



# HOME INSPECTION REPORT



Address

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**Inspection Date:**

X-XX-XXXX

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Report prepared exclusively for customer named \_\_\_\_\_

**Prepared For:**

Customer

**Prepared By:**

**Inspector House** Calls LLC

911 Vernon St.

**Decorah, Ia. 52101**

**563-379-8461**

**563-382-1830** Fax

**bobhibbing7@gmail.com**

**Report Number:**

HC201049151

**Inspector:**

Robert Hibbing

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## REPORT OVERVIEW

**THE HOUSE IN PERSPECTIVE: OLDER HOME IN SATISFACTORY CONDITION WITH A FEW SAFETY AND GENERAL MAINTENANCE ITEMS.**

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### CONVENTIONS USED IN THIS REPORT

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**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

### THE SCOPE OF THE 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.

### BUILDING DATA

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Approximate Age:	80 years
Style:	Single Family
Main Entrance Faces:	West
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Damp    Temperature: Over 65°F

## RECEIPT / INVOICE

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Inspector House **Calls LLC**  
**911 Vernon St.**  
Decorah, Ia. 52101  
**563-379-8461**

Date: **x-xx-xxxx**

Inspection Number: **HC201049151**

Name: **Customer**

### Fee

Inspection:	\$xxx
Other**	<u>xx</u>
Total:	\$xxx

- Check #: **xxxx Paid in full; thank you, customer**
- Cash
- Credit Card:

\*\*  Radon     Pool / Hot Tub     Shipping     Well & Septic     WDO/WDI

Inspected By: **Robert Hibbing**  
License/Certification #: ASHI252497; IDPH S00285

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Report prepared exclusively for customer named \_\_\_\_\_



**SERVICE WALKS**

- None       *Public sidewalk needs repair*  
**Material:**     Concrete       Flagstone       Gravel       Brick       Other  
**Condition:**     Satisfactory       Marginal       Poor       *Trip Hazard*  
                    *Pitched towards home*       *Settling cracks*       Not visible       Typical cracks

**DRIVEWAY/PARKING**

- None  
**Material:**     Concrete       Asphalt       Gravel/Dirt       Brick       Other  
**Condition:**     Satisfactory       Marginal       Poor       Fill cracks and seal  
                    *Pitched towards home*       *Trip hazard*       *Settling Cracks*       Typical crack



Recommend sealing this crack to keep water from softening soil holding up the concrete here.

**PORCH (covered entrance)**

- None  
**Support Pier:**  Concrete       Wood       Not visible       Other  
**Condition:**     Satisfactory       Marginal       Poor       *Railing/Balusters recommended*  
**Floor:**         Satisfactory       Marginal       Poor       *Safety Hazard*

**STOOPS/STEPS**

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



Some of the block holding up the porch roof and floor had some cracks. Recommend sealing these cracks. Mor Flexx would be an example of a product that is used for this purpose.

**PATIO**

None

**Material:**  Concrete  Flagstone  Kool-Deck®  Brick  *Trip hazard*  
**Condition:**  Satisfactory  Marginal  Poor  *Settling Cracks*  
 *Pitched towards home (See remarks page)*  Drainage provided  Typical cracks

**DECK/BALCONY** (flat, floored, roofless area)

None

**Material:**  Wood  Metal  Composite  Not visible  *Railing/Balusters recommended*  
**Finish:**  Treated  Painted/Stained  Other  
 *Improper attachment to house*  *Railing loose*  
**Condition:**  Satisfactory  Marginal  Poor  *Wood in contact with soil*

**DECK/PATIO/PORCH COVERS**

None

*Earth to wood contact*

*Moisture/Insect damage*

**Condition:**  Satisfactory  Marginal  Poor  *Posts/Supports need Repair*  
**Recommend:**  Metal Straps/Bolts/Nails/Flashing  *Improper attachment to house*

**FENCE/WALL**

Not evaluated

None

**Type:**  Brick/Block  Wood  Metal  Chain Link  *Rusted*  Other  
**Condition:**  Satisfactory  Marginal  Poor  *Loose Blocks/Caps*  Typical cracks  
**Gate:**  N/A  Satisfactory  Marginal  Poor  *Planks missing/damaged*

**LANDSCAPING AFFECTING FOUNDATION**

(See remarks page)

**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*  Yard drains observed - not tested

**RETAINING WALL**

None

Material: Landscaping brick; wood rails

*Drainage holes recommended*

**Condition:**  Satisfactory  Marginal  Poor  *Safety Hazard*  *Leaning/cracked/bowed*  
(Relates to the visual condition of the wall)

**HOSE BIBS**

None

No anti-siphon valve

**Operates:**  Yes  No  Not tested  Not on

**GENERAL COMMENTS**

**INFO**



**ROOF VISIBILITY**  All  Partial  None  Limited by:

**INSPECTED FROM**  Roof  Ladder at eaves  Ground (*Inspection Limited*)  With Binoculars

**STYLE OF ROOF**

**Type:**  Gable  Hip  Mansard  Shed  Flat  Other  
**Pitch:**  Low  Medium  Steep  Flat

**ROOF COVERING**

**Roof #1:** Type: **Asphalt** Estimated Layers: **1+ Layers** Approximate age of cover: **15-20+** years  
**Roof #2:** Type: **INFO** Estimated Layers: **INFO** Approximate age of cover: **INFO** years  
**Roof #3:** Type: **INFO** Estimated Layers: **INFO** Approximate age of cover: **INFO** years

**VENTILATION SYSTEM** **Type:**  Soffit  Ridge  Gable  Roof

**Appears Adequate:**  Yes  No  Turbine  Powered  Other  
 (See Interior remarks page) (See Attic section)

The older part of the house only had two roof vents. The attic seemed stuffy. Recommend a roofer or contractor install some form of intake ventilation as well.

**FLASHING**

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

**VALLEYS**

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

**CONDITION OF ROOF COVERINGS**

**Roof #1:**  Satisfactory  Marginal  Poor  
**Roof #2:**  Satisfactory  Marginal  Poor  
**Roof #3:**  Satisfactory  Marginal  Poor

**Condition:**  Curling  Cracking  Ponding  Burn Spots  Broken/Loose Tiles/Shingles  
 Nail popping  Granules missing  Alligatoring  Blistering  Missing Tabs/Shingles/Tiles  
 Moss buildup  Exposed felt  Cupping  Incomplete/Improper Nailing





There were two areas of shingle deterioration. They were both in the southeast quadrant of the garage roof. Plan on replacing the shingles within five years or so.



The Maple tree will want to contribute to the west gutters. Keep gutters clean. The valleys both have a metal under-flashing. Satisfactory!

**SKYLIGHTS**

N/A       *Cracked/Broken*       Not visible

**Condition:**       Satisfactory       Marginal       Poor

**PLUMBING VENTS**

Yes       No       Satisfactory       Marginal       Poor

*Recommend roofer evaluate*       Not Visible

*Conditions reported above reflect visible portion only*

**GENERAL COMMENTS**

**INFO**

 **EXTERIOR**

**CHIMNEY(S)**     None    Location(s): **INFO**

**Viewed From:**     Roof     Ladder at eaves     Ground 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

**Flue:**     Tile     Metal     **Unlined**     Not visible

**Evidence of:**     Scaling     Cracks     Creosote     **Not evaluated (See remarks page)**

**Have flue(s) cleaned and re-evaluated**     **Recommend Cricket/Saddle/Flashing**

**Condition:**     Satisfactory     Marginal     Poor

---

**GUTTERS/SCUPPERS/EAVESTROUGH**     None     **Needs to be cleaned**     **Downspouts needed**

**Material:**     Copper     Vinyl/Plastic     Galvanized/Aluminum     Other

**Condition:**     Satisfactory     Marginal     Poor     **Rusting**

**Leaking:**     Corners     Joints     **Hole in main run**

**Attachment:**     Loose     **Missing spikes**     **Improperly sloped (See remarks page)**

**Extension needed:**     North     South     East     West



The downspout extension on the northeast corner of the garage is perforated tile. This is not recommended for moving water. However, it would appear that the tile discharges here, at the southeast corner of the home, and it is solid tile by that time. Note in the lower right photo that there is water resting in the bottom of the tile. This may indicate that the tile converts from drain tile to solid tile somewhere along its length. As long as garage water is moved at least six feet from the foundation, I'll call the tile satisfactory.



**SIDING**

(\*See remarks page EIFS)

- Material:**     Stone     Slate     Block/Brick     Fiberboard     Fiber-cement     Stucco  
 EIFS\*     Asphalt     Wood     Metal/Vinyl     Other  
 Typical cracks     **Monitor**     **Wood rot**     Peeling paint     **Loose/Missing/Holes**
- Condition:**     Satisfactory     Marginal     Poor     **Recommend repair/painting**



Recommend sealing the bottom ends of the j channel to keep water out of the wall.



**TRIM, SOFFIT, FASCIA, FLASHING**

- Material:**     Wood     Fiberboard     Aluminum/Steel     Fiber Cement     Stucco  
 **Recommend repair/painting**     **Damaged wood**     Other
- Condition:**     Satisfactory     Marginal     Poor

**CAULKING**

- Condition:**     Satisfactory     Marginal     Poor  
 **Recommend around windows/doors/masonry ledges/corners/utility penetrations**



These southern-

exposure windows had vulnerable wood casing. When it's been dry for a while, recommend sealing this wood.

**WINDOWS & SCREENS**

- Material:**  Wood  Metal  Vinyl  Aluminum/Vinyl Clad  
**Screens:**  Torn  Bent  Not installed  Glazing/caulk needed  
**Condition:**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting

**STORMS WINDOWS**

- None  Not installed  Wood  Clad comb.  Wood/metal comb.  
**Putty:**  Satisfactory  Glazing/caulk needed  N/A  
**Condition:**  Satisfactory  Broken/cracked  Wood rot  Recommend repair/painting

**SLAB-ON-GRADE/FOUNDATION**

- N/A (See Basement/Crawl Space)  
**Stem Wall:**  Concrete block  Poured concrete  Other  
**Condition:**  Satisfactory  Marginal  Poor  Not visible  
**Slab:**  Post tensioned  Poured concrete  Other  
**Condition:**  Satisfactory  Marginal  Poor (See comments page)

**GENERAL COMMENTS**

**INFO**


**ELECTRICAL/A/C - HEAT PUMP**

**SERVICE ENTRY**

- Underground     Overhead     *Weather head/mast needs repair*    Condition:     Sat.     Marginal     Poor  
**Exterior outlets:**     Yes     No    **Operative:**     Yes     No     *Overhead wires too low*  
**GFCI present:**     Yes     No    **Operative:**     Yes     No     *Less than 3' from balcony/deck/windows*  
 Reverse polarity     Open ground     Safety Hazard



*The GFCI mechanism did not trip in the west garage exterior outlet. Recommend replacing this GFCI outlet. Cycle GFCI trip mechanisms about monthly to keep them limbered up.*

**BUILDING(S) EXTERIOR WALL CONSTRUCTION**

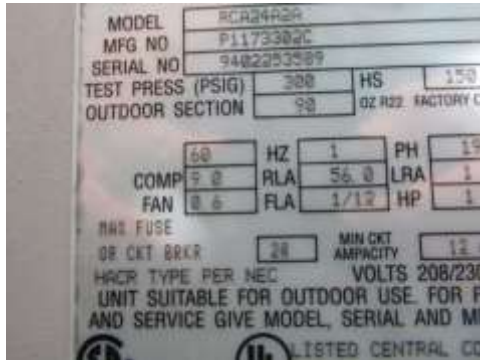
- Type:**     Not visible     Framed     Masonry     Other  
**Condition:**     Satisfactory     Marginal     Poor     Not visible

**EXTERIOR DOORS**

- |   |  |  |  |                                  |
|---|--|--|--|----------------------------------|
| <b>Weatherstripping:</b> <input checked="" type="checkbox"/> Satisfactory | <b>Patio</b> <input type="checkbox"/> Marginal | <b>Storm</b> <input type="checkbox"/> Poor | <b>Entrance</b> <input type="checkbox"/> Missing | <input type="checkbox"/> Replace |
| <b>Door Condition:</b> <input checked="" type="checkbox"/> Satisfactory   | <input type="checkbox"/> Marginal              | <input type="checkbox"/> Poor              |  |                                  |

**EXTERIOR A/C - HEAT PUMP**

**UNIT #1:**     N/A                      **Location:** South



Brand: **Amana**                                      Model #: **RCA24A2A**                                      Approximate age: **22** yrs.  
**Outside Disconnect:**  Yes     No    Maximum fuse/breaker rating: **20** Amp                                      Fuses/breakers installed: **30** Amp  
**Level:**                                       Yes     No     *Cabinet/housing rusted*                                       *Improperly sized fuses/breakers*  
**Condenser Fins:**     *Damaged*                                       Need cleaning                                       *Damaged base/pad*  
**Condition:**                                       Satisfactory     Marginal                                       Poor

**UNIT #2:**                                       N/A                                      **Location:**  
Brand: **INFO**                                      Model #: **INFO**                                      Approximate age: **INFO** yrs.  
**Outside Disconnect:**  Yes     No    Maximum fuse/breaker rating: **???** Amp                                      Fuses/breakers installed: **???** Amp  
**Level:**                                       Yes     No     *Cabinet/housing rusted*                                       *Improperly sized fuses/breakers*  
**Condenser Fins:**     *Damaged*                                       Need cleaning                                       *Damaged base/pad*  
**Condition:**                                       Satisfactory     Marginal                                       Poor

**GENERAL COMMENTS**

**INFO**



**TYPE**  None  Attached  Detached  1-car  2-car  3-car  4-car

**AUTOMATIC OPENER**  Yes  No  Operable  Inoperable  *Remote not available*

**SAFETY REVERSE**  
**Operable:**  Pressure reverse  Electric eye  *Need(s) adjusting*  *Safety hazard*

**ROOFING**  
**Material:**  Same as house Type: **INFO** Approx. Age: **INFO** Approx. layers: **INFO**

**GUTTERS / EAVESTROUGH**  None  Satisfactory  Marginal  Poor

**SIDING / TRIM**  
**Siding:**  Same as house  Wood  Metal  Vinyl  
 Stucco  Masonry  Slate  Fiberboard  
**Trim:**  Same as house  Wood  Aluminum  Vinyl

**FLOOR**  
**Material:**  Concrete  Gravel  Asphalt  Dirt  Other  
**Condition:**  Satisfactory  Typical cracks  *Large settling cracks*  *Recommend evaluation/repair*  
**Burners less than 18" above garage floor:**  N/A  Yes  No  *Safety hazard*

**SILL PLATES**  Not visible  Floor level  Elevated  *Rotted/Damaged*  *Recommend repair*

**OVERHEAD DOOR(S)**  N/A  
**Material:**  Wood  Fiberglass  Masonite  Metal  *Recommend repair*  
**Condition:**  Satisfactory  Marginal  Poor  *Overhead door hardware loose*  
*Recommend Priming/Painting Inside & Edges:*  Yes  No  *Recommend lubrication*  *Weatherstripping missing/damaged*

**EXTERIOR SERVICE DOOR**  None  
**Condition:**  Satisfactory  Marginal  Poor  *Damaged/Rusted*

**ELECTRICITY PRESENT**  Yes  No  Not visible  
**Reverse polarity:**  Yes  No **Open ground:**  Yes  No  *Safety hazard*  
**GFCI Present:**  Yes  No **Operates:**  Yes  No  *Handyman/extension cord wiring*

**FIRE SEPARATION WALLS & CEILING** *(Between garage & living area)*  
 N/A  Present  *Missing*  
**Condition:**  Satisfactory  *Safety hazard(s)*  *Recommend repair*  *Holes walls/ceiling*  
**Fire door:**  Not verifiable  *Not a fire door*  *Needs repair*  Satisfactory  
 N/A  Satisfactory  Inoperable  Missing  *Needs repair*  
**Moisture Stains Present:**  Yes  No **Typical Cracks:**  Yes  No

**GENERAL COMMENTS**  
**INFO**





**COUNTERTOPS**

Satisfactory     Marginal     *Recommend repair/caulking*

**CABINETS**

Satisfactory     Marginal     *Recommend repair/adjustment*

**PLUMBING COMMENTS**

**Faucet Leaks:**     Yes     No    **Pipes leak/corroded:**     Yes     No  
**Sink/Faucet:**     Satisfactory     Corroded     Chipped     Cracked     *Recommend repair*  
**Functional Drainage:**     Adequate     Poor    **Functional Flow:**     Adequate     Poor

**WALLS & CEILING**

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

**HEATING / COOLING SOURCE**

Yes     No

**FLOOR**

**Condition:**     Satisfactory     Marginal     Poor     Sloping     Squeaks

**APPLIANCES**

*(See remarks page)*

<input checked="" type="checkbox"/> Disposal	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Exhaust fan	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Refrigerator	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Other	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No				

**Dishwasher Airgap:** Can't see  Yes     No    **Dishwasher Drain Line Looped:**     Yes     No  
**Outlets Present:**     Yes     No    Operable:     Yes     No  
**G.F.C.I.:**     Yes     No    Operable:     Yes     No  
**Open ground/Reverse polarity within 6' of water:**     Yes     No     *Potential safety hazard(s)*

**GENERAL COMMENTS**

**INFO**

## LAUNDRY ROOM

### ROOM COMPONENTS

- |                                     |  |  |   |   |   |
|-------------------------------------|--|--|---|---|---|
| <b>Laundry sink:</b>                | <input type="checkbox"/> N/A   | <b>Faucet leaks:</b>                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <b>Pipes leak:</b>                            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>Cross connections:</b>           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | <b>Heat source present:</b>                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <b>Room vented:</b>                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>Dryer vented:</b>                | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Wall                            | <input type="checkbox"/> Ceiling                 | <input type="checkbox"/> Floor                                      | <input type="checkbox"/> Not vented           |   |
|                                     | <input type="checkbox"/> <i>Not vented to Exterior</i>   | <input type="checkbox"/> <i>Recommend repair</i> |   | <input type="checkbox"/> <i>Safety hazard</i> |   |
| <b>Electrical:</b>                  | Open ground/reverse polarity within 6' of water:   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> <i>Safety hazard</i> |   |
| <b>G.F.C.I. present:</b>            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | <b>Operates:</b>                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No            |   |   |
| <b>Appliances:</b>                  | <input checked="" type="checkbox"/> Washer   | <input checked="" type="checkbox"/> Dryer        | <input type="checkbox"/> Water heater                               | <input type="checkbox"/> Furnace              |   |
| <b>Washer hook-up lines/valves:</b> | <input type="checkbox"/> Leaking   | <input type="checkbox"/> Corroded                | <input type="checkbox"/> Not visible                                |   |   |
| <b>Gas Shut-off Valve:</b>          | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Cap Needed              | <input type="checkbox"/> <i>Safety hazard</i>                       | <input type="checkbox"/> Not visible          |   |



Remember that corrugated flex duct is a lint trap of its own. This U will be a probable air passage restriction. Recommend cleaning duct periodically to assure good drying times.

### GENERAL COMMENTS

**INFO**



## BATHROOM(S)

### BATH: FIRST FLOOR BATH

#### SINKS / TUBS / SHOWERS

**Faucet leaks:**  Yes  No    **Loose:**  Yes  No    **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory     Marginal     Poor

#### TOILET

**Bowl Loose:**  Yes  No    **Operates:**  Yes     No     Toilet leaks     *Cracked bowl/tank*     *Cross connection*

#### SHOWER / TUB AREA / SINK(S)

**Material:**  Ceramic/Plastic     Fiberglass     Masonite     Other  
**Condition:**  Satisfactory     Marginal     Poor     Rotted floors  
**Caulk/Grouting Needed:**  Yes  No    **Where:**  Poor  
**Functional Drainage:**  Adequate     Poor    **Functional Flow:**  Adequate     Poor  
**Whirlpool Operable:**  N/A     Yes     No    **Access panel to pump/motor:**  Yes     No

#### WALLS / CEILING / CABINETS

**Moisture stains present:**  Yes  No    **Outlets present:**  Yes     No  
**G.F.C.I. Present:**  Yes     No    **Operates:**  Yes     No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No    **Potential safety hazards present:**  Yes  No

#### HEATING / COOLING SOURCE

Yes     No  
**Window/Door:**  Yes     No     Satisfactory     Marginal     Poor  
**Exhaust Fan:**  Yes     No    **Operates:**  Yes     No    **Noisy:**  Yes     No

#### GENERAL COMMENTS

**INFO**

### BATH: SECOND FLOOR BATH

#### SINKS / TUBS / SHOWERS

**Faucet leaks:**  Yes  No    **Loose:**  Yes  No    **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory     Marginal     Poor

#### TOILET

**Bowl Loose:**  Yes  No    **Operates:**  Yes     No     Toilet leaks     *Cracked bowl/tank*     *Cross connection*

#### SHOWER / TUB AREA / SINK(S)

**Material:**  Ceramic/Plastic     Fiberglass     Masonite     Other  
**Condition:**  Satisfactory     Marginal     Poor     Rotted floors  
**Caulk/Grouting Needed:**  Yes     No    **Where:**  Poor     Poor    **Functional Flow:**  Adequate     Poor  
**Functional Drainage:**  Adequate     Poor  
**Whirlpool Operable:**  N/A     Yes     No    **Access panel to pump/motor:**  Yes     No



Recommend sealing this edge to keep moisture out of the wall.

**WALLS / CEILING / CABINETS**

**Moisture stains present:**  Yes  No  
**G.F.C.I. present:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**

**Outlets present:**  Yes  No  
**Operates:**  Yes  No  
**Potential safety hazards present:**  Yes  No

**HEAT / COOLING SOURCE**  Yes  No

**Window/Door:**  Yes  No  Satisfactory  
**Exhaust Fan:**  Yes  No **Operates:**

Marginal  Poor  
 Yes  No **Noisy:**  Yes  No

No door stop on this bathroom door.





## BATHROOM(S)

**BATH:** INFO

### SINKS / TUBS / SHOWERS

**Faucet leaks:**  Yes  No    **Loose:**  Yes  No    **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory  Marginal  Poor

### TOILET

**Bowl Loose:**  Yes  No    **Operates:**  Yes  No     Toilet leaks     *Cracked bowl/tank*     *Cross connection*

### SHOWER / TUB AREA / SINK(S)

**Material:**  Ceramic/Plastic     Fiberglass     Masonite     Other  
**Condition:**  Satisfactory  Marginal  Poor     Rotted floors  
**Caulk/Grouting Needed:**  Yes  No    **Where:**  Poor  
**Functional Drainage:**  Adequate  Poor    **Functional Flow:**  Adequate  Poor  
**Whirlpool Operable:**  N/A  Yes  No    **Access panel to pump/motor:**  Yes  No

### WALLS / CEILING / CABINETS

**Moisture stains present:**  Yes  No    **Outlets present:**  Yes  No  
**G.F.C.I. present:**  Yes  No    **Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No    **Potential safety hazards present:**  Yes  No

### HEAT / COOLING SOURCE

Yes  No  
**Window/Door:**  Yes  No  Satisfactory     Marginal     Poor  
**Exhaust Fan:**  Yes  No    **Operates:**  Yes  No    **Noisy:**  Yes  No

### GENERAL COMMENTS

INFO

**BATH:** INFO

### SINKS / TUBS / SHOWERS

**Faucet leaks:**  Yes  No    **Loose:**  Yes  No    **Pipes leak:**  Yes  No  
**Fixture(s) Condition:**  Satisfactory  Marginal  Poor

### TOILET

**Bowl Loose:**  Yes  No    **Operates:**  Yes  No     Toilet leaks     *Cracked bowl/tank*     *Cross connection*

### SHOWER / TUB AREA / SINK(S)

**Material:**  Ceramic/Plastic     Fiberglass     Masonite     Other  
**Condition:**  Satisfactory  Marginal  Poor     Rotted floors  
**Caulk/Grouting Needed:**  Yes  No    **Where:**  Poor  
**Functional Drainage:**  Adequate  Poor    **Functional Flow:**  Adequate  Poor  
**Whirlpool Operable:**  N/A  Yes  No    **Access panel to pump/motor:**  Yes  No

### WALLS / CEILING / CABINETS

**Moisture stains present:**  Yes  No    **Outlets present:**  Yes  No  
**G.F.C.I. present:**  Yes  No    **Operates:**  Yes  No  
**Open ground/Reverse polarity within 6' of water:**  Yes  No    **Potential safety hazards present:**  Yes  No

### HEAT / COOLING SOURCE

Yes  No  
**Window/Door:**  Yes  No  Satisfactory     Marginal     Poor  
**Exhaust Fan:**  Yes  No    **Operates:**  Yes  No    **Noisy:**  Yes  No

### GENERAL COMMENTS

INFO



**LOCATION: SECOND FLOOR SE  
BEDROOM**

<b>Walls &amp; Ceiling:</b> <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Moisture stains:</b> <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Floor:</b> <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Typical cracks:</b> <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> No
<b>Ceiling Fan:</b> <input type="checkbox"/> N/A	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Electrical:</b> <b>Switches:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Outlets:</b> <input checked="" type="checkbox"/> Yes
<b>Open ground/Reverse polarity:</b> <input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No
<b>Heating/Cooling Source:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No
<b>Bedroom Egress Restricted:</b> <input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Coverplates missing
<b>Doors &amp; Windows:</b> Operational: <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No*	<input type="checkbox"/> Safety Hazard
Locks/Latches Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Doors
	<input type="checkbox"/> Missing	<input type="checkbox"/> Walls
	<input type="checkbox"/> Cracked Glass	<input type="checkbox"/> Ceilings

\*Entry door does not close. Recommend shaving it down to fit.



**GENERAL COMMENTS**

**INFO**



This little water stain is in the closet off the bedroom hallway. It is approximately right here on the roof. When the roof is re-shingled, make sure roofer pays attention to this area right here, so that water that's coming down the valley above doesn't feed under the shingles on the east slope.

**LOCATION: SECOND FLOOR SW BEDROOM**

- Walls & Ceiling:**  Satisfactory     Marginal     Poor
- Moisture stains:**  Yes     No    **Where:**  Squeaks     Slopes
- Floor:**  Satisfactory     Marginal     Poor
- Typical cracks:**  Yes     No
- Ceiling Fan:**  N/A     Satisfactory     Marginal     Poor
- Electrical:** **Switches:**  Yes     No    **Outlets:**  Yes     No    **Operates:**  Yes     No
- Open ground/Reverse polarity:**  Yes     No     No     Coverplates missing     **Safety Hazard**
- Heating/Cooling Source:**  Yes     No    **Holes:**  Doors     Walls     Ceilings
- Bedroom Egress Restricted:**  N/A     Yes     No
- Doors & Windows:** **Operational:**  Yes     No     Missing     Cracked Glass
- Locks/Latches Operable:**  Yes     No

**GENERAL COMMENTS** Both outlets in this room were not grounded.

**INFO**



Two windows in this room had lost their two-pane-window seal. Recommend replacing these windows.

**LOCATION: FIRST FLOOR NE BEDROOM**

- Walls & Ceiling:**  Satisfactory     Marginal     Poor
- Moisture stains:**  Yes     No    **Where:**

Report prepared exclusively for customer named \_\_\_\_\_



**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Typical cracks:**  Yes  No

**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor

**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Coverplates missing  Safety Hazard

**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings

**Bedroom Egress Restricted:**  N/A  Yes  No

**Doors & Windows:** Operational:  Yes  No  
Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

**INFO**



**LOCATION: FIRST FLOOR SE HOT TUB ROOM**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No **Where:**  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Coverplates missing  **Safety Hazard**  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

**INFO**

**LOCATION: FIRST FLOOR SW LIVING ROOM**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No **Where:**  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes(1)\*  No  Coverplates missing  **Safety Hazard**  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

\*East center wall outlet was non-grounded three prong outlet.

**INFO**

**LOCATION: BASEMENT SW REC ROOM**

**Walls & Ceiling:**  Satisfactory     Marginal     Poor  
**Moisture stains:**  Yes     No    Where:  Squeaks     Slopes  
**Floor:**  Satisfactory     Marginal     Poor  
**Typical cracks:**  Yes     No  
**Ceiling Fan:**  N/A     Satisfactory     Marginal     Poor  
**Electrical:** **Switches:**  Yes     No    **Outlets:**  Yes     No    **Operates:**  Yes     No  
**Open ground/Reverse polarity:**  Yes(1)\*     No     Coverplates missing     Safety Hazard  
**Heating/Cooling Source: ?**  Yes     No    **Holes:**  Doors     Walls     Ceilings  
**Bedroom Egress Restricted:**  N/A     Yes     No  
**Doors & Windows:** Operational:  Yes     No  
Locks/Latches Operable:  Yes     No     Missing     Cracked Glass

**GENERAL COMMENTS**

I didn't see a heat register in this room. I called the seller, and she doesn't know how it gets its heat, but it's warm in the winter, she says.



This dual outlet had the left side grounded and the right side not grounded.



**LOCATION: BASEMENT NE HAIR SALON**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No **Where:**  Squeaks  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Coverplates missing  **Safety Hazard**  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

This room has no door. Holly says it is warm, but there's no heat duct to this room. (I will look at basement heat when I pick up the radon monitor (which will be late Saturday evening)).

**INFO**

**LOCATION: INFO INFO**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No **Where:**  Squeaks  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Coverplates missing  **Safety Hazard**  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

**INFO**

**LOCATION: INFO INFO**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  
**Moisture stains:**  Yes  No **Where:**  Squeaks  Slopes  
**Floor:**  Satisfactory  Marginal  Poor  
**Typical cracks:**  Yes  No  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Outlets:**  Yes  No **Operates:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Coverplates missing  **Safety Hazard**  
**Heating/Cooling Source:**  Yes  No **Holes:**  Doors  Walls  Ceilings  
**Bedroom Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:** Operational:  Yes  No  
 Locks/Latches Operable:  Yes  No  Missing  Cracked Glass

**GENERAL COMMENTS**

INFO



**INTERIOR WINDOWS / GLASS**

**Condition:**  Satisfactory  Marginal  Poor  Needs repair  
 Representative number of windows operated  Painted shut (See remarks page)  
**Evidence of Leaking Insulated Glass:**  Yes (Page 23)  No  N/A **Safety Glazing Needed:**  Yes  No  
 Glazing compound needed  Cracked glass  Hardware missing  Broken counter-balance mechanism  
**Security Bars Present:**  Yes  No  Not tested  Safety hazard  Test release mechanism before moving in

**FIREPLACE**

None Location(s): **INFO**  
**Type:**  Gas (Not Tested)  Wood  Woodburner stove (See remarks page)  Electric  Ventless  
**Material:**  Masonry  Metal (pre-fabricated)  Metal insert  
**Miscellaneous:**  Blower built-in Operates:  Yes  No **Damper operates:**  Yes  No  
 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair  
**Damper Modified for Gas Operation:**  Yes  No  Damper missing  Pre-fab panels damaged/worn  
**Hearth Adequate:**  Yes  No **Mantle:**  N/A  Satisfactory  Adequate  Loose/missing  
**Physical Condition:**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined

**STAIRS / STEPS / BALCONIES**

Satisfactory  Marginal  Poor  None  
**Handrail:**  Satisfactory  Marginal  Poor  Safety hazard  
**Risers/Treads:**  Satisfactory  Marginal  Poor  Risers/Treads uneven

**SMOKE / CARBON MONOXIDE DETECTORS** (See remarks page)

**Present:** Smoke Detector:  Yes  No **Operates:**  Yes  No  Not tested  
 CO Detector:  Yes  No **Operates:**  Yes  No  Not tested

**ATTIC/STRUCTURE/FRAMING/INSULATION**  N/A

**Access:**  Stairs  Pulldown  Scuttlehole/Hatch  No access  Other  
**Inspected From:**  Access panel  In the attic  Other  
**Location:**  Bedroom hall and bathroom  Bedroom closet  Garage  Other  
**Access Limited By:**  
**Flooring:**  Complete  Partial  None  
**Insulation:** Type: **Fiberglass in old house; Cellulose in addition**  Batts(fiberglass)  Loose(cellulose)  
 Average inches: 10 inches fiberglass; 10 inches cellulose Approx. R-rating: **R32 in fiberglass; R36 in cellulose**  
 Damaged  Displaced  Missing  Compressed  Recommend Baffles @ Eaves  
**Installed In:**  Rafters  Walls  Between ceiling joists  Not visible  
 Recommend additional insulation



Fiberglass insulation in the older part of the house



10 inches of insulation on most of the addition attic. White duct is vent for upstairs bathroom. Can is for the bathroom ceiling light (can light).



There is one area, near the scuttle hole hatch (which had no insulation on it) that has limited insulation. Recommend insulating this area and the attic hatch that is in the bathroom.



This hole is located right here. It is big enough for bats, though I saw no evidence of them. Recommend sealing this hole.

- Ventilation:**  *Ventilation appears adequate (addition attic)*  *Recommend additional ventilation (older attic; see page 8)*
- Fans Exhausted To:**  N/A      Attic:  Yes  No      Outside:  Yes  No  Not visible
- HVAC Duct:**  Satisfactory  *Damaged*  *Split*       *Disconnected*  *Leaking*  *Repair/Replace*
- 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       Other
- Collar Ties Present:**  Yes       No       N/A
- Roof Sheathing:**  Plywood       OSB(addition)  1x Wood       *Rotted*       *Stained*       *Delaminated*
- Evidence of Condensation/Moisture Leaking:**  Yes       No (*See remarks page*)
- Ceiling Joists:**  Wood       Metal       Other       Not visible
- Vapor Barriers:**  Kraft/foil faced       Plastic       Not visible       Improperly installed
- Firewall Between Units:**  N/A       Yes  No       *Needs repair/sealing* (*See remarks page*)
- Electrical:**  *Open junction box(es)*       *Handyman wiring*       *Visible knob-and-tube*

**GENERAL COMMENTS**

**INFO**





**STAIRS**  N/A

- Condition:**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  
**Handrail:**  Yes  No **Condition:**  Satisfactory  Loose  
**Headway Over Stairs:**  Satisfactory  Low clearance  Safety hazard

**FOUNDATION** **Condition:**  Satisfactory  Marginal  Have evaluated  Monitor  Monitor

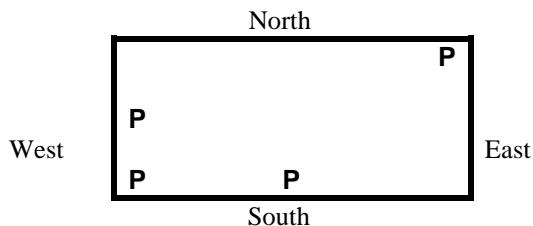
- Material:**  Brick  Concrete block  Fieldstone  Poured concrete  
**Horizontal Cracks:**  North  South  East  West  
**Step Cracks:**  North  South  East  West  
**Vertical Cracks:**  North  South  East  West  
**Covered Walls:**  North  South  East  West  
**Movement Apparent:**  North  South  East  West  
**Indication Of Moisture:**  Yes  No  Fresh  Old stains

Condition reported above reflects visible portion only

**BASEMENT/CRAWL SPACE WALLS**

Diagram indicates where wall not visible and type of covering:

- P = Paneling C = Crack(s)  
 D = Drywall M = Monitor  
 S = Storage E = Evaluate  
 O = Other



- FLOOR** **Material:**  Concrete  Dirt/Gravel  Not visible  Other  
**Condition:**  Satisfactory  Marginal  Poor  Typical cracks

**SEISMIC BOLTS**

- N/A  None visible  Appear satisfactory  Recommend evaluation

**BASEMENT DRAINAGE**

- Sump Pump:**  Yes  No  Working  Not working  Needs cleaning  Not tested  
**Floor Drains:**  Yes  Not visible **Tested:**  Yes  No  Efflorescence present

**GIRDERS / BEAMS / COLUMNS**

- Material:**  Steel  Wood  Block  Concrete  
 Not visible  
**Condition:**  Satisfactory  Marginal  Poor  Stained/rusted



This

post is by the furnace. It has slipped out of direct support of the beam it supports. No imminent danger, but I recommend fastening it so it cannot move farther.

**JOISTS**

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

**SUB FLOOR**

- Indication of moisture stains/rotting  
 \*\* Areas around shower stalls, etc., as viewed from basement or crawl space

**GENERAL COMMENTS**

**INFO**



**CRAWL SPACE**    N/A    Full crawlspace    Combination basement/crawl space  
 Conditioned (heated/cooled):    Yes    No

**ACCESS**    Exterior    Interior hatch door    Via basement    No Access  
**Inspected from:**    Access panel    In the crawl space

**FOUNDATION WALLS**   **Walls were covered with Styrofoam, as was the floor.**  
**Condition:**    Satisfactory    Marginal    Have evaluated    Monitor  
 Concrete block    Poured    Stone  
 Wood    Brick    Piers & columns  
 Cracks    Movement

**FLOOR**  
 Concrete    Gravel    Dirt    Other  
 Typical cracks

**SEISMIC BOLTS**  
 N/A    None visible    Appear satisfactory    Recommend evaluation

**DRAINAGE**  
 Outside drain   Sump pump:    Yes    No   Operable:    Yes    No  
 None apparent   **Evidence of moisture damage:**    Yes    No

**VENTILATION**    Wall vents    Power vents    None apparent

**GIRDERS / BEAMS / COLUMNS**    Steel    Wood    Masonry    Not visible  
**Condition:**    Satisfactory    Marginal    Poor

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

**SUB FLOOR**    Not visible    Wood    Concrete    Other

**MOISTURE STAINS**    None    Walls    Sub floor    Other

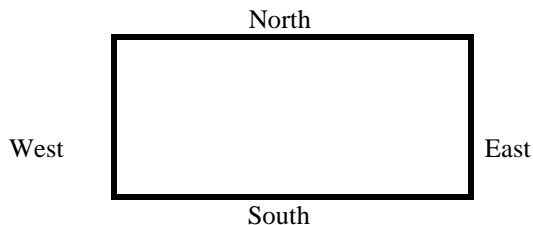
**INSULATION**    None   **Type:** Styrofoam  
**Location:**    Walls    Between floor joists    Other

**VAPOR BARRIER**    Yes    No    Other    Not visible  
 Kraft/foil face    Plastic

**BASEMENT/CRAWL SPACE WALLS**

Diagram indicates where wall not visible and type of covering:

- P = Paneling
- D = Drywall
- S = Storage
- O = Other
- C = Crack(s)
- M = Monitor
- E = Evaluate





The addition was supported with joist hangers, attached to a rim joist which sat on the old foundation on the west and a new one on the east. The walls and floor were insulated. The hot tub sat on OSB sheathing to spread the load out over the insulation.



The hot tub was supported by a wooden framework. The pump was on the far side from the door, with the valve brain located near that. I did not find a way to drain the tub!





**WATER SERVICE**

**Main Shut-off Location:** In the basement



**Main shutoff valve.**

- Water Entry Piping:**  Not visible  Copper/Galv.  Plastic\* (PVC, CPVC, Polybutylene, PEX)  Unknown
- Visible Water Distribution Piping:**  Copper  Galvanized  Plastic\* (PVC, CPVC, Polybutylene, PEX)  Unknown
- Condition:**  Satisfactory  Marginal  Poor
- Lead Other Than Solder Joints:**  Yes  No  Unknown  Service entry
- Functional Flow:**  Adequate  Poor  *Water pressure over 80 psi*
- Pipes, Supply/Drain:**  Corroded  Leaking  Valves broken/missing  Dissimilar metal
- Drain/Waste/Vent Pipe:**  Copper  Cast iron  Galvanized  PVC  ABS
- Condition:**  Satisfactory  Marginal  Poor **Cross connection:**  Yes  No
- Support/Insulation:** Type: **INFO**  N/A  No  P-traps recommended
- Traps Proper P-Type:**  N/A  Yes  Poor  Recommend plumber evaluate
- Functional Drainage:**  Adequate  Poor
- Interior Fuel Storage System:**  Yes  No Leaking:  Yes  No
- Gas Line:**  Copper  Brass  Black iron  Stainless steel  CSST  Not visible
- Condition:**  Satisfactory  Marginal  Poor

**MAIN FUEL SHUT-OFF LOCATION**

At the meter outside

N/A

**WELL PUMP**

- N/A  Submersible
- Location:**  In basement  Well house  Well pit  Shared well
- Pressure Gauge Operates:**  Yes  No  Unknown Well pressure: ??? psi  Not visible

**SANITARY / GRINDER PUMP**

- N/A
- Sealed Crock:**  Yes  No **Check Valve:**  Yes  No **Vented:**  Yes  No

**WATER HEATER #1**

N/A

**Condition:**  Satisfactory  Marginal  Poor



**Brand name:** State **Serial #:** B97758152  
**Type:**  Gas  Electric  Oil  Other  
**Unit Elevated:**  Yes  No  N/A  Tank/Piping corroded/leaking  
**Capacity:** 52 gallons **Approximate age:** 19 year(s)  
**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  
**Vent Pipe:**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**WATER HEATER #2**

N/A

**Condition:**  Satisfactory  Marginal  Poor

**Brand name:** INFO **Serial #:** ???  
**Type:**  Gas  Electric  Oil  Other  
**Unit Elevated:**  Yes  No  N/A  Tank/Piping corroded/leaking  
**Capacity:** INFO gallons **Approximate age:** INFO year(s)  
**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  
**Vent Pipe:**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**WATER SOFTENER**

(Unit not evaluated)

**Loop Installed:**  Yes  No **Plumbing Hooked Up:**  Yes  No  
**Softener Present:**  Yes  No **Plumbing Leaking:**  Yes  No

**GENERAL COMMENTS**

INFO

# HEATING SYSTEM

**HEATING SYSTEM - UNIT #1**

Location: **In the utility room**

(See remarks page)



Note filter location.

**It is time to replace this filter.**

**Brand Name:** **Amana**      Approximate age: **22** year(s)       Unknown  
 Model #: **GUC070X30A**      Serial #: **9402246826**

**Energy Source:**  Gas       LP       Oil       Electric       Solid Fuel  
**Warm Air System:**  Belt drive       Direct drive       Gravity       Central system       Floor/Wall unit  
**Heat Exchanger:**  N/A (sealed)       Visual       *Flame distortion*       *Rusted*       *Carbon/soot buildup*  
**Carbon Monoxide:**  N/A       Detected at Plenum/Register       Not tested  
**CO Test:** Tester: **INFO**      **Combustion Air Venting Present:**  Yes       No       N/A  
**Controls:** Disconnect:  Yes       No       Normal operating and safety controls observed  
**Distribution:**  Metal duct       Insul. flex duct       Cold air returns       Duct board       *Asbestos-like wrap*  
**Flue Piping:**  N/A       Rusted       Improper slope       *Safety hazard*  
**Supports for Piping/Insulation:**  N/A       Yes       No  
**Filter:**  Standard       Electrostatic       Satisfactory       Needs cleaning/replacement       Missing  
**When Turned On By Thermostat:**  Fired       Did not fire      Proper Operation:  Yes       No       Not tested  
**Heat Pump:**  Aux. electric       Aux. gas       N/A      **Sub-Slab ducts:**  Yes       No       N/A  
**System Not Operated Due To:**  Exterior temperature       Other  
 *Recommend technician examine*      **System Condition:**  Satisfactory       Marginal       Poor

**BOILER SYSTEM**

N/A

**Brand Name:** **INFO**      Approximate age: **INFO** year(s)       Unknown  
 Model #: **???**      Serial #: **???**  
 System not operated due to: **INFO**

**Energy Source:**  Gas       LP       Oil       Electric  
**Distribution:**  Hot water       Baseboard       Steam       Radiator  
**Circulator:**  Pump       Gravity       Multiple zones  
**Controls:** Temp/pressure gauge exist:  Yes       No      **Operating:**  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  
**Operated:** **When turned on by thermostat:**  Fired       Did not fire  
**Operation:** Satisfactory:  Yes       No       *Recommend HVAC technician examine*       *Before closing*

**OTHER SYSTEMS**

N/A

Gas space heater       Electric baseboard       Radiant ceiling cable  
 Woodburning stove      (See Remarks page)

**Proper Operation:**  Yes       No

*System Condition:*     Satisfactory     Marginal     Poor

**GENERAL COMMENTS**





## ELECTRIC/COOLING SYSTEM

**MAIN PANEL** Location: Utility room Condition:  Satisfactory  Marginal  Poor

Adequate Clearance To Panel:  Yes  No Amperage: 100 Volts 120/240  Breakers  Fuses

Appears Grounded:  Yes  No  Not visible

G.F.C.I. present:  Yes  No Operative:  Yes  No

A.F.C.I. present:  Yes  No Operative:  Yes  No

MAIN WIRE:  Copper  Aluminum  Copper clad aluminum  Not visible

Tapping before the main breaker  Double tapping of the main wire

Condition:  Satisfactory  Poor  Federal Pacific Panel Stab Lok® (See remarks page)\*

BRANCH WIRE:  Copper  Aluminum\*  Copper clad aluminum  Not visible

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: **INFO**



There

were two 30 amp breakers servicing 12 gauge wire in the main panel, and one of them was to the air conditioner, which specified no larger than a 20 amp breaker. There were two 20 amp breakers servicing 14 gauge wire in the sub panel (which technically was not wired as a subpanel). Recommend an electrician evaluate and correct conditions in these panels.

**SUB PANEL(S)**  None apparent

Location 1: Utility room Location 2: **INFO** Location 3: **INFO**

Panel not accessible  Not evaluated Reason: **INFO**

Branch Wire:  Copper  Aluminum  Copper clad aluminum

Neutral/ground separated:  Yes  No Neutral isolated:  Yes  No  Safety hazard

Condition:  Satisfactory  Marginal  Poor  Recommend separating/isolating neutrals

### ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition:  Satisfactory  Marginal  Poor

Open grounds (3)  Reverse polarity  GFCIs not operating (1; see page 14)

Solid conductor aluminum branch wiring circuits\* (See remarks page)

Ungrounded 3-prong outlets  Recommend electrician evaluate/repair\*

**GENERAL COMMENTS** There were two outlets uncovered in the basement- one in the salon, and one in the laundry

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\_\_\_\_\_ area.

**INFO**

**COOLING SYSTEM – UNIT #1**

Central system     Wall Unit    Location: **In the basement**    Age: **22** yrs.

**Energy Source:**     Electric     Gas     Water     Other

**Unit Type:**     Air cooled     Water cooled     Gas chiller     Geothermal     Heat pump

**Evaporator Coil:**     Satisfactory     Not visible     Needs cleaning     Damaged

**Refrigerant lines:**     *Leak*     *Damage*     *Insulation missing*     Satisfactory

**Condensate Line/Drain:**     To exterior     To pump     Floor drain     Other

**Operation:**    Differential 20 °F

Difference in temperature (split) should be 14-22° Fahrenheit (*See remarks page*)

**Condition:**     Satisfactory     Marginal     Poor

*Not operated due to exterior temperature*     *Recommend HVAC technician examine/clean/service*

**GENERAL COMMENTS**

**INFO**



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## ITEMS NOT OPERATING

**GFCI outlet not tripping (Page 14)**

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## MAJOR CONCERNS

*Item(s) that have failed or have potential of failing soon.*

**None apparent**

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## POTENTIAL SAFETY HAZARDS

**Oversize AC breaker (Page 15)**  
**Non-grounded 3-prong outlets (22, 24, 25)**  
**Relief valve extension pipe missing (35)**  
**Oversize breakers/uncovered electrical outlet boxes (37)**

---

## DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

**Roof that is 15+ years. (Page 9)**  
**A/C that is 7+ years. (15) [22 years old]**  
**Water heater that is 5+ years. (35) [19 years old]**  
**Furnace that is 13+ years. (36) [22 years old]**

**For your convenience, here's a list of general maintenance items:**

**Seal driveway cracks/porch block cracks (Pages 6, 7)**  
**Intake ventilation for older attic recommended (8)**  
**Seal J channel/ seal wood window casing components (12)**  
**Clean dryer duct periodically (18)**  
**Seal bathroom drywall seam (20)**  
**Shave down bedroom door to fit / see note on valley shingles(22)**  
**Replace two windows that have broken two-pane seals (23)**  
**Increase insulation in a small area over the upper bathroom (28)**  
**Seal hole in attic of addition to keep bats out (28)**  
**Fasten beam support (31)**  
**Replace furnace filter (36)**

---

\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

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## REMARKS

### SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

**Patios** that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

### EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

### GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

### ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

### WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

### RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

### RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.



## REMARKS

**Valleys and Flashings** that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

**Tar and Gravel Roofs** are a type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Especially good in high-wind areas
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
<i>Wood Shingles*</i>	10-40 years <sup>1</sup>	Treat with preservative every 5 years to prevent decay
<i>Clay Tiles*</i> <i>Cement Tiles*</i>	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
<i>Slate Shingles*</i>	30-100 years <sup>2</sup>	Extremely durable, but brittle and expensive
<i>Asbestos Cement Shingles*</i>	30-75 years	Durable, but brittle and difficult to repair
<i>Metal Roofing</i>	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
<i>Single Ply Membrane</i>	15-25 years (mfgr's claim)	New material; not yet passed test of time
<i>Polyurethane with Elastomeric Coating</i>	5-10 years <sup>1</sup>	Used on low slope roofs.

\* Not recommended for use on low slope roof

<sup>1</sup> Depending on local conditions and proper installation

<sup>2</sup> Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

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Sample report

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.



## REMARKS

### CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

**Unlined Chimney** should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

### NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

### CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

### GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

### SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. EIFS This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

### DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

### CAULKING

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Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.





## REMARKS

### EXTERIOR DOORS

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

### ELECTRICAL

Extension cord wiring to an automatic door opener should be removed and an outlet should be installed by the opener.



## REMARKS

### OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

**GARAGE SILL PLATES** should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

### A/C COMPRESSORS

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

### BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.



## KITCHEN REMARKS

### PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

### PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

### WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

### NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

### CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

### APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

### ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

### WINDOWS

A representative number of windows are inspected.



## REMARKS

### STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

### CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

### EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

**SLOW DRAINS** on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. ***Don't use a caustic cleaner.*** There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

### SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water.  
Replacing these outlets with G.F.C.I.'s are recommended.

### WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.



## ROOMS REMARKS

### DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

### CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

### COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

### AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.



## REMARKS

### WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows.

### FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

### WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

### VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

### INSULATION

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

### SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

### VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

### SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

### INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all effect the view of the windows at the time of the inspection.



## REMARKS

### BASEMENT

Any basement that has cracks or leaks is technically considered to have failed. Most block basements have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement wall can become expensive.

### FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

**MONITOR** indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

**HAVE EVALUATED** We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

### VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

### MOISTURE PRESENT

Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. **No representation is made to future moisture that may appear.**

### PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

### DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

### BASEMENT ELECTRICAL OUTLETS

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.





## REMARKS

### CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

### HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

### MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.



## REMARKS

### WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

### SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

### WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

### HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

### WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

### WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

### PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

### SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

### POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

***MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.***

### CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

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## REMARKS

**HEATING AND AIR CONDITIONING** units have limited lives. Normal lives are:

GAS-FIRED HOT AIR.....	15-25 years
OIL-FIRED HOT AIR.....	20-30 years
CAST IRON BOILER.....	30-50 years
(Hot water or steam)	or more
STEEL BOILER.....	30-40 years
(Hot water or steam)	or more
COPPER BOILER.....	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water).....	10-15 years
AIR CONDITIONING COMPRESSOR...	8-12 years
HEAT PUMP.....	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

**Have HVAC technician examine** - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

**Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.**

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

**CO Test** This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

**Combustible Gas Detector** If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a

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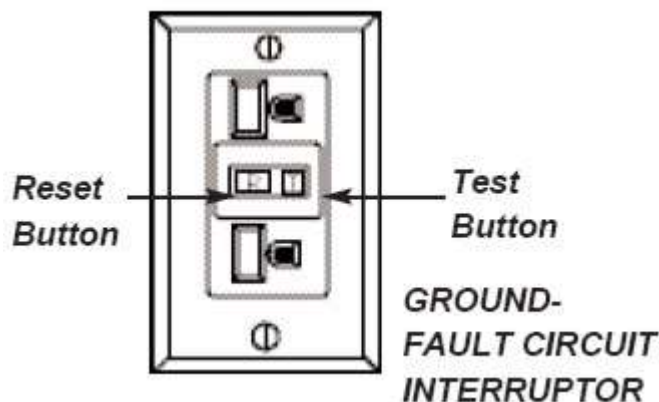
foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.



## REMARKS

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

**Federal Pacific Stab-Lok® Electrical panels may be unsafe. See [www.google.com](http://www.google.com) (Federal Pacific)**

**Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.**

### ARC FAULTS

In some areas arc faults are required in new homes, starting in 2002 and these control outlets in the bedrooms.

### REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

### COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

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Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

## COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding \$500 dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.**

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	\$4,000 - \$8,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	1,800 - 3,500
Replace central air conditioning/heat pump	Per ton	1,000 - 1,500
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase electrical service to 200 amps	Each	1,000 - 1,500
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	150 - 250
Install new dishwasher	Each	500 - 1,000
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-50 gallon water heater	Each	350 - 650
Install new 75 gallon water heater	Each	750 - 1,000
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Re-grade around exterior	Each	get estimate
Install new sump pump	Each	150 - 300
Build new redwood or pressure-treated deck	Square foot	15 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement window	Each	150 - 400
Install new gutters and downspouts	Lineal foot	4.00 - 8.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Install 1-ply membrane rubberized roof	Square foot	get estimate
Install new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in basement	Lineal foot	get estimate
Concrete drive or patio	Square foot	4.50 - 9.00
Plus removal of old	Square foot	1.50 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a "condition" standpoint.

## PREVENTIVE MAINTENANCE TIPS

- I. **FOUNDATION & MASONRY:** *Basements, Exterior Walls:* To prevent seepage and condensation problems.
  - a. Check basement for dampness & leakage after wet weather.
  - b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
  - c. Maintain grading sloped away from foundation walls.
  
- II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
  - a. Check for damaged, loose or missing shingles, blisters.
  - b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
  - c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
  - d. Check fascias and soffits for paint flaking, leakage & decay.
  
- III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
  - a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
  - b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.
  
- IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
  - a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.
  
- V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
  - a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
  - b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
  - c. Check exposed wiring & cable for wear or damage.
  - d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.
  
- VI. **PLUMBING:** For preventive maintenance.
  - a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
  - b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
  - c. Have septic tank cleaned every 2 years.
  
- VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
  - a. Change or clean furnace filters, air condition filters, electronic filters as needed.
  - b. Clean and service humidifier. Check periodically and annually.
  - c. Have oil burning equipment serviced annually.
  
- VIII. **INTERIOR:** General house maintenance.
  - a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
  - b. Close crawl vents in winter and open in summer.
  - c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.
  
- IX. **Know the location of:**
  - Main water shutoff valve.
  - Main electrical disconnect or breaker.
  - Main emergency shutoff switch for the heating system.

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