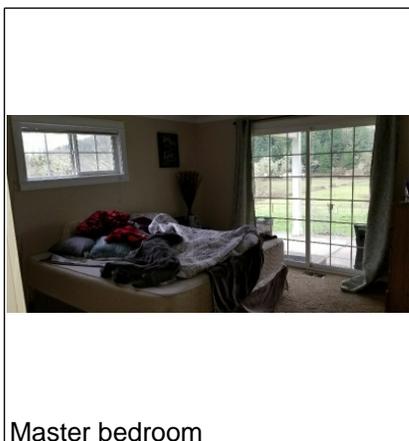
**Bedroom Egress restricted**  N/A  Yes  No

**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 (2)

## Room

**Location** NE

**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** Staining on bedroom carpet.

## Photos



Staining on bedroom carpet



NE bedroom

# Room (3)

## Room

**Location** North

**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

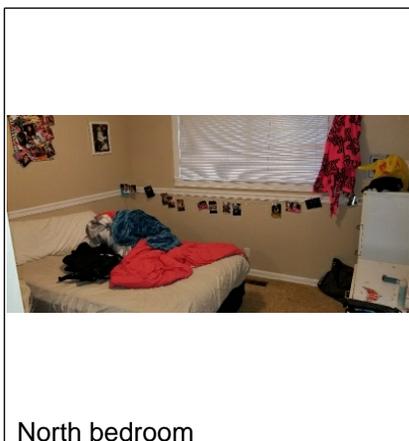
**Bedroom Egress restricted**  N/A  Yes  No

**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



# Room (4)

## Room

**Location** 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

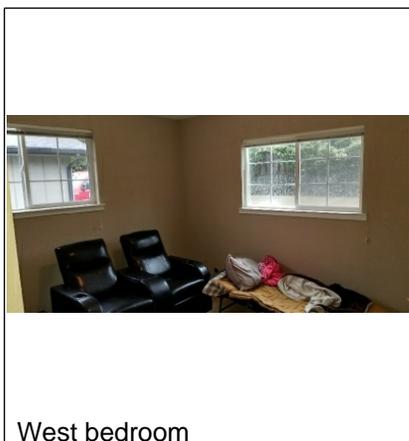
**Bedroom Egress restricted**  N/A  Yes  No

**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

## Photos



# Interior

## Fireplace

None

**Location(s)** Family room

**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** Electrical power cord for pellet stove is plugged into a cabinet outlet, recommend dedicated wiring for unit.

### Photos



Power cord for pellet stove plugged into cabinet electrical outlet



Pellet stove insert

## 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

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

**Comments** Recommend changing smoke detectors batteries every 6 months.

Recommend additional smoke detectors on interior of home.

Recommend installation of a carbon monoxide detector.

### Photos

# Interior



Smoke detector in NE bedroom



Smoke alarm in north bedroom



Smoke alarm in west bedroom

## 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: 12 inches  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

# Interior

## Attic/Structure/Framing/Insulation cont.

**Comments** Trusses showed no major defects or damage at the time of inspection.

Roof sheathing, examined from the attic, showed no major defects or moisture damage.

Insulation was sufficient for homes in this area.

Insulation was typical for this house design.

Ventilation was normal.

Recommend junction boxes be covered-SAFETY HAZARD.

Recommend extending bathroom vents to the exterior.

Rodent droppings present in attic, recommend evaluation by a licensed pest control professional.

No wood-damaging organisms or moisture damage detected in attic framing.

## Photos



Open electrical junction box in attic



Open electrical junction box in attic



Open electrical junction box in attic



Open electrical junction box in attic



Vents from master bathroom do not vent to exterior



Attic structure

# Interior



Plywood roof sheathing



Open electrical junction box in attic



Rodent droppings



Broken electrical junction box in attic

# Crawl Space

## Crawl space

N/A

**Type**  Full crawlspace  Combination basement/crawl space/slab

**Conditioned (heated/cooled)**  Yes  No

**Comments** There was no evidence of wood-damaging organisms or moisture damage present at crawlspace framing.

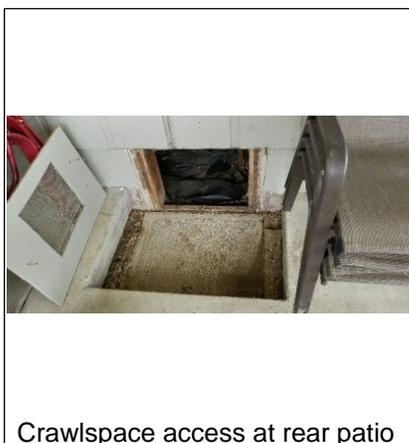
## Access

**Location**  Exterior  Interior hatch/door  Via basement  No access

**Inspected from**  Access panel  In the crawl space

**Comments**

**Photos**



Crawlspace access at rear patio

## Foundation walls

**Condition**  Satisfactory  Marginal  Have Evaluated  Monitor  Cracks  Movement

**Material**  Concrete block  Poured concrete  Stone  ICF  Wood  Brick

**Comments** Typical cracks.

## Floor

**Material**  Concrete  Gravel  Dirt Other: .

**Condition**  Typical cracks  Not Visible  Vapor barrier present

**Comments** Floor appeared to be in overall satisfactory condition.

## Seismic bolts

N/A  None visible

**Condition**  Appear satisfactory  Recommed evaluation

**Comments** Seismic bolts present on foundation.

## Drainage

**Sump pump**  Yes  No Operable:  Yes  No  Pump not tested

**Standing water**  Yes  No  Not Visible

**Evidence of moisture damage**  Yes  No

**Comments**

## Ventilation

N/A

# Crawl Space

## Ventilation cont.

- Location**  Wall vents  Power vents  None apparent  
**Condition**  Additional ventilation recommended  Evidence of moisture damage

**Comments**

## Girders/Beams/Columns

- Material**  Steel  Wood  Masonry  
**Condition**  Satisfactory  Marginal  Poor  Not Visible  Sagging/Altered

**Comments**

**Photos**



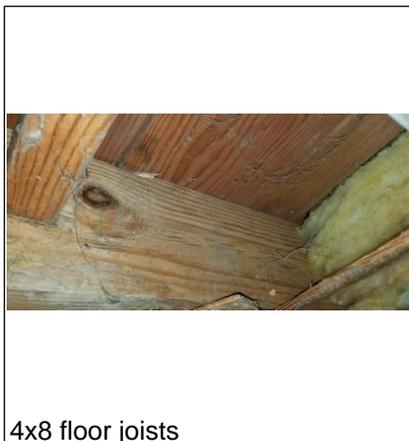
Post and beam

## Joists

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

**Comments**

**Photos**



4x8 floor joists

## Subfloor

- Not Visible  
**Condition**  Indication of moisture stains/rotting

**Comments**

# Crawl Space

## Insulation

- Type**  None  
 Fiberglass  Cellulose  Rockwool  Foam  Not Visible  
Fiberglass
- Location**  Walls  Between floor joists Other: .

**Comments**

**Photos**



## Vapor barrier

- Present**  Yes  No  Not Visible  Improperly installed
- Material**  Kraft/foil faced  Plastic  Not Visible Other: .
- Condition**  Satisfactory  Marginal  Poor
- Comments**

# Plumbing

## Water service

**Main shut-off location** On the east side exterior

**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: Plastic strapping

**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



Water shut-off control at east side of home



PVC drain lines



PEX water supply line

# Plumbing



Insulated copper water supply line

## Main fuel shut-off location

N/A

## Location

## 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: American Water Heater  
Serial #: 0502156807  
Capacity: 50  
Approx. age: 10 years old, manufactured in 2008

**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

## Photos

# Plumbing



Conduit is pulling away from clamp



Water heater information tag



Water heater in laundry closet

## Water heater #2

N/A

**General**  
 Brand Name: American Water Heater  
 Serial #: Unknown  
 Capacity: 50  
 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**   Insulated, unable to evaluate

### Photos



Garage water heater

## Water softener

None

**Loop installed**    Yes    No

**Plumbing hooked up**    Yes    No

# Plumbing

Water softener cont.

Plumbing leaking  Yes  No

Comments

# Heating System

## Heating system

**Unit #1** Brand name: Trane  
 Approx. age: Manufactured 02/96  
 Unknown Model #: TWV030B140A1 Serial #: L08396755  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** Furnace was in normal working order at the time of the inspection.

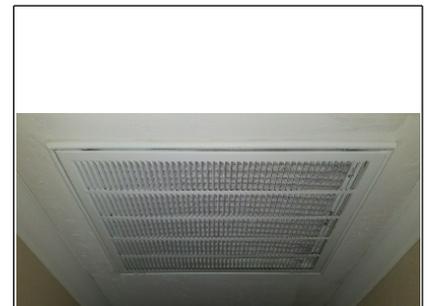
### Photos



Furnace information tag



Furnace



Filter

# Heating System

## 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** Zonal heating units installed in garage.

# Electric/Cooling System

## Main panel

**Location** Laundry closet

**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:

**Comments** Panel size appeared to be compatible to service size.

No signs of overheating were evident at the time of the inspection.

Outlets were randomly tested and had correct polarity, except as noted.

Some open junction boxes in attic were in need of covers.

## Photos



Electrical panel cover



Breaker layout



Wiring layout

## Sub panel(s)

None apparent

**Location(s)** Location 1: Garage  
Location 2: Barn  
Location 3: Hot Tub

**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:

# Electric/Cooling System

## Sub panel(s) cont.

**Branch wire**  Copper  Aluminum  Safety hazard Neutral/ground separated:  Yes  No Neutral isolated:  No

**Condition**  Satisfactory  Marginal  Poor

**Comments** No signs of overheating were evident at the time of the inspection.

Outlets were randomly tested and had correct polarity, except as noted.

## Photos



Breaker layout



Exterior panel cover



Wiring layout



Breaker box in barn



Hot tub power supply and shut-off

## Evaporator Coil Section Unit #1

N/A

**General**  Central system  Wall unit

Location: Exterior of home

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: N/A

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service

# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

**Condition cont.**  Not operated due to exterior temperature

**Comments** A/C was not operated due to outside temperature.

## 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

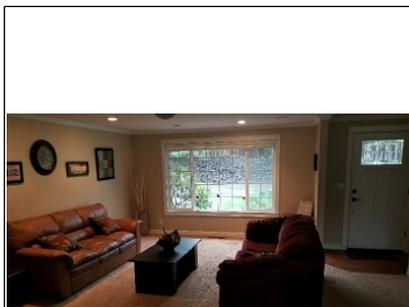
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**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** Typical cracks.

### Photos



Living room

# Dining Room

## Dining 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** Typical cracks.

**Photos**



Dining room



Typical cracking at ceiling



Typical cracking in ceiling

# Pool/Spa

## Area

N/A

Area around pool/spa  Concrete  Kool - Decking  Flagstone Other: .

Condition  Satisfactory  Marginal  Poor  Typical Cracking

Pool/Spa fencing  Yes  No Min Height(ft): . Gate Self-closing/latching:  Yes  No

Diving board platform  N/A  Satisfactory  Marginal  Poor

## Comments

## Photos



Hot tub information tag



Hot tub liner



Hot tub

## Liner(s)

Liner  Fiberglass/Acrylic  Plaster/Marcite  Exposed Aggregate/Pebble Tec  Vinyl Other: .

Water Clarity  Clear  Cloudy  Opaque  Not Visible  Pool closed for winter-not inspected

Condition  Satisfactory  Marginal  Poor Visible cracks/chips/stains:  Yes  No  Needs repair

## Comments

## Heater

N/A  N/A

Energy Source  Gas  Solar  Heat Pump  Electric Element

Pilot lit  Yes  No  N/A

Gas On  Yes  No  N/A

Operated  Yes  No

Operation Satisfactory  Yes  No

## Comments

## Filter(s) and Cleaning Systems

Filter Type  Sand  Cartridge  Diatomaceous Earth Other: .

Type  Pop-up heads  Pool vac  Whips Other: Cylinder

Operated  Yes  No

Operation Satisfactory  Yes  No

Self-fill Mechanism  Yes  No Operates:  Yes  No

Anti-Siphon valve  Yes  No

Leaks observed  Yes  No

# Pool/Spa

## Filter(s) and Cleaning Systems cont.

**Spa Blower**  Yes  No Operable:  Yes  No

**Recommendations**  Recommend pool technician repair/evaluate/service

**Comments**

## Electrical

**Pool/Spa light(s)**  Yes  No Operates:  Yes  No

**G.F.C.I. Present**  Yes  No  G.F.C.I Recommended Operates:  Yes  No

**Electrical equipment bonded**  Yes  No  Safety Hazard

**Time clock**  Yes  No Operates:  Yes  No

**Interior cover plate**  Yes  No

**Comments**

**Photos**



Hot tub power supply and shut-off