

Invoice 2

Home Inspection Report



135 Beth Circle, Plymouth, WI 53073

Inspection Date:
Monday, March 2, 2015

Prepared For:
David & Denise Olmer

Prepared By:
HomeReview Inspection Services INC.

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Report Number:
3256

Inspector:
Bob Turicik

Report Overview

House in Perspective

Average Quality/Lacking Maintenance

Scope of Inspection

All components designated for inspection in the Wisconsin 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.

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Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

Sunny 15 degrees

Recent Rain

No

Ground Cover

Snow

Report Summary

Items Not Operating

None apparent

Major Concerns

Radon level 5.1 above the EPA action level of 4.0 piC/l. Suggest remediation before closing.
Suggest electrician evaluate gray wire in main panel repair.

Potential Safety Hazards

Suggest GFCI on kitchen outlets
Suggest CO monitor one in each floor.
Suggest handrails basement steps

Deferred Cost Items

Water heater 1999

Improvement Items

Suggest repair front door wood trim, suggest changing exterior door locks, clean exterior vinyl siding, replace dryer vent cover, level AC unit, several door stops missing, suggest front storm door, repair several screens, bedroom missing light glass dome, suggest proper dryer vent pipe, missing laundry outlet plates, suggest water softener, replace recroom lighting switch,

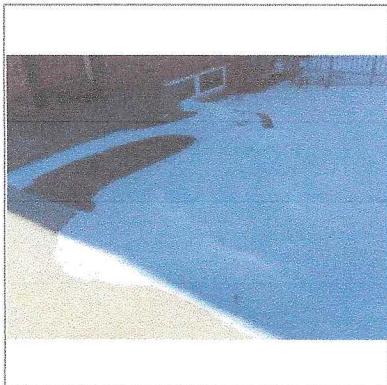
Items To Monitor

None apparent

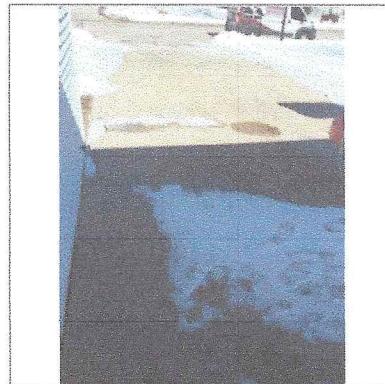
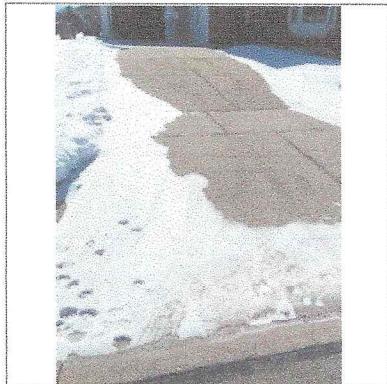
Grounds

Service Walks

- None Not Visible
 Concrete Flagstone Gravel Brick Other
 Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments
Photos

Driveway/Parking

- None Not Visible
 Concrete Asphalt Gravel/Dirt Brick Other
 Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

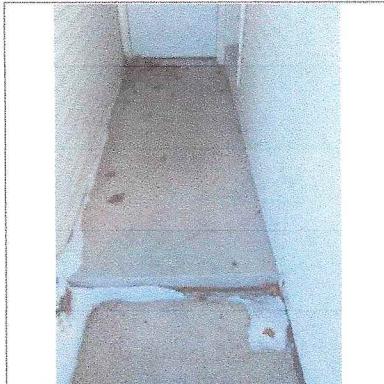
Comments
Photos

Porch

- None Not Visible
 Satisfactory Marginal Poor Railing/Balusters recommended
 Concrete Wood Other
 Satisfactory Marginal Poor Safety Hazard

Support Pier

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

Comments

Photos**Patio**

None
Material Condition Concrete Flagstone Kool-Deck Brick Other
 Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Comments**Photos****Deck/Balcony**

None Not Visible
Material Condition Wood Metal Composite Railing/Balusters recommended
 Satisfactory Marginal Poor Wood in contact with soil
 Treated Painted/Stained Other Safety Hazard Improper attachment to house
 Railing loose Not Applicable

Comments**Photos**

Grounds

Deck/Patio/Porch Covers

Condition	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Posts/Supports need Repair	<input type="checkbox"/> Earth to wood contact
	<input type="checkbox"/> Moisture/Insect damage					
Recommend	<input type="checkbox"/> Metal Straps/Bolts/Nails/Flashing	<input type="checkbox"/> Improper attachment to house	<input checked="" type="checkbox"/> None			

Comments
Fence/Wall

Type	<input type="checkbox"/> Not evaluated	<input type="checkbox"/> None	<input type="checkbox"/> Brick	<input type="checkbox"/> Block	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Chain Link	<input type="checkbox"/> Rusted	<input type="checkbox"/> Vinyl
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Loose Blocks/Caps					
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Operable:	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Planks missing/damaged				
Comments	<input type="checkbox"/> N/A								

Landscaping affecting foundation

<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> East	<input type="checkbox"/> West	<input type="checkbox"/> North	<input type="checkbox"/> South	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Recommend additional backfill
	<input type="checkbox"/> Recommend window wells/covers	<input type="checkbox"/> Trim back trees/shrubbies				
	<input type="checkbox"/> Wood in contact with/improper clearance to soil					

Comments
Retaining wall

Material	<input type="checkbox"/> None	<input type="checkbox"/> Brick	<input type="checkbox"/> Concrete	<input type="checkbox"/> Concrete block	<input type="checkbox"/> Railroad ties	<input type="checkbox"/> Timbers	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Safety Hazard	<input type="checkbox"/> Leaning/cracked/bowed		
Condition	<input type="checkbox"/> Drainage holes recommended						

Comments
Hose bibs

Condition	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> No anti-siphon valve	<input type="checkbox"/> Recommend Anti-siphon valve
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Tested	<input checked="" type="checkbox"/> Not On		
Operable						
Comments						

Roof

General

Visibility None All Partial Other
Inspected From Roof Ladder at eaves Ground With Binoculars

Photos

Style of Roof

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

Roof #1

Type:

Asphalt

Layers:

One layer

Age:

Location:

Roof

None

Type:

Layers:

Age:

Location:

Roof #2

None

Type:

Layers:

Age:

Location:

Roof #3

None

Type:

Layers:

Age:

Location:

Comments
Ventilation System

None N/A

Roof

Ventilation System cont.

Type Soffit Ridge Gable Roof Turbine Powered Other
 Comments

Flashing

Material	<input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Galv/Alum <input type="checkbox"/> Asphalt <input type="checkbox"/> Copper <input type="checkbox"/> Foam <input type="checkbox"/> Rubber <input type="checkbox"/> Lead <input type="checkbox"/> Other
Condition	<input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rusted <input type="checkbox"/> Missing
	<input type="checkbox"/> Separated from chimney/roof <input type="checkbox"/> Recommend Sealing <input type="checkbox"/> Other

Comments

Valleys

Material	<input checked="" type="checkbox"/> N/A
Condition	<input type="checkbox"/> Not Visible <input type="checkbox"/> Galv/Alum <input type="checkbox"/> Asphalt <input type="checkbox"/> Lead <input type="checkbox"/> Copper <input type="checkbox"/> Other
Comments	<input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Holes <input type="checkbox"/> Rusted <input type="checkbox"/> Recommend Sealing

Condition of Roof Coverings

Roof #1	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Curling <input type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots
	<input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input type="checkbox"/> Granules missing <input type="checkbox"/> Alligatoring <input type="checkbox"/> Blistering
	<input type="checkbox"/> Missing Tabs/Shingles/Tiles <input type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping
	<input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage
Roof #2	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Curling <input type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots
	<input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input type="checkbox"/> Granules missing <input type="checkbox"/> Alligatoring <input type="checkbox"/> Blistering
	<input type="checkbox"/> Missing Tabs/Shingles/Tiles <input type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping
	<input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage
Roof #3	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Curling <input type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots
	<input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input type="checkbox"/> Granules missing <input type="checkbox"/> Alligatoring <input type="checkbox"/> Blistering
	<input type="checkbox"/> Missing Tabs/Shingles/Tiles <input type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping
	<input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage

Comments

Skylights

Condition	<input type="checkbox"/> N/A <input type="checkbox"/> Not Visible
Comments	<input type="checkbox"/> Cracked/Broken <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor

Plumbing Vents

Condition	<input type="checkbox"/> Not Visible <input type="checkbox"/> Not Present
Comments	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor

Exterior

Chimney(s)
 None

Location(s)

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

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

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

Flue Tile Metal Unlined Not Visible

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

Condition Satisfactory Marginal Poor Recommend Repair

Comments
Gutters/Scuppers/Eavestrough
 None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace

 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other

Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments
Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected

Asphalt Wood Metal/Vinyl Other Typical cracks Peeling paint Monitor

Wood rot Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments
Photos

Trim

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

Damaged wood Other

Condition Satisfactory Marginal Poor

Comments
Soffit

None

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

Damaged wood Other

Condition Satisfactory Marginal Poor

Exterior

Fascia

Material	<input type="checkbox"/> None <input type="checkbox"/> Wood <input type="checkbox"/> Fiberboard <input checked="" type="checkbox"/> Aluminum/Steel <input type="checkbox"/> Vinyl <input type="checkbox"/> Stucco <input type="checkbox"/> Recommend repair/painting <input type="checkbox"/> Damaged wood <input type="checkbox"/> Other
Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Comments	

Flashing

Material	<input type="checkbox"/> None <input type="checkbox"/> Wood <input type="checkbox"/> Fiberboard <input checked="" type="checkbox"/> Aluminum/Steel <input type="checkbox"/> Vinyl <input type="checkbox"/> Stucco <input type="checkbox"/> Recommend repair/painting <input type="checkbox"/> Damaged wood <input type="checkbox"/> Other
Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Comments	

Caulking

Condition	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Comments	<input type="checkbox"/> Recommend around windows/doors/masonry ledges/corners/utility penetrations

Windows/Screens

Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Wood rot <input type="checkbox"/> Recommend repair/painting <input type="checkbox"/> Recommend repair/replace damaged screens <input type="checkbox"/> Failed/fogged insulated glass
Material	<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum/Vinyl clad
Screens	<input type="checkbox"/> Torn <input type="checkbox"/> Bent <input type="checkbox"/> Not installed <input checked="" type="checkbox"/> Satisfactory
Comments	

Storms Windows

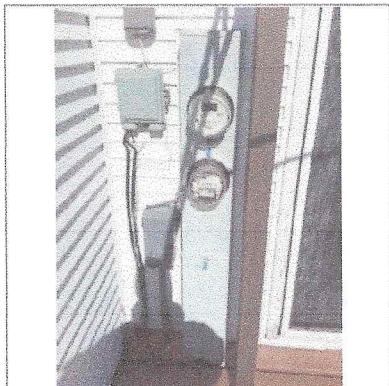
Condition	<input checked="" type="checkbox"/> None <input type="checkbox"/> Not installed <input type="checkbox"/> Satisfactory <input type="checkbox"/> Broken/cracked <input type="checkbox"/> Wood rot <input type="checkbox"/> Recommend repair/painting
Material	<input type="checkbox"/> Wood <input type="checkbox"/> Clad comb. <input type="checkbox"/> Wood/Metal comb. <input type="checkbox"/> Metal
Putty	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Needed <input type="checkbox"/> N/A
Comments	

Slab-On-Grade/Foundation

Foundation Wall	<input type="checkbox"/> Concrete block <input checked="" type="checkbox"/> Poured concrete <input type="checkbox"/> Post-Tensioned concrete <input type="checkbox"/> Not Visible <input type="checkbox"/> Other
Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Monitor <input type="checkbox"/> Have Evaluated <input type="checkbox"/> Not Evaluated
Concrete Slab	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Not Visible <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Monitor <input type="checkbox"/> Have Evaluated
Comments	

Service Entry

Location	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Overhead
Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Weather head/mast needs repair <input type="checkbox"/> Overhead wires too low
Exterior receptacles	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
GFCI present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Safety Hazard <input type="checkbox"/> Reverse polarity <input type="checkbox"/> Open ground(s) <input type="checkbox"/> Recommend GFCI Receptacles
Comments	

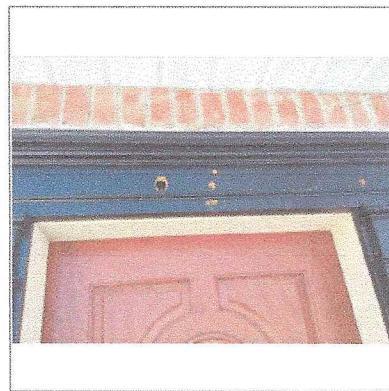
Photos**Building(s) Exterior Wall Construction**

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

Exterior Doors

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

Comments
 Photos

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

Unit #1 N/A
 Location:
 South
 Brand:
 Payne
 Model #:
 Pa10ja024000aaaa
 Serial #: 2299e12531
 Approximate Age:
 1999
 Condition Satisfactory Marginal Poor Cabinet/housing rusted
 Energy source Electric Gas Other
 Unit type Air cooled Water cooled Geothermal Heat pump

Exterior

Exterior A/C - Heat pump #1 cont.

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): (null) Fuses/Breakers installed (amps): (null)
 Improperly sized fuses/breakers
 Level Yes No Recommend re-level unit
 Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
 Insulation Yes No Replace
 Improper Clearance (air flow) Yes No
 Comments

Exterior A/C - Heat pump #2

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

Garage

Type

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

Comments
Photos

Automatic Opener

- None N/A
 Operable Inoperable

Comments
Safety Reverse

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

Comments
Roofing
Material

- Same as house

Type:

Asphalt

Approx. age: (null) Approx. layers: 1

Comments
Gutters/Eavestrough

- Satisfactory Marginal Poor Same as house

Comments
Siding

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

Trim

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

Floor

- Concrete Gravel Asphalt Dirt Other
 Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair

Garage

Floor cont.
Condition cont. Safety hazard

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

Comments
Sill Plates

Type	<input type="checkbox"/> None <input checked="" type="checkbox"/> Not Visible
Condition	<input checked="" type="checkbox"/> Floor level <input type="checkbox"/> Elevated
Comments	<input type="checkbox"/> Rotted/Damaged <input type="checkbox"/> Recommend repair

Overhead Door(s)

Material	<input type="checkbox"/> N/A
Condition	<input type="checkbox"/> Wood <input type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Recommend repair
	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Hardware loose <input type="checkbox"/> Safety Cable Recommended
	<input type="checkbox"/> Weatherstripping missing/damaged <input type="checkbox"/> Loose/missing
Recommend Priming/Painting Inside & Edges	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments
Exterior Service Door

Condition	<input type="checkbox"/> None
Comments	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Damaged/Rusted

Electrical Receptacles

Reverse polarity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Visible Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Open ground	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety Hazard
GFCI Present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Handyman/extension cord wiring
Comments	<input type="checkbox"/> Recommend GFCI Receptacles

Fire Separation Walls & Ceiling

Condition	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Present <input type="checkbox"/> Missing <input type="checkbox"/> Recommend repair
Moisture Stains Present	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Recommend repair <input type="checkbox"/> Holes walls/ceiling <input type="checkbox"/> Safety hazard(s)
Typical Cracks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fire door	<input checked="" type="checkbox"/> Not verifiable <input type="checkbox"/> Not a fire door <input type="checkbox"/> Needs repair <input type="checkbox"/> Satisfactory
Self closure	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Inoperative <input type="checkbox"/> Missing
Comments	

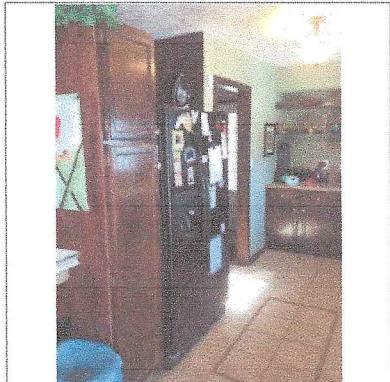
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos


Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Photos


Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Kitchen

Appliances

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

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 Suggest solid aluminum dryer vent pipe
 Outlet plates missing

Photos



Bathroom Half

Bath

Location First floor half 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:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Bathroom Hall

Bath

Location Second 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:
 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 Screen torn
 Wall damaged

Room Bed

Room

Location	Second floor North
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	Missing light glass dome Light switch is reversed

Room Bed

Room

Location	Second floor South
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	Torn screen

Room Master

Room	
Location	Second floor North West
Type	MASTER BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	Missing door stop

Room Rec

Room

Location	Basement
Type	Rec ROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input type="checkbox"/> No Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
Doors	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	Light trims rings not mounted Replace lighting switch

Photos

Room Office

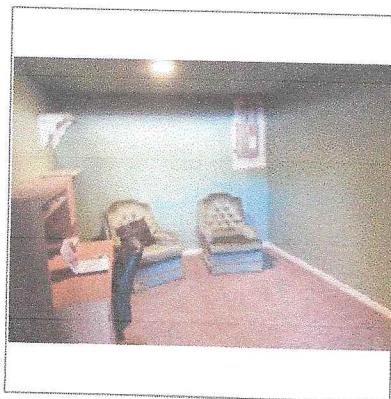
Room

Location Basement

Type Office

Walls & Ceiling Satisfactory Marginal Poor Typical cracks DamageMoisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazardCeiling fan None Satisfactory Marginal Poor Recommend repair/replaceElectrical Switches: Yes No Operable Receptacles: Yes No OperableOpen ground/Reverse polarity: Yes No Safety hazard Cover plates missingHeating source present Yes No Holes: Doors Walls CeilingsBedroom Egress restricted N/A Yes NoDoors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardwareWindows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware**Comments****Photos**

Interior

Fireplace

None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless
 Material Masonry Metal (pre-fabricated) Metal insert Cast Iron
 Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
 Damper modified for gas operation N/A Yes No Damper missing
 Hearth extension adequate Yes No
 Mantel N/A Secure Loose Recommend repair/replace
 Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments**Stairs/Steps/Balconies**

None

Condition Satisfactory Marginal Poor Loose/Missing
 Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended
 Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments**Smoke/Carbon Monoxide detectors**

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

Comments**Attic/Structure/Framing/Insulation**

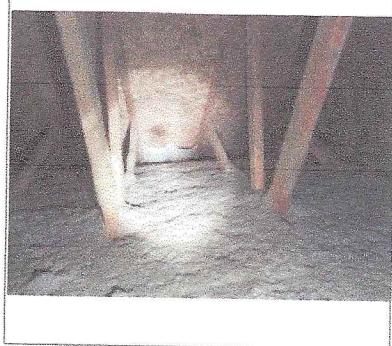
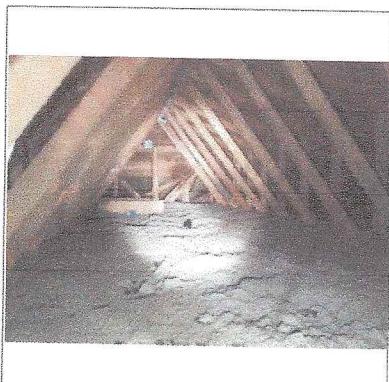
N/A

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 None
 Flooring Complete Partial None
 Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: Damaged Displaced Missing Compressed Recommend additional insulation
 Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
 Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed
 Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
 Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible
 HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
 Chimney chase N/A Satisfactory Needs repair Not Visible
 Structural problems observed Yes No Recommend repair Recommend structural engineer
 Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible
 Other
 Ceiling joists Wood Metal Not Visible
 Sheathing Plywood OSB Planking Rotted Stained Delaminated
 Evidence of condensation Yes No
 Evidence of moisture Yes No
 Evidence of leaking Yes No
 Firewall between units N/A Yes No Needs repair/sealing
 Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments Satisfactory

Interior

Attic/Structure/Framing/Insulation cont.
Photos



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
Photos


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

Floor

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

Seismic bolts

N/A None visible
Condition Appear satisfactory Recommend evaluation
Comments

Drainage

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

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

Basement

Columns cont.

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
Comments Sagging/ altered joists

Subfloor

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

Plumbing

Water service

Main shut-off location North recroom cabinet

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

Lead other than solder joints Yes No Unknown Service entry

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

Condition Satisfactory Marginal Poor

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

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

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

Condition Satisfactory Marginal Poor

Support/Insulation N/A

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

Drainage Satisfactory Marginal Poor

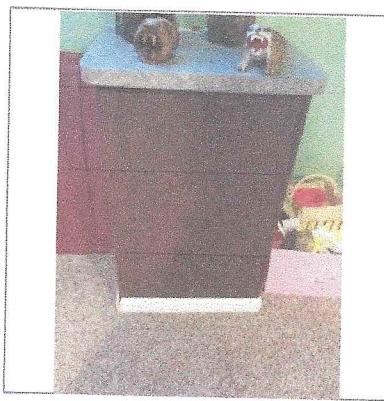
Interior fuel storage system N/A Yes No **Leaking:** Yes No

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

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



Main fuel shut-off location

Location N/A
Comments On the side exterior wall

Well pump

Type N/A Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No **Well pressure:** (null) Not Visible

Comments

Sanitary/Grinder pump

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Plumbing

Sanitary/Grinder pump cont.
Vented Yes No

Comments
Water heater #1
 N/A

General Brand Name:

State

Serial #: c99371039

Capacity:

50 gal

Approx. age:

1999

Type
 Gas Electric Oil LP Other

Combustion air venting present
 Yes No N/A

Seismic restraints needed
 Yes No N/A

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

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

Condition
 Satisfactory Marginal Poor

Comments
Photos

Water heater #2
 N/A

General Brand Name:

Serial #: (null)

Capacity:

Approx. age:

Type
 Gas Electric Oil LP Other

Combustion air venting present
 Yes No N/A

Seismic restraints needed
 Yes No N/A

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

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

Condition
 Satisfactory Marginal Poor

Comments
Water softener
 None

Loop installed
 Yes No

Plumbing hooked up
 Yes No

Plumbing leaking
 Yes No

Comments

Heating System

Heating system

Unit #1 Brand name: Payne
Approx. age: 2010
 Unknown Model #: pg9yan03001p01 Serial #: 2410a57805 Satisfactory Marginal Poor
 Recommended HVAC technician examine
 None

Unit #2 Brand name:
Approx. age:
 Unknown
Model #:
Serial #: (null) 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

CO test Tester: None

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed

Distribution Gas shut off valve: Yes No
 Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

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

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

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

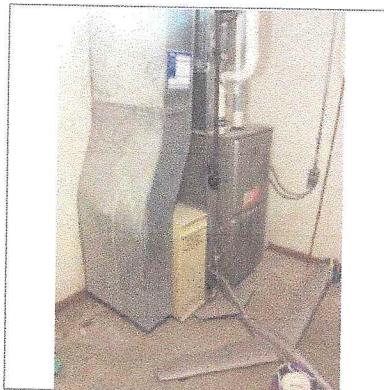
Heat pump N/A Supplemental electric Supplemental gas

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

System not operated due to N/A Exterior temperature Other

Comments Furnace was in normal working order at the time of the inspection.

Photos




Boiler system

General N/A
 Brand name:
 Approx. age:
 Model #:
 Serial #: (null)

Energy source Gas LP Oil Electric Solid fuel

Heating System

Boiler system cont.

Distribution Hot water Baseboard Steam Radiator Radiant floor
 Circulator Pump Gravity Multiple zones
 Controls Temp/pressure gauge exist: Yes No Operable: Yes No
 Oil fired units Disconnect: Yes No
 Combustion air venting present Yes No N/A
 Relief valve Yes No Missing Extension proper: Yes No Recommend repair/replace
 Operated When turned on by thermostat: Fired Did not fire
 Operation Satisfactory: Yes No Recommend HVAC technician examine before closing
 Comments

Other systems

N/A
 Type Electric baseboard Radiant ceiling cable Gas space heater Solid fuel burning stove
 Proper operation Yes No
 System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine
 Comments

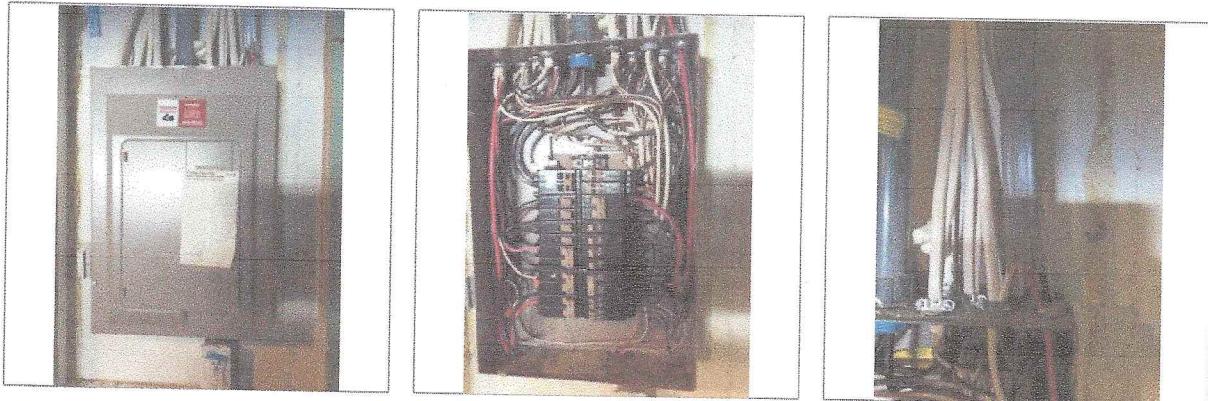
Electric/Cooling System

Main panel

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

Reason:

Comments Panel size appeared to be compatible to service size.
 Suggest electrician evaluate gray wire on top of box.

Photos

Sub panel(s)

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

Evaporator Coil Section Unit #1

General N/A
 Central system Wall unit
 Location:
 In the basement
 Age:
 10-15+
 Serial #: (null)
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
Condensate line/drain To exterior To pump Floor drain Other
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate
Operation Differential: (null)
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.

Evaporator Coil Section Unit #2

General N/A
 Central system Wall unit
 Location:
 Age:
 Serial #: (null)
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
 Recommend/Replace damaged/missing insulation
Condensate line/drain To exterior To pump Floor drain Other
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate
Operation Differential: (null)
Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature
Comments

AC Unit & alarm system Not Tested

Subsection