

Home Inspection Report



2476 Poplar Dr, Charlottesville, VA 22903

Inspection Date:

Thursday April 26, 2018

Prepared For:

Victoria Nagel

Prepared By:

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Report Number:

6918

Inspector:

Ben Frashure

License/Certification #:

VA--3380000590

Report Summary

Items Not Operating

The kitchen sink disposal is not operational, recommend having a licensed plumber repair or replace as needed.

Major Concerns

There is evidence of movement in the front brick veneer, recommend having a licensed mason evaluate and repair as needed.

Potential Safety Hazards

Recommend installing carbon monoxide detectors in the home due to the gas fired appliances. The GFCI receptacle above the patio needs to be wired correctly by a licensed electrician. Two of the outdoor HVAC condenser units call for no more than a 25 amp circuit breaker and only have service disconnects installed, the 30 amp circuit breaker installed in the electrical panel is oversized for one of the units and needs to be replaced by a licensed electrician. The garage GFCI receptacle needs to be repaired by a licensed electrician, the central vacuum system could not be tested due to the inoperable receptacle. The continuous stainless steel tubing needs to be bonded by a licensed electrician due to the fact that stray voltage can create pin holes in the product, recommend repair. Double tapping of the neutral electrical panel bus bar is not permitted, recommend having a licensed electrician repair the double tapping in both of the electrical panles.

Deferred Cost Items

Well pump (if age is known) that is 13+ years.
Sump pumps.

Improvement Items

The loose brick and railing on the the back steps needs to be repaired by a licensed mason or qualified contractor. The soil grade in the front right corner of the home needs to be corrected to prevent future moisture penetration into the basement. Recommend having a qualified contractor repair the nail pop on the back roof section. The nail pops on the garage need to be repaired by a qualified contractor. The damaged siding on the far right dormer needs to be replaced by a qualified contractor. There should atleast one inch of spacing between the roof shingles and siding to prevent future moisture damage. Recommend having a qualified contractor trim at least one inch from the rest of the siding on the corners to creat separation from the shingles and prevent future moisture damage. The damaged wood trim on all of the dormers needs to be replaced by a qualified contractor. All of the damaged fascia on the dormers needs to be replaced by a qualified contractor. The basement door needs new weather stripping installed. The void below the master bedroom sliding glass door needs to be sealed by a qualified contractor. The clothes dryer needs to be vented to the exterior of the home. The second floor bath faucet leaks onto the counter and into the cabinet, recommend having a licensed plumber repair as needed. Recommend having a qualified contractor repair the damaged second floor bathtub. The gas fireplace is due to be cleaned, started, and tested for proper operation by the fuel provider. Recommend installing insulation over all of the attic access panels to prevent drafts. The missing basement crawlspace insulation need to be replaced by a qualified contractor. The missing garage crawlspace insulation needs to be installed by a qualified contractor.

Items To Monitor

Have the heating and cooling systems serviced yearly. Change the HVAC air filters monthly. Keep the gutters clean. Keep the dryer vent clean.

Report Overview

Scope of Inspection

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.

Main Entrance Faces

North

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

17 years

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

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

Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Stoops/Steps

None

Material Concrete Wood Other: Brick Railing/Balusters recommended

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

Comments

Photos



The loose brick and railing on the the back steps needs to be repaired by a licensed mason or qualified contractor.

Patio

None

Material Concrete Flagstone Kool-Deck Brick Other: .

Grounds

Patio cont.

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

Comments

Deck/Balcony

None Not Visible

Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

Finish Treated Painted/Stained Other: Safety Hazard Improper attachment to house
 Railing loose Not Applicable

Comments

Deck/Patio/Porch Covers

None

Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage

Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments

Fence/Wall

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Comments

Landscaping affecting foundation

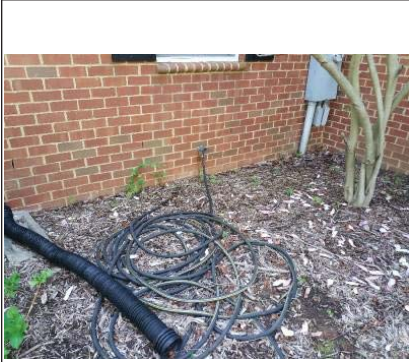
N/A

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

Photos

Grounds



The soil grade in the front right corner of the home needs to be corrected to prevent future moisture penetration into the basement.

Retaining wall

None

Material

Brick Concrete Concrete block Other: Railroad ties Timbers

Condition

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

Comments

Hose bibs

N/A

Condition

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

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: 17 years
Location: Front of the home.

Roof #2 None
Type: Asphalt
Layers: 1 Layer
Age: 17 years
Location: Back of the home.

Roof #3 None
Type: Asphalt
Layers: 1 Layer
Age: 17 years
Location: Garage

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

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

Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Roof

Condition of Roof Coverings cont.

- Roof #3** N/A **Satisfactory** Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Photos



Recommend having a qualified contractor repair the nail pop on the back roof section.



The nail pops on the garage need to be repaired by a qualified contractor.

Skylights

- N/A Not Visible

- Condition** Cracked/Broken **Satisfactory** Marginal Poor

Comments

Plumbing Vents

- Not Visible Not Present

- Condition** **Satisfactory** Marginal Poor

Comments

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

Exterior



The damaged siding on the far right dormer needs to be replaced by a qualified contractor. There should atleast one inch of spacing between the roof shingles and siding to prevent future moisture damage.



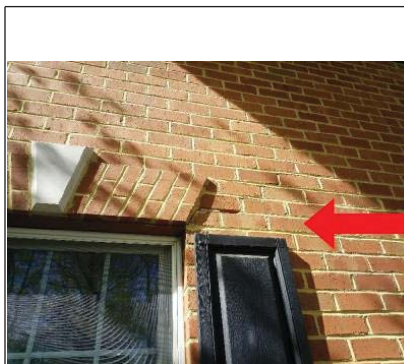
Recommend having a qualified contractor trim at least one inch from the corners to creat separation from the shingles and prevent future moisture damage.



There is evidence of movement in the front brick veneer, recommend having a licensed mason evaluate and repair as needed.



The cracks above the front windows in the brick veneer need to be repaired by a licensed mason.



Cracks above the front window in the brick veneer.

Trim

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

Condition Satisfactory Marginal Poor

Comments

Photos

Exterior



The damaged wood trim on all of the dormers needs to be replaced by a qualified contractor.

Soffit

None

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

Condition Satisfactory Marginal Poor

Comments

Fascia

None

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

Condition Satisfactory Marginal Poor

Comments

Photos



All of the damaged fascia on the dormers needs to be replaced by a qualified contractor.

Flashing

None

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

Exterior

Flashing cont.

Condition Satisfactory Marginal Poor

Comments

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

Storms Windows

None Not installed

Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting

Material Wood Clad comb. Wood/Metal comb. Metal

Putty Satisfactory Needed N/A

Comments

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Comments

Service Entry

Location Underground Overhead

Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low

Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor

GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Comments

Photos

Exterior



The GFCI receptacle above the patio needs to be wired correctly by a licensed electrician.

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



The basement door needs new weather stripping installed.



The void below the master bedroom sliding glass door needs to be sealed by a qualified contractor.

Exterior A/C - Heat pump #1

Exterior

Exterior A/C - Heat pump #1 cont.

- Unit #1** N/A
 Location: Behind the home
 Brand: Trane
 Model #: 4twr4024e1000bb
 Serial #: 16023m034f
 Approximate Age: 2 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 amps
 Fuses/Breakers installed (amps): 25 amos 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: Behind the home
 Brand: Trane
 Model #: 4twr5030g1000ca
 Serial #: 15305kx44f
 Approx. Age: 2 years
- Energy source** Electric Gas Other: .
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): 25 amps
 Fuses/Breakers installed (amps): 30 amps Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit
- Condenser Fins** Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
- Insulation** Yes No Replace
- Condition** Satisfactory Marginal Poor Cabinet/housing rusted
- Improper Clearance (air flow)** Yes No

Comments

Photos

Exterior



Two of the outdoor HVAC condenser units call for no more than a 25 amp circuit breaker and only have service disconnects installed, the 30 amp circuit breaker installed in the electrical panel is oversized for one of the units and needs to be replaced by a licensed electrician.

Exterior A/C - Heat pump #2 (2)

Unit #2

N/A

Location: Behind the home

Brand: Trane

Model #: 4twr4048d1000aa

Serial #: 15291cya4f

Approx. Age: 2 years

Energy source Electric Gas Other: _____

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): 50 amps
Fuses/Breakers installed (amps): 50 amps Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

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

Insulation Yes No Replace

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Improper Clearance (air flow) Yes No

Comments

Garage/Carport

Type

 None

Type

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

Comments

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:

Approx. age: Approx. layers:

Comments

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

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

Sill Plates

 None Not Visible

Type

 Floor level Elevated

Garage/Carport

Sill Plates cont.

Condition Rotted/Damaged Recommend repair

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

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No

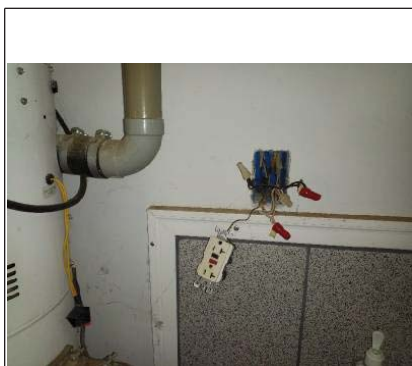
Reverse polarity Yes No

Open ground Yes No Safety Hazard

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

Comments

Photos



The garage GFCI receptacle needs to be repaired by a licensed electrician, the central vacuum system could not be tested due to the inoperable receptacle.

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

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

Garage/Carport

Fire Separation Walls & Ceiling cont.

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

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

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

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

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Photos

Kitchen



The kitchen sink disposal is not operational, recommend having a licensed plumber repair or replace as needed.

Laundry Room

Laundry

Laundry sink N/A

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

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

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater Furnace/Boiler

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

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

Comments

Photos



The clothes dryer needs to be vented to the exterior of the home.

Bathroom (1)

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 Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy
- Comments**

Bathroom (2)

Bath

Location First floor 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 Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Bathroom (3)

Bath

Location Master bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

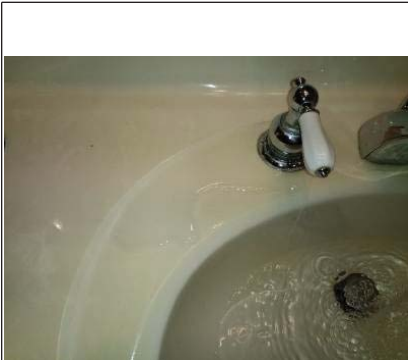
Bathroom (4)

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 Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy

Comments

Photos



The second floor bath faucet leaks onto the counter and into the cabinet, recommend having a licensed plumber repair as needed.



Recommend having a qualified contractor repair the damaged second floor bathtub.

Bathroom (5)

Bath

Location Third floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Room (1)

Room

Location First floor

Type Study

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

Room (2)

Room

Location First floor

Type MASTER BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments

Room (3)

Room

Location Second floor

Type MASTER BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments

Room (4)

Room

Location Second floor

Type Front corner 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

Room (5)

Room

Location Second floor

Type Back corner 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

Room (6)

Room

Location Second floor

Type Back 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) Family room

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

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

Comments

Photos



The gas fireplace is due to be cleaned, started, and tested for proper operation by the fuel provider.

Stairs/Steps/Balconies

None

Condition Satisfactory Marginal Poor Loose/Missing

Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Smoke/Carbon Monoxide detectors

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

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

Comments Recommend installing carbon monoxide detectors in the home due to the gas fired appliances.

Attic/Structure/Framing/Insulation

N/A

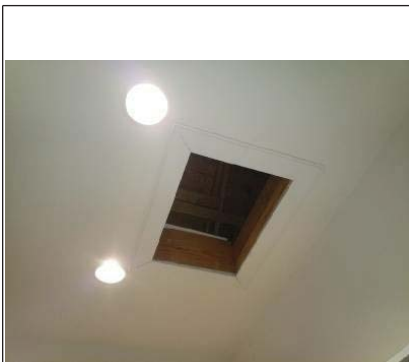
Interior

Attic/Structure/Framing/Insulation cont.

- Access** Stairs Pulldown Scuttlehole/Hatch No Access Other: . Access limited by:
- Inspected from** Access panel In the attic Other
- Location** Hallway Bedroom Closet Garage Other
- Flooring** Complete Partial None
- Insulation** Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: 8 to 10 inches Damaged Displaced Missing Compressed
 Recommend additional insulation
- Installed in** Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
- Vapor barriers** Kraft/foil faced Plastic sheeting Not Visible Improperly installed
- Ventilation** Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
- Fans exhausted to Attic:** Yes No Recommend repair Outside: Yes No Not Visible
- HVAC Duct** N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
- Chimney chase** N/A Satisfactory Needs repair Not Visible
- Structural problems observed** Yes No Recommend repair Recommend structural engineer
- Roof structure** Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .
- Ceiling joists** Wood Metal Not Visible
- Sheathing** Plywood OSB Planking Rotted Stained Delaminated
- Evidence of condensation** Yes No
- Evidence of moisture** Yes No
- Evidence of leaking** Yes No
- Firewall between units** N/A Yes No Needs repair/sealing
- Electrical** No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos



Recommend installing insulation over all of the attic access panels to prevent drafts.

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

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

Material Steel Wood Concrete Block Not Visible

Comments

Basement

Joists

Not Visible

Condition Satisfactory Marginal Poor

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

Comments

Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments

Crawl Space

Crawl space

N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Access

Location Exterior Interior hatch/door Via basement No access

Inspected from Access panel In the crawl space

Comments

Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Comments

Floor

Material Concrete Gravel Dirt Other: .

Condition Typical cracks Not Visible Vapor barrier present

Comments

Seismic bolts

N/A None visible

Condition Appear satisfactory Recommed evaluation

Comments

Drainage

Sump pump Yes No Operable: Yes No Pump not tested

Standing water Yes No Not Visible

Evidence of moisture damage Yes No

Comments

Ventilation

N/A

Location Wall vents Power vents None apparent

Condition Additional ventilation recommended Evidence of moisture damage

Comments

Girders/Beams/Columns

Material Steel Wood Masonry

Condition Satisfactory Marginal Poor Not Visible Sagging/Altered

Comments

Joists

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

Condition Satisfactory Marginal Poor

Comments

Crawl Space

Subfloor

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

Insulation

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

Photos



The missing basement crawlspace insulation need to be replaced by a qualified contractor.



The missing garage crawlspace insulation needs to be installed by a qualified contractor.

Vapor barrier

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

Plumbing

Water service

Main shut-off location 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: 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: Metal strapping
 Plastic strapping

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

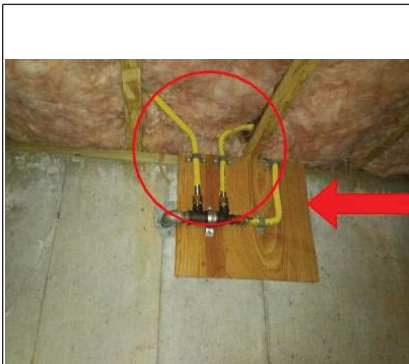
Interior fuel storage system N/A Yes No Leaking: Yes No

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

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



The continuous stainless steel tubing needs to be bonded by a licensed electrician due to the fact that stray voltage can create pin holes in the product, recommend repair.

Main fuel shut-off location

N/A

Location On the propane tank.

Plumbing

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: 42 psi Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Water heater #1

N/A

General Brand Name: A.O. Smith
Serial #: 1521ao17493
Capacity: 50 gallons
Approx. age: 3 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: Yes No Missing Recommend repair
 Improper material

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

Condition Satisfactory Marginal Poor

Comments

Water heater #2

N/A

General Brand Name: A.O. Smith
Serial #: 152a017495
Capacity: 50 gallons
Approx. age: 3 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: Yes No Missing Recommend repair
 Improper material

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

Condition Satisfactory Marginal Poor

Comments

Plumbing

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: Trans
Approx. age: 2 years
 Unknown Model #: Tam7a024h21eaa Serial #: 16022m4kav Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
Brand name: Trane
Approx. age: 2 years
 Unknown
Model #: Tam7aob30h21eaa
Serial #: 16022m4kav Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

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

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

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

Combustion air venting present N/A Yes No

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

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

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

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

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

Heat pump N/A Supplemental electric Supplemental gas

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

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

Comments

Heating system (2)

Unit #1 Brand name: Trane
Approx. age: 2 years
 Unknown Model #: 4pxccu48ac33maaa Serial #: 154721grcg Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
Brand name:
Approx. age:
 Unknown
Model #:
Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

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

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

Heating System

Heating system (2) cont.

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

Tester: Pyle PCMM05

Combustion air venting present N/A Yes No

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

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

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

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

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

Heat pump N/A Supplemental electric Supplemental gas

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

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

Comments

Boiler system

N/A

General Brand name:
Approx. age:
Model #:
Serial #:

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

Controls Temp/pressure gauge exist: Yes No Operable: Yes No

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

Relief valve Yes No Missing Extension proper: Yes No Recommend repair/replace

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

Type Electric baseboard Radiant ceiling cable Gas space heater Solid fuel burning stove

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

Location 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

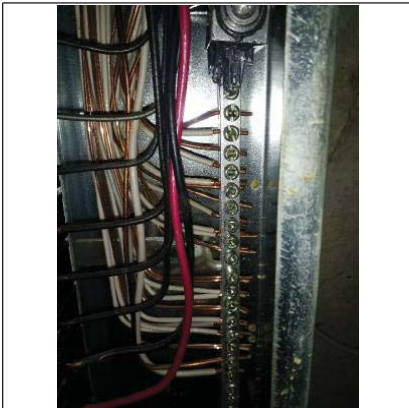
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

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

Photos



Double tapping of the neutral electrical panel bus bar is not permitted, recommend having a licensed electrician repair the double tapping in both of the electrical panles.

Sub panel(s)

None apparent

Location(s) Location 1:

Location 2:

Location 3:

Evaluation Panel not accessible Not evaluated

Reason:

Recommend separating/isolating neutrals Recommend electrician repair/evaluate box

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

Electric/Cooling System

Sub panel(s) cont.

Condition Satisfactory Marginal Poor

Comments

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit
Location: Third floor closet
Age: 2 years

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

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

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential: 16 degrees

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

Comments

Evaporator Coil Section Unit #2

N/A

General Central system Wall unit
Location: Third floor attic
Age: 2 years

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: 19 degrees

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

Comments

Evaporator Coil Section Unit #2 (2)

N/A

General Central system Wall unit
Location: Basement
Age: 2 years

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: .

Electric/Cooling System

Evaporator Coil Section Unit #2 (2) cont.

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential: 15 degrees

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

Comments

Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments

Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments

Room (1)

Room

Location Third floor.

Type Bonus room

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