



Inspection Report

Prepared For:
Joe Smith

Property Address:
1234 Slick Lane
Chicago, Il.



Inspectrum Inc.

Julio Neira Lic#450.0000453, Jeff Swanberg 450.0002695
Inspectrum Inc
Suite #227
3139 N Lincoln Ave.
Chicago Il. 60657





INVOICE

Inspectrum Inc.
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Suite #227
3139 N Lincoln Ave.
Chicago Il. 60657
Inspected By: Julio Neira Lic#450.0000453, Jeff
Swanberg 450.0002695

Inspection Date: 4/13/2009
Report ID: 123456

Customer Info:	Inspection Property:
Joe Smith	1234 Slick Lane Chicago, Il.
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:



General Summary

Report ID: 123456

Customer:
Joe Smith

(773)929-9889
Inspectrum.com

Property Address
1234 Slick Lane
Chicago, Il.

1. ENTRYWAY SYSTEMS

1.5 DOORS - BUILDING DOOR

Marginal

HINGED GLASS DOOR FROM SITTING ROOM TO BACK DECK BINDS ON FRAME.
ADJUSTMENT/REPAIR NEEDED.

2. SITE FEATURES & SYSTEMS

2.9 DECKS

Marginal

RECOMMEND CLEANING WITH A "DECK WASH" AND SEAL WITH A WATERPROOF (LINSEED OIL BASED) SEALANT TO PRESERVE. ALSO DO THE UNDERSIDE OF THE DECK WHERE ACCESSIBLE.

2.10 BALCONY

Marginal

MOISTURE STAINING EVIDENT ALONG THE TOP AND WEST SIDE JAMBS OF THE MASTER BEDROOM. BALCONY DOOR. INQUIRE INTO CAUSE AND HAVE REPAIRED.



2.10 Picture 1 TOP



2.10 Picture 2 WEST SIDE

3. WALL/WINDOW/TRIM SYSTEMS

3.8 TRIM

Marginal

RECOMMEND PAINTING THE WOOD TRIM AS NEEDED, PARTICULARLY AT THE FRONT SOFFIT WHERE PEELING PAINT IS EVIDENT.

6. AIR CONDITIONING**6.0 CENTRAL AIR COMPRESSOR****Marginal**

APPEARS TO BE APPROXIMATELY 7-9 YEARS OLD. LIFE EXPECTANCY IS 15-20 YEARS. RECOMMEND SERVICING NOW (IF NOT DONE SO RECENTLY) THEN SERVICED REGULARLY.

9. GARAGE/CAR PORT**9.6 GUTTERING****Significantly Deficient**

- REPLACE THE MISSING DOWNSPOUT AT THE SW CORNER.
- CLEAN OUT THE DIRTY GUTTER, WATER PONDING. RE PITCH DRAIN IF NEEDED TO CLEAR PONDING.

9.7 TRIM**Marginal**

RECOMMEND PAINTING THE WOOD TRIM, PARTICULARLY AROUND THE SERVICE DOOR.

9.9 SILL PLATES**Significantly Deficient**

SILL PLATE WET AT THE EAST WALL BELOW THE STAIN AT THE CEILING AND AT THE SW CORNER BELOW THE MISSING DOWNSPOUT. REPAIR AS NEEDED.

9.11 INTERIOR CEILING**Significantly Deficient**

MOISTURE STAIN (TESTED CURRENT WITH METER) EVIDENT ON THE CEILING ALONG THE EAST WALL. INQUIRE INTO THE CAUSE AND REPAIR ISSUE



9.11 Picture 1

11. KITCHEN**11.10 FAUCET AND SPRAY NOZZLE CONDITION****Marginal**

SPRAYER FEATURE DOES NOT OPERATE IN SPRAY MODE. REPAIR.

11.20 DISHWASHER**Marginal**

- DISHWASHER DOOR AND UNIT BLOCKS ACCESS TO DRAWER AND CABINET DOOR ON NORTH WALL.
- NOT ATTACHED TO COUNTERTOP OR CABINET. CORRECT.

12. LAUNDRY / UTILITY ROOM

12.2 EXHAUST/FLUE VENT

Significantly Deficient

THE DRYER VENT LINE IS NOT ATTACHED BEHIND DRYER. LINT PRESENT BEHIND DRYER AS A RESULT, CORRECT.

13(A). LIVING ROOM

13.2.A FLOORS

Marginal

- FLOORING SCRATCHED NEAR STAIRWAY FROM BABY GATE. REPAIR
- MISSING BASEBOARD NEAR STAIRWAY BY BABY GATE. INSTALL.

13.7.A ELECTRIC OUTLETS

Marginal

CABLE OUTLET IS NOT FLUSH WITH WALL AND HANGING. CORRECT.

13.12.A OTHER ISSUES

None/Not Visible, Marginal

DOOR BELL COVER IS MISSING. INSTALL.

13(C). BEDROOM-UPPER EAST

13.3.C DOORS - INTERIOR

Marginal

ENTRY DOOR KNOB IS LOOSE. REPAIR.

13(D). BEDROOM-UPPER FRONT

13.3.D DOORS - INTERIOR

Marginal

BI-FOLD CLOSET DOORS DRAG ON CARPETING. ADJUSTMENT NEEDED.

13.8.D CEILING FAN

Marginal

LIGHT BULBS NOT INSTALLED AT CEILING FAN, INSTALL.

13(E). SITTING ROOM OFF KITCHEN

13.6.E ELECTRIC SWITCHES

Marginal

NOT CERTAIN WHAT SWITCH ON NORTH WALL OPERATES. INQUIRE.

14. STAIRWAY(S)/HALLWAY(S)

14.4 ELECTRIC SWITCHES

Marginal

LIGHT BULB OUT TO FIXTURE AT TOP OF STAIRWAY. REPLACE BULB TO TEST.

14.5 ELECTRIC OUTLETS

Marginal

OUTLET AT FRONT VESTIBULE AREA IS LOOSE, SECURE.

15. FIREPLACES**15.3 FLUE****Marginal**

- FLUE DIRTY-RECOMMEND CLEANING.

15.4 GAS SHUT OFF**Marginal**

MISSING GAS KEY. LOCATE

16(A). MASTER BATH**16.3.A DOORS****Marginal**

DOOR LATCH DOES NOT CATCH, ADJUST STRIKE PLATE.

16.4.A SINK/DRAIN/FAUCET**Significantly Deficient**

THE LEFT SIDE SINK IS SLOW DRAINING, ROD OUT TO CLEAR.

16.5.A TUB**Marginal**

- NO ACCESS PANEL FOR WHIRLPOOL TUB, LOCATE OR INSTALL AS/WHEN NEEDED.
- TUB LINES DIRTY-RECOMMEND CLEANING TUB.

16.12.A WINDOWS**Significantly Deficient**

THE AWNING WINDOW DOES NOT CLOSE PROPERLY ONCE OPENED, HAVE REPAIRED.

16(B). GUEST BATH-UPPER**16.5.B TUB****Marginal**

- STOPPER NOT ATTACHED. REPAIR.
- VOIDS WITHIN GROUT BETWEEN TILES ON BACK WALL, REPAIR.
- SPIGOT NOT FLUSH TO WALL. CAULK NEEDED TO PREVENT WATER FROM PENETRATING BEHIND WALL.

16.7.B TOILET**Marginal**

ADJUST THE FLUSH LEVER FOR THE TOILET, MUST BE HELD DOWN TO FLUSH.

16(C). 1/2 BATH OFF KITCHEN**16.3.C DOORS****Marginal**

ENTRY DOOR BINDS ON FRAME. REPAIR.

17. ATTIC AND ROOF STRUCTURE**17.4 INSULATION****Marginal**

SECURE THE LOOSE INSULATION AND INSTALL THE MISSING SECTION AT THE ROOF JOISTS.

17.5 ATTIC VENTILATION SYSTEM

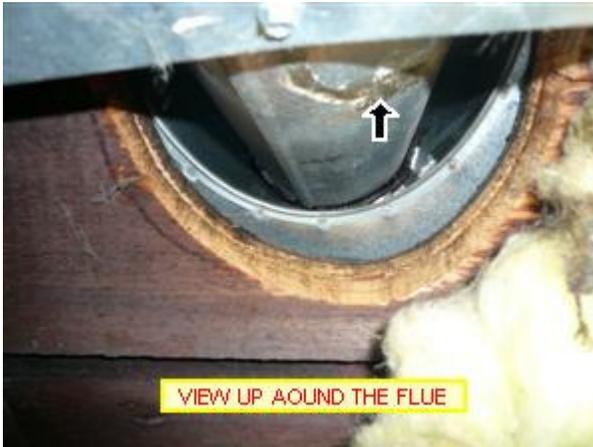
Significantly Deficient

THE ATTIC VENTS ARE COVERED WITH INSULATION, UNCOVER TO ALLOW PROPER AIRFLOW IN THE ATTIC.

17.8 CHIMNEY CHASE

Significantly Deficient

THERE IS A SMALL LEAK AROUND THE FURNACE FLUE PIPE. THE ARROW POINTS TO RUST ON THE FLUE AND THE INSULATION WAS WET. ALSO THE ATTIC INSULATION SHOULD NOT TOUCH THE HOT FLUE, CHARRED MATERIAL PULLED AWAY AT INSPECTION.

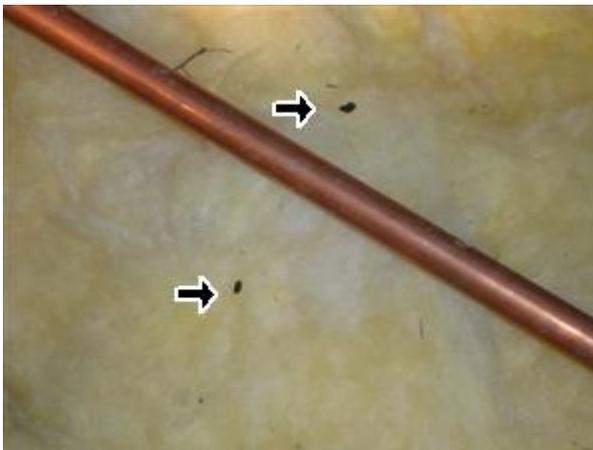


17.8 Picture 1

17.11 OTHER ISSUES

Marginal

MOUSE DROPPINGS EVIDENT ON THE INSULATION IN THE ATTIC. REPAIR AS NEEDED.



17.11 Picture 1

19(A). HVAC SYSTEM / LOWER UNIT

19.0.A CENTRAL HEATING EQUIPMENT

Significantly Deficient

- THERE IS LEAKING EVIDENT ALONG THE EAST SIDE OF THE FURNACE. HAVE UNIT SERVICED TO REPAIR.
- RECOMMEND INSULATING THE A/C SUCTION LINE TO THE FURNACE JACKET.



19.0.A Picture 1

19.6.A HUMIDIFIER

Significantly Deficient

THE HUMIDIFIER WATER SUPPLY LINE IS NOT CONNECTED, CONNECT TO RUN UNIT.

19(B). HVAC SYSTEM / UPPER UNIT

19.0.B CENTRAL HEATING EQUIPMENT

Marginal

UNIT IS ABOUT 7 YEARS OLD AND DIRTY. SERVICE AND CLEANING IS RECOMMENDED NOW AND THEN REGULARLY, LIFE EXPECTANCY IS 15-20 YRS.

19.6.B HUMIDIFIER

Marginal

RECOMMEND SERVICING THE HUMIDIFIER TO REPLACE THE EVAPORATOR PAD.

20. ELECTRICAL

20.3 ARE THE CIRCUITS OR FUSES LABELED CLEARLY?

Marginal

NOT LABELED-CORRECT

20.13 ARE CARBON MONOXIDE DETECTORS EVIDENT?

Satisfactory

PLUG IN CO DETECTORS INSTALLED, ENSURE THEY REMAIN.

21. BASEMENT AND STRUCTURAL COMPONENTS

21.10 WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS?

Marginal

THERE IS MOLD EVIDENT ALONG THE BOTTOM OF THE WALL (FACES WEST) BEHIND THE WATER HEATER. INQUIRE INTO THE CAUSE AND REPAIR.



21.10 Picture 1

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Hazard Summary

Report ID: **123456**Customer:
Joe Smith(773)929-9889
Inspectrum.com**Property Address**1234 Slick Lane
Chicago, IL.**1. ENTRYWAY SYSTEMS****1.1 RAILINGS AT STEPS****Hazard**

INSTALL THE MISSING BALUSTERS AT THE STAIRS UP TO THE GARAGE.

5. ELECTRICAL**5.0 SERVICE ENTRANCE CONDUCTORS****Hazard**

THE ELECTRIC SERVICE LINE IS TOO CLOSE TO THE BALCONY. BLOCK ACCESS OR MOVE SERVICE LINE.

9. GARAGE/CAR PORT**9.15 EXTERIOR VENTING****Hazard**

ALL GARAGES SHOULD HAVE EXTERIOR VENTING FOR FRESH AIR, NONE PRESENT - INSTALL.

12. LAUNDRY / UTILITY ROOM**12.3 COMBUSTION AIR VENTILATION****Hazard**

INSUFFICIENT VENTING FOR COMBUSTION AIR OF GAS DRYER, VENT PER GAS COMPANY REQUIREMENTS.

14. STAIRWAY(S)/HALLWAY(S)**14.3 STAIRS/RAILINGS****Hazard**

DISCONTINUOUS HAND RAILS AT STAIRS UP TO 1ST LEVELS, CORRECT.

18. PLUMBING**18.11 TPRV - EXTENSION PIPE****Hazard**

THE EXTENSION PIPE FOR THE WATER HEATER IS MISSING, IT SHOULD BE INSTALLED AND CUT 6 - 12 INCHES FROM THE FLOOR.

19(A). HVAC SYSTEM / LOWER UNIT

19.5.A COMBUSTION AIR SUPPLY

Hazard

INSUFFICIENT COMBUSTION AIR VENTING FOR FURNACE AND WATER HEATER - HAZARD.
INSTALL VENTING PER GAS COMPANY REQUIREMENTS.

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1. ENTRYWAY SYSTEMS

A complete, detailed diagnosis of certain systems may not be possible due to ice, snow or other impediment limiting visibility of the component.

Styles & Materials

LOCATION:
FRONT

STEPS:
CONCRETE

RAILING:
WOOD

PORCH/STOOP:
CONCRETE

SUPPORTS:
ON GRADE

ENTRY DOORS:
HINGED

STORM/SCREENS:
NONE OR N/A

VESTIBULE DOOR:
NONE OR N/A

		N	S	M	SD	HAZ
1.0	STEPS		X			
1.1	RAILINGS AT STEPS					X
1.2	PORCH/STOOP		X			
1.3	RAILINGS AT PORCH		X			
1.4	SUPPORTS FOR PORCH/STOOP		X			
1.5	DOORS - BUILDING DOOR			X		
1.6	DOORS - SCREEN/STORM		X			
1.7	DOORS - VESTIBULE	X				
1.8	OTHER ISSUES		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

1.1 INSTALL THE MISSING BALUSTERS AT THE STAIRS UP TO THE GARAGE.

1.5 HINGED GLASS DOOR FROM SITTING ROOM TO BACK DECK BINDS ON FRAME. ADJUSTMENT/REPAIR NEEDED.

2. SITE FEATURES & SYSTEMS

A complete, detailed diagnosis of certain systems may not be possible due to ice, snow or other impediment limiting visibility of the property.

Styles & Materials

WALKWAYS:
CONCRETE
NOT SLOPED TO BUILDING

HOSE BIB:
OPERATES

DECK:
DECKING - WOOD
RAILINGS - WOOD
SUPPORT - BUILDING BELOW
STEPS - WOOD

RETAINING WALL:
MASONRY

CATCH BASIN:
NONE OR NOT LOCATED

BALCONY:
DECKING - UNTREATED WOOD
RAILINGS - WOOD
SUPPORTS - WOOD

FENCES/WALLS:
METAL/IRON

GRADING:
NOT LOW

		N	S	M	SD	HAZ
2.0	WALKWAYS		X			
2.1	DRIVEWAY	X				
2.2	PATIO/AREAWAY		X			
2.3	VEGETATION		X			
2.4	FENCES/WALLS		X			
2.5	HOSE BIB		X			
2.6	CATCH BASIN	X				
2.7	RETAINING WALL(S) CONDITION		X			
2.8	GRADING/SURFACE DRAINAGE AT BUILDING		X			
2.9	DECKS			X		
2.10	BALCONY			X		
2.11	OTHER ISSUES		X			

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Comments:

2.9 RECOMMEND CLEANING WITH A "DECK WASH" AND SEAL WITH A WATERPROOF (LINSEED OIL BASED) SEALANT TO PRESERVE. ALSO DO THE UNDERSIDE OF THE DECK WHERE ACCESSIBLE.

2.10 MOISTURE STAINING EVIDENT ALONG THE TOP AND WEST SIDE JAMBS OF THE MASTER BEDROOM. BALCONY DOOR. INQUIRE INTO CAUSE AND HAVE REPAIRED.

3. WALL/WINDOW/TRIM SYSTEMS

EIFS Siding can be a problem. EIFS is prone to moisture penetration and deterioration of the underlying substrate. CAUTION: THIS INSPECTION DOES NOT INCLUDE A DETAILED EVALUATION OF EIFS. Most concrete block needs periodic waterproofing.

Styles & Materials

WALL STRUCTURE:
MASONRY

TUCKPOINTING:
SATISFACTORY
REPOINTING EVIDENT

WINDOWS EXTERIORS:
WRAPPED CASINGS

SIDING MATERIAL #1:
BRICK

SOFFIT/FASCIA:
WOOD
RECOMMEND PAINTING

SCREENS/STORMS:
SATISFACTORY

SIDING MATERIAL #2:
VINYL

TRIMWORK:
ALUMINUM/METAL

CAULKING:
SATISFACTORY

		N	S	M	SD	HAZ
3.0	WALL STRUCTURE		X			
3.1	SIDING #1		X			
3.2	SIDING #2		X			
3.3	SIDING #3	X				
3.4	SIDING #4	X				
3.5	FOUNDATION	X				
3.6	TUCKPOINTING		X			
3.7	SOFFIT/FASCIA/EAVES		X			
3.8	TRIM			X		
3.9	PATIO DOORS		X			
3.10	WINDOW EXTERIORS		X			
3.11	SCREENS/STORMS		X			
3.12	CAULKING		X			
3.13	THROUGH WALL FIXTURES		X			

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Comments:

3.8 RECOMMEND PAINTING THE WOOD TRIM AS NEEDED, PARTICULARLY AT THE FRONT SOFFIT WHERE PEELING PAINT IS EVIDENT.

4. RAIN DRAINS AND GUTTERS

If not raining during the inspection, evaluation of the roof drainage and gutter system for proper flow, blockages or leaks CANNOT BE CONCLUSIVE.

Styles & Materials

GUTTERS/DOWNSPOUTS:
ALUMINUM

RUNOFFS/DRAINS:
ALUMINUM
DIRECT LEAD TO UNDERGROUND DRAIN

SPLASH BLOCKS:
NONE OR N/A

WATER FLOW:
APPEARS SATISFACTORY

		N	S	M	SD	HAZ
4.0	CONDITION OF THE RAIN GUTTERS		X			
4.1	DOWNSPOUTS AND RUNOFFS		X			

N S M SD HAZ

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5. ELECTRICAL

Most lenders require at least 100 amp service. All exterior outlets should be GFCI protected.

Styles & Materials

SERVICE ENTRY:
OVERHEAD
ADEQUATE SUPPORT
DRIP LOOP VISIBLE

NUMBER OF METERS:
1

METER RATING:
200 AMPS

		N	S	M	SD	HAZ
5.0	SERVICE ENTRANCE CONDUCTORS					X
5.1	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) AT OUTSIDE OUTLETS	X				
5.2	OTHER ISSUES		X			

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Comments:

5.0 THE ELECTRIC SERVICE LINE IS TOO CLOSE TO THE BALCONY. BLOCK ACCESS OR MOVE SERVICE LINE.

6. AIR CONDITIONING

INSPECTRUM does not inspect coolant system pressure or leaks. An HVAC contractor is required for such testing. INSPECTRUM makes no representation regarding coolant system capacity or adequacy.

Styles & Materials

LOCATION: BACK YARD	TYPE: ELECTRIC CENTRAL AIR	NUMBER OF A/C COMPRESSORS: TWO
CENTRAL AIR MANUFACTURER: GOODMAN	APPX. BTU/HR: 36000 OR 3 TONS 42000 OR 3 1/2 TONS	APPX. AGE: 7-9 YRS
COILS FINS AND INSTALATION: EXTERIOR DISCONNECT SATISFACTORY	OPERATION: DID NOT OPERATE DUE TO OUTSIDE TEMPERATURE	

		N	S	M	SD	HAZ
6.0	CENTRAL AIR COMPRESSOR			X		
6.1	AIR HANDLER	X				

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Comments:

6.0 APPEARS TO BE APPROXIMATELY 7-9 YEARS OLD. LIFE EXPECTANCY IS 15-20 YEARS. RECOMMEND SERVICING NOW (IF NOT DONE SO RECENTLY) THEN SERVICED REGULARLY.

7. ROOF SYSTEMS

Identifying roof leaks may not be possible even if it is raining. Ineffective flashings are the #1 cause of roof leaks. Flashings and surfacings should be monitored and maintained regularly.

Styles & Materials

INSPECTION METHOD:
GROUND/BINOCULARS

% VISIBLE:
70%
NEIGHBORS BUILDINGS BLOCK VIEW

ROOF-TYPE/STYLE:
GABLE

SURFACE CONDITION:
APPEARS SERVICEABLE

ROOFING SURFACE MATERIAL:
ASPHALT/FIBERGLASS
ARCHITECTURAL

VALLEYS:
NONE OR N/A

VENTILATION:
ROOF VENTS

PLUMBING STACK:
PVC

SKY LIGHT(S):
NONE

COPING:
NONE

		N	S	M	SD	HAZ
7.0	CONDITION OF ROOF COVERING		X			
7.1	FLASHINGS	X				
7.2	VALLEYS	X				
7.3	ROOF VENTILATION		X			
7.4	SKYLIGHTS	X				
7.5	PARAPET WALL	X				
7.6	COPING	X				
7.7	PLUMBING STACK		X			

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8. CHIMNEY

Some chimneys do not have flue liners. Such condition may or may not be unsafe; however, home inspectors cannot see the entire flue. Evaluation by a chimney specialist is recommended.

Styles & Materials

INSPECTED FROM:
GROUND WITH BINOCULARS

CHIMNEY CHASE:
METAL FLUE PIPE

CHIMNEY CAP:
METAL

FLUE CAP:
RAIN
SCREEN

FLASHING:
NOT VISIBLE

		N	S	M	SD	HAZ
8.0	CHASE		X			
8.1	FLUE LINING		X			
8.2	CHIMNEY CAP		X			
8.3	FLUECAP		X			
8.4	FLASHING	X				

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9. GARAGE/CAR PORT

Older garages may not appear attractive but may be structurally sound and serviceable. Only unobstructed components and systems are inspected and reported on. All outlets should be GFCI. Automatic garage door operation should have a safety reverse feature.

Styles & Materials

LOCATION: DETACHED	SIZE: 2 CAR	AUTOMATIC OPENER: YES
GARAGE DOOR MATERIAL: METAL	DOOR TYPE: OVERHEAD ONE AUTOMATIC	SERVICE DOOR: METAL
WALL STRUCTURE: FRAME	SIDING: VINYL	TRIM: VINYL
ROOF SURFACING: NOT VISIBLE ROOF DECK	ROOF STRUCTURE: SATISFACTORY	GUTTERING: ALUMINUM
FLOOR: CONCRETE TYPICAL CRACKS	SILL PLATES: YES	INTERIOR WALLS: UNFINISHED
INTERIOR CEILING: UNFINISHED	HEAT SOURCE: NO	EXTERIOR VENTING: NO - HAZARD

		N	S	M	SD	HAZ
9.0	AUTOMATIC GARAGE DOOR OPERATORS		X			
9.1	GARAGE DOOR		X			
9.2	SERVICE DOOR		X			
9.3	WALL STRUCTURE		X			
9.4	SIDING		X			
9.5	ROOF SURFACE AND STRUCTURE	X				
9.6	GUTTERING				X	
9.7	TRIM			X		
9.8	FLOOR		X			
9.9	SILL PLATES				X	
9.10	INTERIOR WALLS		X			
9.11	INTERIOR CEILING				X	
9.12	ELECTRICAL (visible wiring, outlets, sub panel, components)		X			
9.13	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)		X			
9.14	HEAT SOURCE	X				
9.15	EXTERIOR VENTING					X
9.16	WINDOWS	X				

N S M SD HAZ

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Comments:

9.6

- REPLACE THE MISSING DOWNSPOUT AT THE SW CORNER.
- CLEAN OUT THE DIRTY GUTTER, WATER PONDING. RE PITCH DRAIN IF NEEDED TO CLEAR PONDING.

9.7 RECOMMEND PAINTING THE WOOD TRIM, PARTICULARLY AROUND THE SERVICE DOOR.

9.9 SILL PLATE WET AT THE EAST WALL BELOW THE STAIN AT THE CEILING AND AT THE SW CORNER BELOW THE MISSING DOWNSPOUT. REPAIR AS NEEDED.

9.11 MOISTURE STAIN (TESTED CURRENT WITH METER) EVIDENT ON THE CEILING ALONG THE EAST WALL. INQUIRE INTO THE CAUSE AND REPAIR ISSUE

9.15 ALL GARAGES SHOULD HAVE EXTERIOR VENTING FOR FRESH AIR, NONE PRESENT - INSTALL.

10. ITEMS NOT INSPECTED

Styles & Materials

IEMS NOT INSPECTED:

AIR CONDITIONING

SMOKE AND/OR CARBON MONOXIDE DETECTOR

N S M SD HAZ

N S M SD HAZ

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11. KITCHEN

Only a representative number of cabinets/drawers is inspected. Limited water flow/pressure may mean only a clogged aerator or the presence of a water flow restrictor, but can also signal more serious plumbing problems.

Styles & Materials

CEILING:
SHEETROCK/PLASTER
TYPICAL CRACKS/BLEMISHES

WALL:
SHEETROCK/PLASTER
TYPICAL CRACKS/BLEMISHES

FLOOR:
WOOD

COUNTERS:
MARBLE/GRANITE TYPE

CABINERY:
WOOD

WINDOWS:
THERMAL/INSULATED
VINYL
DOUBLE-HUNG

SCREENS/STORMS:
SCREEN
METAL

HEAT SOURCE:
CENTRAL SYSTEM

SINK MATERIAL:
STAINLESS STEEL

ELECTRIC OUTLETS:
GFCI TYPE AT COUNTERTOP
GFCI'S OPERATE

REFRIGERATOR:
OPERATED SATISFACTORILY

RANGE/COOKTOP:
OPERATED SATISFACTORILY

DISHWASHER:
OPERATED SATISFACTORILY

DISPOSAL:
OPERATED SATISFACTORILY

MICROWAVE (BUILT-IN):
OPERATED SATISFACTORILY

EXHAUST FAN:
OPERATED SATISFACTORILY

INSTANT HOT/COLD WATER:
NONE

N S M SD HAZ

		N	S	M	SD	HAZ
11.0	CEILING		X			
11.1	WALLS		X			
11.2	FLOOR		X			
11.3	COUNTERS		X			
11.4	CABINETS		X			
11.5	DOORS	X				
11.6	WINDOWS		X			
11.7	STORMS/SCREENS		X			
11.8	HEAT SOURCE		X			
11.9	SINK		X			
11.10	FAUCET AND SPRAY NOZZLE CONDITION			X		
11.11	THE CONDITION OF PLUMBING UNDER THE SINK		X			
11.12	SHUT-OFF VALVES UNDER THE SINK		X			
11.13	WATER PRESSURE		X			
11.14	WATER LEAKS	X				
11.15	ELECTRIC SWITCHES		X			
11.16	ELECTRIC OUTLETS		X			
11.17	REFRIGERATOR		X			
11.18	RANGE		X			
11.19	OVEN		X			
11.20	DISHWASHER			X		
11.21	DISPOSAL		X			
11.22	EXHAUST FAN		X			
11.23	MICROWAVE (BUILT-IN)		X			
11.24	WARMING DRAWER	X				
11.25	TRASH COMPACTOR	X				

N S M SD HAZ

		N	S	M	SD	HAZ
11.26	WINE COOLER	X				
11.27	INSTANT HOT/CHILLED WATER	X				

N S M SD HAZ

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Comments:

11.10 SPRAYER FEATURE DOES NOT OPERATE IN SPRAY MODE. REPAIR.

11.20

- DISHWASHER DOOR AND UNIT BLOCKS ACCESS TO DRAWER AND CABINET DOOR ON NORTH WALL.
- NOT ATTACHED TO COUNTERTOP OR CABINET. CORRECT.

12. LAUNDRY / UTILITY ROOM

Gas dryers must be vented to the outside. Adequate room ventilation is required for gas appliances. Monitor and clean room periodically to avoid mildew or lint build-up.

Styles & Materials

APPLIANCES IN ROOM:
WASHER
DRYER

DRYER TYPE:
GAS

		N	S	M	SD	HAZ
12.0	WASHING MACHINE		X			
12.1	DRYER		X			
12.2	EXHAUST/FLUE VENT				X	
12.3	COMBUSTION AIR VENTILATION					X
12.4	LAUNDRY SINK	X				
12.5	ELECTRIC OUTLETS		X			
12.6	GAS LINE SHUTOFF		X			
12.7	FLOOR DRAIN	X				
12.8	LAUNDRY OTHER ISSUES	X				

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

- 12.2 THE DRYER VENT LINE IS NOT ATTACHED BEHIND DRYER. LINT PRESENT BEHIND DRYER AS A RESULT, CORRECT.
- 12.3 INSUFFICIENT VENTING FOR COMBUSTION AIR OF GAS DRYER, VENT PER GAS COMPANY REQUIREMENTS.

13(A). LIVING ROOM

Only a representative number [not all] of doors, windows, outlets, etc. is tested. ALL PROBLEMS CANNOT AND MAY NOT BE DETECTED. Adequacy of heat and air conditioning distribution or supply is not assessed.

Styles & Materials

CEILINGS:
 DRYWALL/PLASTER
 TYPICAL CRACKS / BLEMISHES

WALLS:
 DRYWALL/PLASTER
 TYPICAL CRACKS / BLEMISHES

FLOORS:
 WOOD

WINDOW TYPES:
 THERMAL/INSULATED
 VINYL
 DOUBLE-HUNG

SCREENS/STORMS:
 SCREEN
 METAL

		N	S	M	SD	HAZ
13.0.A	CEILINGS		X			
13.1.A	WALLS		X			
13.2.A	FLOORS			X		
13.3.A	DOORS - INTERIOR		X			
13.4.A	WINDOWS		X			
13.5.A	STORMS/SCREENS		X			
13.6.A	ELECTRIC SWITCHES		X			
13.7.A	ELECTRIC OUTLETS			X		
13.8.A	CEILING FAN	X				
13.9.A	HEAT SOURCE		X			
13.10.A	AIR CONDITIONING SOURCE		X			
13.11.A	STAIRS/RAILINGS	X				
13.12.A	OTHER ISSUES	X		X		

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

13.2.A

- FLOORING SCRATCHED NEAR STAIRWAY FROM BABY GATE. REPAIR
- MISSING BASEBOARD NEAR STAIRWAY BY BABY GATE. INSTALL.

13.7.A CABLE OUTLET IS NOT FLUSH WITH WALL AND HANGING. CORRECT.

13.12.A DOOR BELL COVER IS MISSING. INSTALL.

13(B). MASTER BEDROOM

Only a representative number [not all] of doors, windows, outlets, etc. is tested. ALL PROBLEMS CANNOT AND MAY NOT BE DETECTED. Adequacy of heat and air conditioning distribution or supply is not assessed.

Styles & Materials

CEILINGS:
 DRYWALL/PLASTER
 TYPICAL CRACKS / BLEMISHES
WINDOW TYPES:
 THERMAL/INSULATED
 VINYL
 DOUBLE-HUNG

WALLS:
 DRYWALL/PLASTER
 TYPICAL CRACKS / BLEMISHES
SCREENS/STORMS:
 SCREEN

FLOORS:
 CARPET

		N	S	M	SD	HAZ
13.0.B	CEILINGS		X			
13.1.B	WALLS		X			
13.2.B	FLOORS		X			
13.3.B	DOORS - INTERIOR		X			
13.4.B	WINDOWS		X			
13.5.B	STORMS/SCREENS		X			
13.6.B	ELECTRIC SWITCHES		X			
13.7.B	ELECTRIC OUTLETS		X			
13.8.B	CEILING FAN		X			
13.9.B	HEAT SOURCE		X			
13.10.B	AIR CONDITIONING SOURCE		X			
13.11.B	STAIRS/RAILINGS	X				
13.12.B	OTHER ISSUES		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

13(C). BEDROOM-UPPER EAST

*Only a representative number [not all] of doors, windows, outlets, etc. is tested. ALL PROBLEMS CANNOT AND MAY NOT BE DETECTED.
Adequacy of heat and air conditioning distribution or supply is not assessed.*

Styles & Materials

CEILINGS:
 DRYWALL/PLASTER
 TYPICAL CRACKS / BLEMISHES
WINDOW TYPES:
 THERMAL/INSULATED
 VINYL
 DOUBLE-HUNG

WALLS:
 DRYWALL/PLASTER
 TYPICAL CRACKS / BLEMISHES
SCREENS/STORMS:
 SCREEN
 METAL

FLOORS:
 CARPET

		N	S	M	SD	HAZ
13.0.C	CEILINGS		X			
13.1.C	WALLS		X			
13.2.C	FLOORS		X			
13.3.C	DOORS - INTERIOR			X		
13.4.C	WINDOWS		X			
13.5.C	STORMS/SCREENS		X			
13.6.C	ELECTRIC SWITCHES		X			
13.7.C	ELECTRIC OUTLETS		X			
13.8.C	CEILING FAN	X				
13.9.C	HEAT SOURCE		X			
13.10.C	AIR CONDITIONING SOURCE		X			
13.11.C	STAIRS/RAILINGS	X				
13.12.C	OTHER ISSUES	X				

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

13.3.C ENTRY DOOR KNOB IS LOOSE. REPAIR.

13(D). BEDROOM-UPPER FRONT

*Only a representative number [not all] of doors, windows, outlets, etc. is tested. ALL PROBLEMS CANNOT AND MAY NOT BE DETECTED.
Adequacy of heat and air conditioning distribution or supply is not assessed.*

Styles & Materials

CEILINGS:
DRYWALL/PLASTER
TYPICAL CRACKS / BLEMISHES

WALLS:
DRYWALL/PLASTER
TYPICAL CRACKS / BLEMISHES

FLOORS:
CARPET

WINDOW TYPES:
THERMAL/INSULATED
VINYL
DOUBLE-HUNG
FIXED

SCREENS/STORMS:
SCREEN
METAL

		N	S	M	SD	HAZ
13.0.D	CEILINGS		X			
13.1.D	WALLS		X			
13.2.D	FLOORS		X			
13.3.D	DOORS - INTERIOR			X		
13.4.D	WINDOWS		X			
13.5.D	STORMS/SCREENS		X			
13.6.D	ELECTRIC SWITCHES		X			
13.7.D	ELECTRIC OUTLETS		X			
13.8.D	CEILING FAN			X		
13.9.D	HEAT SOURCE		X			
13.10.D	AIR CONDITIONING SOURCE		X			
13.11.D	STAIRS/RAILINGS	X				
13.12.D	OTHER ISSUES	X				

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

13.3.D BI-FOLD CLOSET DOORS DRAG ON CARPETING. ADJUSTMENT NEEDED.

13.8.D LIGHT BULBS NOT INSTALLED AT CEILING FAN, INSTALL.

13(E). SITTING ROOM OFF KITCHEN

Only a representative number [not all] of doors, windows, outlets, etc. is tested. ALL PROBLEMS CANNOT AND MAY NOT BE DETECTED. Adequacy of heat and air conditioning distribution or supply is not assessed.

Styles & Materials

CEILINGS:
 DRYWALL/PLASTER
 TYPICAL CRACKS / BLEMISHES

WINDOW TYPES:
 THERMAL/INSULATED
 VINYL
 DOUBLE-HUNG
 HINGED GLASS DOOR

WALLS:
 DRYWALL/PLASTER
 TYPICAL CRACKS / BLEMISHES

SCREENS/STORMS:
 SCREEN
 METAL

FLOORS:
 WOOD
 LARGE AREA RUG

		N	S	M	SD	HAZ
13.0.E	CEILINGS		X			
13.1.E	WALLS		X			
13.2.E	FLOORS		X			
13.3.E	DOORS - INTERIOR	X				
13.4.E	WINDOWS			X		
13.5.E	STORMS/SCREENS		X			
13.6.E	ELECTRIC SWITCHES			X		
13.7.E	ELECTRIC OUTLETS		X			
13.8.E	CEILING FAN	X				
13.9.E	HEAT SOURCE		X			
13.10.E	AIR CONDITIONING SOURCE		X			
13.11.E	STAIRS/RAILINGS	X				
13.12.E	OTHER ISSUES	X				

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

13.4.E SEE ENTRY DOOR COMMENT.

13.6.E NOT CERTAIN WHAT SWITCH ON NORTH WALL OPERATES. INQUIRE.

14. STAIRWAY(S)/HALLWAY(S)

Styles & Materials

CEILING:
SHEETROCK/PLASTER
TYPICAL CRACKS / BLEMISHES

WALLS:
SHEETROCK/PLASTER
TYPICAL CRACKS / BLEMISHES

FLOORS:
WOOD

WINDOWS:
THERMAL/INSULATED
DOUBLE-HUNG
VINYL

SCREENS/STORMS:
SCREEN

STAIRS/RAILINGS:
DISCONTINUOUS HANDRAILS

		N	S	M	SD	HAZ
14.0	CEILING		X			
14.1	WALLS		X			
14.2	FLOORS		X			
14.3	STAIRS/RAILINGS					X
14.4	ELECTRIC SWITCHES			X		
14.5	ELECTRIC OUTLETS			X		
14.6	HEAT SOURCE	X				
14.7	WINDOWS		X			
14.8	SCREENS/STORMS		X			
14.9	DOORS		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

- 14.3 DISCONTINUOUS HAND RAILS AT STAIRS UP TO 1ST LEVELS, CORRECT.
- 14.4 LIGHT BULB OUT TO FIXTURE AT TOP OF STAIRWAY. REPLACE BULB TO TEST.
- 14.5 OUTLET AT FRONT VESTIBULE AREA IS LOOSE, SECURE.

15. FIREPLACES

Fireboxes and flues should be checked and cleaned periodically for safe operation. FLUE INSPECTION LIMITED TO WHAT IT READILY VISIBLE FROM FIREPLACE OPENING.

Styles & Materials

TYPE OF FIREPLACE:
WOOD
GAS STARTER

DAMPER:
EVIDENT AND OPERABLE

CONDITION OF FLUE:
RECOMMEND CLEANING

		N	S	M	SD	HAZ
15.0	FIREPLACE		X			
15.1	DAMPER		X			
15.2	HEARTH		X			
15.3	FLUE			X		
15.4	GAS SHUT OFF			X		
15.5	OTHER ISSUES	X				

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

15.3

- FLUE DIRTY-RECOMMEND CLEANING.

15.4 MISSING GAS KEY. LOCATE

16(A). MASTER BATH

Bathrooms should have an operable window or vent [powered or passive].Electric outlets within 6 feet of water should be GFCI outlets.

Styles & Materials

CEILINGS:
SHEETROCK/PLASTER
TYPICAL CRACKS/BLEMISHES

WALLS:
SHEETROCK/PLASTER
TYPICAL CRACKS/BLEMISHES
STONE: MARBLE/GRANITE/SLATE

FLOOR:
STONE: MARBLE/GRANITE/SLATE TYPE

SINK(S):
CHINA

TUB:
FIBERGLASS / ACRYLIC
WHIRLPOOL

SHOWER:
MARBLE/GRANITE/SLATE TYPE SHOWERPAN

TOILET:
OPERATES SATISFACTORILY

WATER LEAKS:
NONE EVIDENT

ELECTRICAL:
SWITCHES
LIGHTING
OUTLETS

EXHAUST FAN TYPES:
POWER VENT

HEAT SOURCE:
CENTRAL

WINDOWS:
OPERABLE
THERMAL /INSULATED
AWNING

		N	S	M	SD	HAZ
16.0.A	CEILING		X			
16.1.A	WALLS		X			
16.2.A	FLOORS		X			
16.3.A	DOORS			X		
16.4.A	SINK/DRAIN/FAUCET				X	
16.5.A	TUB			X		
16.6.A	SHOWER STALL		X			
16.7.A	TOILET		X			
16.8.A	LEAKS EVIDENT		X			
16.9.A	ELECTRICAL		X			
16.10.A	EXHAUST FAN		X			
16.11.A	HEAT SOURCE		X			
16.12.A	WINDOWS				X	
16.13.A	BIDET	X				
16.14.A	STEAM/SAUNA	X				
16.15.A	WATER PRESSURE		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

- 16.3.A DOOR LATCH DOES NOT CATCH, ADJUST STRIKE PLATE.
- 16.4.A THE LEFT SIDE SINK IS SLOW DRAINING, ROD OUT TO CLEAR.
- 16.5.A

- NO ACCESS PANEL FOR WHIRLPOOL TUB, LOCATE OR INSTALL AS/WHEN NEEDED.
- TUB LINES DIRTY-RECOMMEND CLEANING TUB.

16.12.A THE AWNING WINDOW DOES NOT CLOSE PROPERLY ONCE OPENED, HAVE REPAIRED.

16(B). GUEST BATH-UPPER

Bathrooms should have an operable window or vent [powered or passive].Electric outlets within 6 feet of water should be GFCI outlets.

Styles & Materials

CEILINGS:
SHEETROCK/PLASTER
TYPICAL CRACKS/BLEMISHES

WALLS:
SHEETROCK/PLASTER
TYPICAL CRACKS/BLEMISHES

FLOOR:
STONE: MARBLE/GRANITE/SLATE TYPE

SINK(S):
STEEL

TUB:
COMPOSITE/AMERICAST TYPE

TOILET:
OPERATES SATISFACTORILY
POOR FLUSHING ACTION

WATER LEAKS:
NONE EVIDENT

ELECTRICAL:
SWITCHES
LIGHTING
OUTLETS
ELECTRIC OUTLETS ARE GFCI TYPE

EXHAUST FAN TYPES:
POWER VENT

HEAT SOURCE:
CENTRAL

WINDOWS:
OPERABLE
THERMAL /INSULATED
DOUBLE HUNG
VINYL

N S M SD HAZ

		N	S	M	SD	HAZ
16.0.B	CEILING		X			
16.1.B	WALLS		X			
16.2.B	FLOORS		X			
16.3.B	DOORS		X			
16.4.B	SINK/DRAIN/FAUCET		X			
16.5.B	TUB			X		
16.6.B	SHOWER STALL	X				
16.7.B	TOILET			X		
16.8.B	LEAKS EVIDENT	X				
16.9.B	ELECTRICAL		X			
16.10.B	EXHAUST FAN		X			
16.11.B	HEAT SOURCE		X			
16.12.B	WINDOWS		X			
16.13.B	BIDET	X				
16.14.B	STEAM/SAUNA	X				
16.15.B	WATER PRESSURE		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

16.5.B

- STOPPER NOT ATTACHED. REPAIR.
- VOIDS WITHIN GROUT BETWEEN TILES ON BACK WALL, REPAIR.
- SPIGOT NOT FLUSH TO WALL. CAULK NEEDED TO PREVENT WATER FROM PENETRATING BEHIND WALL.

16.7.B ADJUST THE FLUSH LEVER FOR THE TOILET, MUST BE HELD DOWN TO FLUSH.

16(C). 1/2 BATH OFF KITCHEN

Bathrooms should have an operable window or vent [powered or passive].Electric outlets within 6 feet of water should be GFCI outlets.

Styles & Materials

CEILING:
SHEETROCK/PLASTER
TYPICAL CRACKS/BLEMISHES

SINK(S):
CHINA

ELECTRICAL:
SWITCHES
LIGHTING
OUTLETS
ELECTRIC OUTLETS ARE GFCI TYPE

WINDOWS:
OPERABLE
THERMAL /INSULATED
DOUBLE HUNG
VINYL

WALLS:
SHEETROCK/PLASTER
TYPICAL CRACKS/BLEMISHES

TOILET:
OPERATES SATISFACTORILY

EXHAUST FAN TYPES:
POWER VENT

FLOOR:
STONE: MARBLE/GRANITE/SLATE TYPE

WATER LEAKS:
NONE EVIDENT

HEAT SOURCE:
NONE

N S M SD HAZ

		N	S	M	SD	HAZ
16.0.C	CEILING		X			
16.1.C	WALLS		X			
16.2.C	FLOORS		X			
16.3.C	DOORS			X		
16.4.C	SINK/DRAIN/FAUCET		X			
16.5.C	TUB	X				
16.6.C	SHOWER STALL	X				
16.7.C	TOILET		X			
16.8.C	LEAKS EVIDENT	X				
16.9.C	ELECTRICAL		X			
16.10.C	EXHAUST FAN		X			
16.11.C	HEAT SOURCE	X				
16.12.C	WINDOWS		X			
16.13.C	BIDET	X				
16.14.C	STEAM/SAUNA	X				
16.15.C	WATER PRESSURE		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

16.3.C ENTRY DOOR BINDS ON FRAME. REPAIR.

17. ATTIC AND ROOF STRUCTURE

ATTICS ARE INSPECTED ONLY IF AND WHERE READILY ACCESSIBLE. Attic systems are subject to harsh, damaging conditions but are not viewed regularly. Homeowners should periodically inspect attics for moisture, structural, pest infestation, mold or other problems.

Styles & Materials

VIEWED FROM:
WALKED THROUGH SPACE

FLOOR STRUCTURE:
2X6
JOIST SPACING: 16"OC

INSULATION THICKNESS:
5" TO 7"

ATTIC INFO:
PULL DOWN STAIRS
LIGHT IN ATTIC

CHIMNEY CHASE:
SATISFACTORY

ROOF STRUCTURE:
2X4 RAFTERS
RAFTER SPACING: 16"OC

FLOOR SHEATHING:
NONE/PARTIAL ONLY

VAPOR BARRIER:
NOT VISIBLE
KRAFT/FOIL FACED

EXHAUST FAN VENTING:
NOT VISIBLE

CONDENSATION AND/OR MOISTURE:
EVIDENT

ROOF SHEATHING:
PLANKING
PLYWOOD

INSULATION TYPE / LOCATION:
ROLL/BATT
AT FLOOR
AT RAFTERS

ATTIC VENTILATION SYSTEM:
ROOF VENTS

PLUMBING VENT STACKS:
VENTS TO OUTSIDE

WIRING:
CONDUIT

		N	S	M	SD	HAZ
17.0	ROOF STRUCTURE		X			
17.1	ROOF SHEATHING		X			
17.2	FLOOR STRUCTURE		X			
17.3	FLOOR SHEATHING	X				
17.4	INSULATION			X		
17.5	ATTIC VENTILATION SYSTEM				X	
17.6	EXHAUST FAN VENTING	X				
17.7	PLUMBING VENT STACKS		X			
17.8	CHIMNEY CHASE				X	
17.9	CONDENSATION AND/OR MOISTURE		X			
17.10	WIRING		X			
17.11	OTHER ISSUES			X		

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

17.4 SECURE THE LOOSE INSULATION AND INSTALL THE MISSING SECTION AT THE ROOF JOISTS.

17.5 THE ATTIC VENTS ARE COVERED WITH INSULATION, UNCOVER TO ALLOW PROPER AIRFLOW IN THE ATTIC.

17.8 THERE IS A SMALL LEAK AROUND THE FURNACE FLUE PIPE. THE ARROW POINTS TO RUST ON THE FLUE AND THE INSULATION WAS WET. ALSO THE ATTIC INSULATION SHOULD NOT TOUCH THE HOT FLUE, CHARRED MATERIAL PULLED AWAY AT INSPECTION.

17.9 SEE CHIMNEY

17.11 MOUSE DROPPINGS EVIDENT ON THE INSULATION IN THE ATTIC. REPAIR AS NEEDED.

18. PLUMBING

No representation is made about continuity, integrity, flow, leakage or use of appropriate material where not visible. Only visible portions of a system can be inspected.

Styles & Materials

MAIN WATER SHUT-OFF LOCATION:
BY METER
AT WATERLINE ENTRY INTO HOME

SUPPLY PIPE SIZE AND MATERIAL:
COPPER
1 INCH

DRAIN/WASTE/VENT MATERIAL:
NOT VISIBLE
PVC

WATER HEATER - MANUFACTURER:
A.O. SMITH

WATER HEATER - FUEL:
GAS

WATER HEATER - LEAKS:
NONE EVIDENT

GAS METER AND SHUT OFF LOCATION:
CLOSET FRONT BASEMENT

METER:
AT ENTRY INTO HOME
UNDER STAIRS

SUMP SYSTEM:
SUMP PUMP PRESENT
UNSEALED PIT

WATER HEATER - CAPACITY:
75 GALLON

WATER HEATER - RELIEF VALVE:
YES

WATER HEATER - VENT FLUE:
FORCED VENT FLUE

PLUMBING:
SYSTEM ON
FLOW APPEARS FUNCTIONAL

WATER LINE MATERIAL:
COPPER WHERE VISIBLE

EJECTOR SYSTEM:
EJECTOR PIT PRESENT
SEALED PIT

WATER HEATER - AGE:
7-9 YEARS

WATER HEATER - EXTENSION PIPE:
NONE - HAZARD

		N	S	M	SD	HAZ
18.0	WATER SYSTEM		X			
18.1	SUPPLY PIPE SIZE AND MATERIAL		X			
18.2	METER		X			
18.3	MAIN WATER SHUT-OFF VALVE		X			
18.4	WATER LINES		X			
18.5	WATER PRESSURE		X			
18.6	INTERIOR DRAIN, WASTE AND VENT SYSTEMS		X			
18.7	SUMP PUMP / EJECTOR SYSTEM		X			
18.8	WATER HEATER		X			
18.9	WATER HEATER - FLUE/VENT		X			
18.10	COMBUSTION AIR					X
18.11	TPRV - EXTENSION PIPE					X
18.12	GAS METER		X			
18.13	OTHER ISSUES		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

18.11 THE EXTENSION PIPE FOR THE WATER HEATER IS MISSING, IT SHOULD BE INSTALLED AND CUT 6 - 12 INCHES FROM THE FLOOR.

19(A). HVAC SYSTEM / LOWER UNIT

Heat exchangers are not inspected. Thermostat calibration is not verified. Supply and distribution adequacy is not tested.

Styles & Materials

CENTRAL PLANT LOCATION:
BASEMENT

HEAT TYPE:
GAS FORCED AIR

HEAT SYSTEM BRAND:
GOODMAN

CENTRAL PLANT - SIZE:
100000 - 125000 BTU

CENTRAL PLANT - AGE:
7 - 9 YEARS

FURNACE A/C SYSTEM DISTRIBUTION:
DIRECT DRIVE
UP-FLOW
METAL DUCTS

THERMOSTAT:
ELECTRONIC/PROGRAMMABLE

HEAT EXCHANGER NOT INSPECTED:
NOT INSPECTED

FLUE PIPES:
PVC

FILTER TYPE:
DISPOSABLE

OPERATION OF CENTRAL HEATING:
OPERATION BY THERMOSTAT/FIRED UP

FUEL SYSTEM:
GAS

HUMIDIFIER:
DISCONNECTED

		N	S	M	SD	HAZ
19.0.A	CENTRAL HEATING EQUIPMENT				X	
19.1.A	THERMOSTAT		X			
19.2.A	CHIMNEY/FLUES/VENTS/PIPES		X			
19.3.A	FILTER SYSTEM		X			
19.4.A	OPERATION OF HEAT - A/C SYSTEM		X			
19.5.A	COMBUSTION AIR SUPPLY					X
19.6.A	HUMIDIFIER				X	
19.7.A	ROOM ONLY HEATING UNITS	X				
19.8.A	OTHER ISSUES		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

19.0.A

- THERE IS LEAKING EVIDENT ALONG THE EAST SIDE OF THE FURNACE. HAVE UNIT SERVICED TO REPAIR.
- RECOMMEND INSULATING THE A/C SUCTION LINE TO THE FURNACE JACKET.

19.5.A INSUFFICIENT COMBUSTION AIR VENTING FOR FURNACE AND WATER HEATER - HAZARD. INSTALL VENTING PER GAS COMPANY REQUIREMENTS.

19.6.A THE HUMIDIFIER WATER SUPPLY LINE IS NOT CONNECTED, CONNECT TO RUN UNIT.

19(B). HVAC SYSTEM / UPPER UNIT

Heat exchangers are not inspected. Thermostat calibration is not verified. Supply and distribution adequacy is not tested.

Styles & Materials

CENTRAL PLANT LOCATION:
ATTIC

HEAT TYPE:
GAS FORCED AIR

HEAT SYSTEM BRAND:
GOODMAN

CENTRAL PLANT - SIZE:
90000 - 100000 BTU

CENTRAL PLANT - AGE:
7 - 9 YEARS

FURNACE A/C SYSTEM DISTRIBUTION:
DIRECT DRIVE
SIDE-FLOW
METAL DUCTS

THERMOSTAT:
ELECTRONIC/PROGRAMMABLE

HEAT EXCHANGER NOT INSPECTED:
NOT INSPECTED

FLUE PIPES:
METAL
OK PITCH

FILTER TYPE:
DISPOSABLE

OPERATION OF CENTRAL HEATING:
OPERATION BY THERMOSTAT/FIRED UP

FUEL SYSTEM:
GAS

HUMIDIFIER:
OPERATED SATISFACTORILY
SERVICE UNIT

N S M SD HAZ

		N	S	M	SD	HAZ
19.0.B	CENTRAL HEATING EQUIPMENT			X		
19.1.B	THERMOSTAT		X			
19.2.B	CHIMNEY/FLUES/VENTS/PIPES				X	
19.3.B	FILTER SYSTEM		X			
19.4.B	OPERATION OF HEAT - A/C SYSTEM		X			
19.5.B	COMBUSTION AIR SUPPLY		X			
19.6.B	HUMIDIFIER			X		
19.7.B	ROOM ONLY HEATING UNITS		X			
19.8.B	OTHER ISSUES		X			

N S M SD HAZ

N=None/Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

Comments:

19.0.B UNIT IS ABOUT 7 YEARS OLD AND DIRTY. SERVICE AND CLEANING IS RECOMMENDED NOW AND THEN REGULARLY, LIFE EXPECTANCY IS 15-20 YRS.

19.2.B SEE ATTIC

19.6.B RECOMMEND SERVICING THE HUMIDIFIER TO REPLACE THE EVAPORATOR PAD.

20. ELECTRICAL

This is not a CODE INSPECTION nor does it evaluate adequacy of service. Handyman wiring is PROBABLY not to code. Problems should be corrected by a licensed electrician.

Styles & Materials

PANEL LOCATION: BASEMENT	MAIN PANEL DISCONNECT: AT PANEL	AMPS: 120/240 VOLTS 200 AMP
FUSES OR BREAKERS: CIRCUIT BREAKERS	CIRCUITS LABELED?: NO PARTIALLY	EXPANSION ROOM: YES
GROUND SYSTEM: GROUND TO GROUND STAKE GROUND TO WATER PIPE	GFCI: AT PANEL - TESTED SATISFACTORILY	AFCI: AT PANEL - TESTED SATISFACTORILY
DOUBLE TAPPING?: NO	BRANCH WIRING: COPPER	WIRING METHODS: CONDUIT BX
SERVICE CONDUCTOR: COPPER	SUB-PANEL?: NONE	HANDYMAN WIRING: NOT EVIDENT
SMOKE DETECTORS: EVIDENT	CARBON MONOXIDE DETECTORS: EVIDENT	

		N	S	M	SD	HAZ
20.0	MAIN ELECTRICAL PANEL		X			
20.1	MAIN SERVICE DISCONNECT		X			
20.2	SPECIFICATIONS/AMPS-VOLTS		X			
20.3	ARE THE CIRCUITS OR FUSES LABELED CLEARLY?			X		
20.4	EXPANSION ROOM?		X			
20.5	GROUND SYSTEM		X			
20.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) BREAKERS		X			
20.7	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS) BREAKERS		X			
20.8	BRANCH WIRING MATERIAL AND METHODS		X			
20.9	SERVICE CONDUCTOR		X			
20.10	SUB PANEL	X				
20.11	HANDYMAN WIRING		X			
20.12	ARE SMOKE DETECTORS PRESENT IN THE HOME		X			
20.13	ARE CARBON MONOXIDE DETECTORS EVIDENT?		X			

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Comments:

20.3 NOT LABELED-CORRECT

20.13 PLUG IN CO DETECTORS INSTALLED, ENSURE THEY REMAIN.

21. BASEMENT AND STRUCTURAL COMPONENTS

Obstructed or covered or blocked walls, floors, ceilings etc., cannot be inspected. The presence of insects or other household pests is not part of this inspection.

Styles & Materials

BASEMENT TYPE:

FULL
FINISHED

FOUNDATION:

LESS THAN 25% VISIBLE

SUPPORT POSTS/COLUMNS:

NOT VISIBLE

ACCESS TO BASEMENT:

INTERIOR STAIRS
EXTERIOR STAIRS

BASEMENT/CRAWL SPACE FLOOR:

TILE

BASEMENT CEILING STRUCTURE:

NOT VISIBLE
2 X 8

STAIRS/RAILINGS:

WOOD
RAILING SECURE

SUPPORT BEAMS:

NOT VISIBLE

CEILING/SUB FLOOR:

NOT VISIBLE
PLANKING
PLYWOOD

MOISTURE:

PRIOR

DRAINAGE:

FLOOR DRAIN
FLOOR DRAINS NOT TESTED

		N	S	M	SD	HAZ
21.0	BASEMENT TYPE		X			
21.1	DOOR/ACCESS FOR BASEMENT OR CRAWLSPACE		X			
21.2	STAIRWAYS AND RAILINGS TO BASEMENT		X			
21.3	FOUNDATION WALLS AND MORTAR JOINTS	X				
21.4	FLOOR SYSTEM	X				
21.5	BEAMS	X				
21.6	FOUNDATION VENTS OR WINDOWS		X			
21.7	GIRDERS, PIERS, COLUMNS AND SUPPORTS	X				
21.8	CEILING STRUCTURE		X			
21.9	CEILING/SUB FLOOR CONDITION	X				
21.10	WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS?			X		
21.11	DRAINAGE	X				
21.12	VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE	X				
21.13	NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE	X				
21.14	INSULATION OF FLOOR SYSTEM	X				
21.15	DESCRIBE ANY INACCESSIBLE AREAS IN CRAWLSPACE OR BASEMENT	X				
21.16	ELECTRICAL		X			

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Comments:

21.10 THERE IS MOLD EVIDENT ALONG THE BOTTOM OF THE WALL (FACES WEST) BEHIND THE WATER HEATER. INQUIRE INTO THE CAUSE AND REPAIR.

21.15 WALL NOT VISIBLE AT THE SW CORNER OF BASEMENT

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