

Home Inspection Report



1234 Winward Way, Hartland, WI 53029

Inspection Date:

Wednesday May 20, 2015

Prepared For:

Jane Doe

Prepared By:

Home Evolution, LLC
20225 Water tower Blvd
Milwaukee, WI 53212
800-441-9411
inspector@ahit.com

Report Number:

15-0520

Inspector:

Christopher Chirafisi

License/Certification #:

WI--1234

Inspector Signature:

A handwritten signature in black ink, appearing to read "Chris Chirafisi", written over a horizontal line.

Report Summary

Items Not Operating

Front receptacle
Furnace service disconnect

Concerns

None apparent

Potential Safety Hazards

Uneven slabs in walks, could be a tripping hazard, recommend repair and/or replace
Step risers are uneven, may present a trip hazard. Recommend repair and/or replacement.
Patio block is uneven and presents a tripping hazard, recommend repair.
For added safety recommend balusters be spaced a maximum of 4" apart - safety concern for small children.
Recommend repairing reverse polarity outlet.
Loose light fixture in shower recommend repair.
Loose receptacles in garage and master bathroom.
Exposed wiring behind stove.

Deferred Cost Items

A/C reached its normal life expectancy recommend budgeting for new unit

Improvement Items

Recommend painting or treating wood.
Damaged wood on deck recommend repair and/or replacement.
Railings recommended for deck.
Recommend maintaining a positive drainage slope away from the foundation.
Soil to close to siding to prevent damage to siding/framing recommend a clearance of 6-8" to grading be maintained
Flashing pulled away from chimney - recommend sealing.
Recommend trimming back bushes from around the condenser unit.
Trim was in need of normal painting maintenance.
Recommend installing shut offs in basement for exterior hose bibs.

Items To Monitor

Any cracks in foundation
Corrosion on water lines

Report Overview

Scope of Inspection

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

Visual Inspection Only

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Dry

Approximate Age

59 years

Temperature

55° F degrees

Grounds

Service Walks

None Not Visible

Material Concrete Flagstone Gravel Brick Other: .

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

Comments Uneven slabs in walks, could be a tripping hazard, recommend repair and/or replace .
 Wood frame around front and back steps represent a tripping hazard recommend repairing.

Photos



Driveway/Parking

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments Driveway had some settlement, but usable, recommend repair .
 Trip hazard in driveway, recommend repair and/or replacement .

Photos



Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Grounds

Stoops/Steps

None

Material Concrete Wood Other: Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments

Stoops/Steps (Back)

None

Material Concrete Stone Other: Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments Step risers are uneven, may present a trip hazard. Recommend repair and/or replacement

Stoops/Steps (Back)

None

Material Concrete Wood Other: Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments Step risers are uneven, may present a trip hazard. Recommend repair and/or replacement .
 Recommend adding a middle stringer on stairs for additional support.

Photos



Patio

None

Material Concrete Flagstone Kool-Deck Brick Other: .

Condition Satisfactory Marginal Poor Settled Trip hazard Pitched towards garage (see remarks)
 Drainage provided Typical cracks

Comments Patio block is uneven and presents a tripping hazard, recommend repair .

Deck

None Not Visible

Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

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

Grounds

Deck cont.

Finish cont. Railing loose Not Applicable

Comments Recommend painting or treating wood.
 Damaged wood on deck recommend repair and/or replacement.
 For added safety recommend balusters be spaced a maximum of 4" apart - safety concern for small children.
 Railings recommended for deck.
 Bolts in underside of deck rusted replace as needed.
 Recommend additional support under deck, some areas were deflecting.

Photos



Landscaping affecting foundation

N/A

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

Comments Recommend maintaining a positive drainage slope away from the foundation.
 Soil too close to siding to prevent damage to siding/framing recommend a clearance of 6-8" to grading be maintained.

Retaining wall

None

Material Brick Stone Concrete block Other: Railroad ties Timbers

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

Comments Retaining walls were for landscaping purposes only.

Hose bibs

N/A

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

Operable Yes No Not Tested Not On

Comments

Hose bibs (South)

N/A

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

Grounds

Hose bibs (South) cont.

Operable Yes No Not Tested Not On

Comments

Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Ground With Binoculars

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type: Asphalt
Layers: 1 Layer
Age: 1-5+

Comments

Ventilation System

None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments

Flashing

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

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

Comments Pulled away from chimney - recommend sealing (marginal)
Roof flashings appeared to be satisfactory, recommend sealing chimney flashings though.

Photos



Valleys

N/A

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

Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Condition of Roof Coverings

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

Comments Overall condition appeared to be satisfactory there were some soft spots when walking on roof did not see any issues on roof decking when viewed attic from scuttle hole.

Roof

Condition of Roof Coverings cont.

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Exterior

Chimney(s)

None

Location(s) West and East

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments Recommend minor tuckpointing on stone chimneys and sealing flashings.

Gutters

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments Recommend keeping downspouts extended 5-6' away from home.

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: . Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Trim

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

Condition Satisfactory Marginal Poor

Comments Trim was in need of normal painting maintenance.

Soffit

None

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

Condition Satisfactory Marginal Poor

Comments Soffit was in need of normal painting maintenance.

Fascia

None

Exterior

Fascia cont.

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments** Fascia was in need of normal painting maintenance.

Caulking

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

Windows/Screens

- Condition** Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
- Material** Wood Metal Vinyl Aluminum/Vinyl clad
- Screens** Torn Bent Not installed Satisfactory
- Comments** Wood frames on basement windows recommend keeping soil away from windows and repainting.
 Basement window cracked recommend replacing.

Foundation

- Foundation Wall** Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .
- Condition** Satisfactory Marginal Monitor Have Evaluated Not Evaluated
- Comments** Majority of foundation not visible from exterior due to height of soil.

Service Entry

- Location** Underground Overhead
- Condition** Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
- Exterior receptacles** Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
- GFCI present** Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles
- Comments** Back outlets gfcI protected, recommend installing gfcI's on front outlets for additional safety.
 Front outlet closest to door not working recommend electrician repair.

Building(s) Exterior Wall Construction

- Type** Not Visible Framed Masonry Other: .
- Condition** Not Visible Satisfactory Marginal Poor
- Comments** Building structure not visible due to siding, not evaluated.

Exterior Doors

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

Exterior

Exterior Doors cont.

Other door cont. Door condition: Satisfactory Marginal Poor

Comments

Exterior A/C

Unit #1

N/A

Location: Exterior East

Brand: York

Model #: HAMD-F0245A

Serial #: EDDM132080

Approximate Age: 2 5 years

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other: .

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): 25
Fuses/Breakers installed (amps): 25 on disconnect and 30 in panel
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments Recommend trimming back bushes from around the condenser unit.
Air conditioner reached its life expectancy recommend budgeting for new unit .

Garage/Carport

Type

None

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

Comments

Automatic Opener

None N/A

Operation Operable Inoperable

Comments

Safety Reverse

None N/A

Operation Operable Not Operable Need(s) adjusting Safety hazard

Photo eyes and pressure reverse tested

Comments

Roofing

Material Same as house

Type: Asphalt

Approx. age: 1-5 years Approx. layers: 1

Comments Front of garage had small sag didn't appear to be damaged recommend monitoring.

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house

Comments

Siding

N/A

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Trim

N/A

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments Some areas of metal trim on soffit and fascia loose, recommend resecuring.

Floor

Material Concrete Gravel Asphalt Dirt Other: .

Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair

Safety hazard

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

Comments Garage floor has typical cracks.

Sill Plates

None Not Visible

Type Floor level Elevated

Garage/Carport

Sill Plates cont.

Condition Rotted/Damaged No apparent defects

Comments

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments Bottom of overhead door had minor deterioration recommend replacing as needed.

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments Recommend adding weatherstripping around door.

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

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

Comments Recommend repairing reverse polarity outlet by a qualified electrician (potential safety hazard).
 Loose receptacle in garage recommend resealing.
 Handyman wiring around door recommend repair by a qualified electrician.

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

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

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments Some minor damage on roof sheathing recommend repair as needed.
 Appeared to be old moisture stains on roof decking recommend monitoring.
 Minor crack in slab on exterior recommend sealing.

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments Handyman trap repair on sink trap recommend monitoring and repair as needed.

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments Missing register cover recommend installing cover.

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Exposed electric wire to stove recommend protecting in conduit (potential safety hazard).

Laundry Room

Laundry

Laundry sink N/A

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

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

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater Furnace/Boiler

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

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

Comments

Bathroom (1)

Bath

Location First floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: .
 Condition: Satisfactory Marginal Poor Rooted floors
 Caulk/Grouting needed: Yes No
 Where: Outside of tub where tub meets wall and floor.
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments Shower head had low clearance, repair as needed.
 Handyman trap under sink repair as needed.
 Toilet bowl loose recommend resealing.

Living Room

Living Room

Location North

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Stain in closet didn't appear to be moisture checked with moisture meter and showed 0% reading. Verify with seller what stain is from.

Dining Room

Dining Room

Location NW

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Bathroom (2)

Bath

Location Master bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: .
Condition: Satisfactory Marginal Poor Rooted floors
Caulk/Grouting needed: Yes No
Where: Inside of shower
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments Loose light fixture in shower recommend repair.
Handyman trap under sink repair as needed.
Loose receptacle recommend resealing.
Shower head low

Bedroom

Room

Location North

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Bedroom

Room

Location NE

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Bedroom

Room

Location SE

Type MASTER BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Interior

Fireplace

- None
- Location(s)** Living room
- Type** Gas Wood Solid fuel burning stove Electric Ventless
- Material** Masonry Metal (pre-fabricated) Metal insert Cast Iron
- Miscellaneous** Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
- Damper modified for gas operation** N/A Yes No Damper missing
- Hearth extension adequate** Yes No
- Mantel** N/A Secure Loose Recommend repair/replace
- Physical condition** Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated
- Comments** Flue could not be examined so no representation could be made .
 Recommend sealing cracks inside of fireplace before using.

Smoke/Carbon Monoxide detectors

- Smoke Detector** Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard
- CO Detector** Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard
- Comments** Recommend adding additional smoke detectors throughout home as well as CO detectors.

Attic/Structure/Framing/Insulation

- N/A
- Access** Stairs Pulldown Scuttlehole/Hatch No Access Other: .
- Inspected from** Access panel In the attic Other
- Location** Hallway Bedroom Closet Garage Other
- Access limited by**
- Flooring** Complete Partial None
- Insulation** Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: 9-10" Damaged Displaced Missing Compressed
 Recommend additional insulation
- Installed in** Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
- Vapor barriers** Kraft/foil faced Plastic sheeting Not Visible Improperly installed
- Ventilation** Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
- Fans exhausted to** Attic: Yes No Recommend repair Outside: Yes No Not Visible
- HVAC Duct** N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
- Chimney chase** N/A Satisfactory Needs repair Not Visible
- Structural problems observed** Yes No Recommend repair Recommend structural engineer
- Roof structure** Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .
- Ceiling joists** Wood Metal Not Visible
- Sheathing** Plywood OSB Planking Rotted Stained Delaminated

Interior

Attic/Structure/Framing/Insulation cont.

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

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

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments Attic was inspected from the scuttlehole couldn't evaluate areas beyond scuttlehole due to insulation on attic floor.
All side of chimneys could not be evaluated due to limited access in attic.

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard

Handrail Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Elevated

Material ICF Brick Concrete block Stone Masonry Poured concrete wood

Horizontal cracks None North South East West

Step cracks None North South East West

Vertical cracks None North South East West

Covered walls None North South East West

Movement apparent None North South East West

Indication of moisture Yes No Fresh Old stains

Comments Minor cracking recommend monitoring.

Floor

Material Concrete Dirt/Gravel Not Visible Other: .

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Comments

Drainage

Sump pump Yes No Working Not working Needs cleaning Pump not tested

Floor drains Yes Not Visible Drains not tested

Comments

Girders/Beams

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete LVL Not Visible

Comments

Columns

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete Block Not Visible

Comments

Joists

Not Visible

Condition Satisfactory Marginal Poor

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/altered joists

Comments

Basement

Subfloor

Not Visible

Condition

Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments

Area around toilets are showing indications of past water damage recommend repairing.
Areas other then under toilets appeared to be satisfactory.

Plumbing

Water service

Main shut-off location In the basement

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

Lead other than solder joints Yes No Unknown Service entry

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

Condition Satisfactory Marginal Poor

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

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection:
 Recommend repair Recommend a dielectric union Satisfactory

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

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type: Metal

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking:

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

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Comments Drum trap located below bathtub recommend eventually replacing with proper p-trap.
 Some areas of plumbing have been cut but water is off to those lines.
 No visible water shut offs for hose bibs recommend installing.
 Hot tub was not evaluated.

Main fuel shut-off location

N/A

Location On the side exterior wall

Comments

Water heater #1

N/A

General Brand Name: Ruud
 Serial #: RULN0809503551
 Capacity: 40 gallons
 Approx. age: 6 years

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper:

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

Condition Satisfactory Marginal Poor

Comments

Heating System

Heating system

Unit #1 Brand name: Lennox
 Approx. age: 7 years
 Unknown Model #: G61MPV-36B-045-10 Serial #: 5908f04343 Satisfactory Marginal Poor
 Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

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

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

Carbon monoxide N/A Detected at plenum Detected at register Not tested

Combustion air venting present N/A Yes No

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

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

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

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

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

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

Comments Safety disconnect on furnace not operating recommend repair.
 Furnace intake on exterior touching siding recommend repair so intake isn't touching siding.
 Condensate line goes to pump for discharge.

Electric/Cooling System

Main panel

Location Basement

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire

Condition: Satisfactory Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable

Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse

Panel not accessible Not evaluated

Reason:

Comments Larger 12 gauge wire on 15 amp breaker didn't appear to be any problems at time of inspection repair as necessary.

If any plumbing work is performed always make sure that the grounding wire that goes to the plumbing line is attached before the water meter for safety purposes.

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit

Location: Basement

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

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

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

Not operated due to exterior temperature

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