

Home Inspection Report



1234 example, Anywhere, WI 53051

Inspection Date:

Monday October 30, 2017

Prepared For:

Example Report

Prepared By:

Hearthstone Home Inspections, LLC
(262) 366-3565

Report Number:

291

Inspector:

Roger Kautz

Report Summary

Items Not Operating

Major Concerns

-There were 2 cracked tiles in the living room close to the basement stairs - recommend replacement.

I recommend the broken window on the garage be repaired or replaced.

Potential Safety Hazards

-I recommend adding a handrail to the back steps.

-Electric eyes at the base of the garage door too high above the floor, potential safety hazard. Recommend 6" from floor.

-The 3 prong outlet on south wall in the master bath was ungrounded and may not be protected by a GFCI. This is a potential safety hazard. Recommend repair by a licensed electrician.

-CSST (Corrugated Stainless Steel Tubing). It is a flexible line covered with a usually yellow plastic sheath. It is generally an acceptable material. However, since its introduction, there have been manufactures' bulletins, and I have been informed there is a code change directing that the CSST line must be directly bonded to an electrical ground. Such a bonding wire was not seen in the inspection, and you should have a qualified electrician install one in accordance with local codes.

The walk up to the front steps is a series of stone slabs, and the walkway consist of flagstones. While this is appropriately rustic for this property, in my opinion it does constitute a series of trip hazards, and there is really no alternative way to get into the house. I recommend you consider installing more traditional steps and railings.

Above one of the bath fans in the Attic, there is some wiring that is not properly secured inside an enclosed box, and also there is a bare energized conductor in this area. I recommend a qualified electrician repair.

One or more gas leaks were detected with the aid of a combustible gas detector. They are described and marked with yellow tape. One of the gas leaks is at the drip tube for the boiler, and the other one is in the crawl space where the csst joins the solid pipe. I recommend these be repaired by a qualified plumber.

The exhaust pipe for the boiler runs out the side of the house beneath the deck. I believe there are some issues with this arrangement. First, there is no fire collar where the pipe passes through the rim joist. Second, it runs downhill, whereas any type of Chimney should always run uphill. Third, it terminates near ground level at the edge of the deck. This pipe can get very hot and also would be giving off exhaust right below where people might be sitting on the deck and there could be a carbon monoxide issue. This boiler can run all year long to heat the water. I recommend when the boiler is serviced, that this exhaust arrangement be evaluated.

Branch wires are under sized compared to the breaker- Recommend licensed electrician repair and/or replace as necessary. One of the 30 amp Breakers in the Left Bank of circuits appears to have 12 gauge conductors attached.

-Improper clearance to the electric panel - there is supposed to be 36 inches clearance to the front of the panel and a total of 30 inches to the sides (adding the two sides together). That is not the case here.

These Breakers do not appear to be the type that are approved for double tapping. On the right Bank of circuits two 20 amp Breakers have been tied together to create a double pole, however one of the breakers has two conductors on it which would appear to unbalance the circuit. When you have an electrician on the premises. I recommend you ask him or her to correct this situation.

Report Summary

Deferred Cost Items

I recommend a boiler tune-up and cleaning due to no documentation that this has been done recently.

I recommend there be an extension tube on the tpr valve on the boiler. Also, the extension tube from the check valve was leaking water and I recommend this be evaluated by a qualified HVAC technician when the boiler is serviced.

Improvement Items

The clamps on the service conductors near the Masthead are a type that are considered appropriate only for temporary use. I recommend contacting the utility to see about having permanent connectors installed.

I recommend repainting the service door to the garage

-Low areas of grading next to the foundation, recommend adding additional soil and slope away from foundation.

-Recommend installing gutters and/or downspouts on The garage.

-Recommend a licensed electrician install GFCI outlets in the garage.

-Garage trim had some damage - recommend repair.

-There was a hole in the wall in the master bedroom - recommend repair.

-Recommend caulking the tub faucet in the hall bathroom.

-Recommend grouting the open gaps in the floor tile behind the door in the hall bath.

-There is supposed to be an air gap device installed in the drain line, and which is mounted above the counter or surface of the sink. This drain either does not have one or it is under the sink. I recommend one be installed properly by a qualified contractor.

-Recommend reinforced washer hoses. The basic black ones break too easily.

-Recommend trimming trees/vegetation so it does not come into contact with the home.

-Gutters on only a portion of the house, recommend additional gutters where needed.

The rubber flashings around the plumbing stacks have split and should be replaced or covered, preferably with a product that does not require damage to the roof covering.

Items To Monitor

Report Summary

-Recommend maintaining a positive drainage slope away from the foundation.

The garage floor has significant cracks. They are too large to be ignored but may not yet warrant replacing the floor. You can expect them to continue to get worse and eventually the floor will need to be replaced.

I recommend monitoring the extended roof on the garage for any looseness or water damage. The slope on this roof is lower than what is recommended for asphalt shingles, and the rafters are hung with joist hangers that are secured with roofing nails instead of the proper fasteners.

The well cap is at the back of the house and is level with the ground. You should expect that as a result of the well inspection, there will be an extension welded on the casing so the cap is at least a foot above grade.

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 or insurance policy of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

-A visual inspection of the above referenced property was conducted on this date in accordance with our signed inspection agreement. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report.

Main Entrance Faces

West

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Dry

Approximate Age

Estimated 1950, expanded and remodeled in 2006.

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 The walk up to the front steps is a series of stone slabs, and the walkway consist of flagstones. While this is appropriately rustic for this property, in my opinion it does constitute a series of trip hazards, and there is really no alternative way to get into the house. I recommend you consider installing more traditional steps and railings.

Photos



Some of these stones have loose flakes.

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

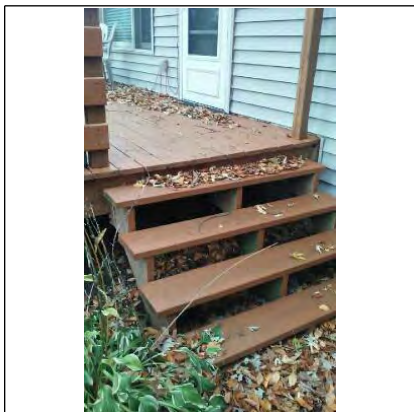
Material Concrete Wood Other: Railing/Balusters recommended

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

Comments -I recommend adding a handrail to the back steps.

Photos

Grounds



Patio

None

Material Concrete Flagstone Kool-Deck Brick Other: .

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

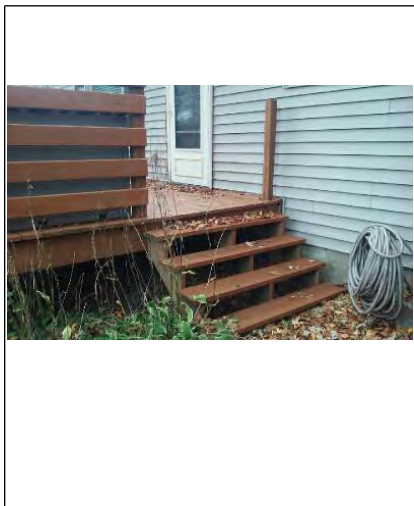
Comments -Joist hangers were appropriately used for most of the joists to fasten them to the ledger board.

Photos



Most of the spaces are for in, but some exceed that standard buy just a little.

Grounds



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

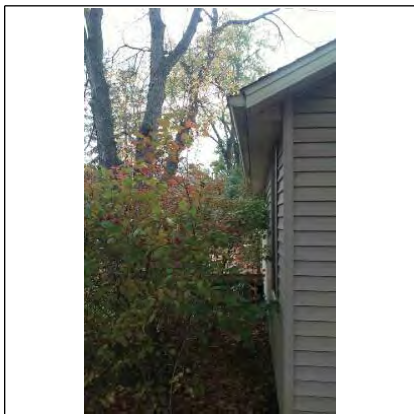
Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments

- Recommend maintaining a positive drainage slope away from the foundation.
- Low areas of grading next to the foundation recommend adding additional soil and slope away from foundation.
- Recommend trimming trees/vegetation so it does not come into contact with the home.
- Trees that extend above the roof presents some risk that they may drop leaves, seeds, and limbs onto the roof, either causing damage or clogging gutters. Dead branches, aggressive growth, and any actual contact with the structure should be trimmed back. Other than that, you should weigh the potential for problems against the aesthetic value of the trees.

Photos

Grounds



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

General

Comments: This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these is informational only and not to be construed as inspected.

Miscellaneous

Comments

Photos

Grounds

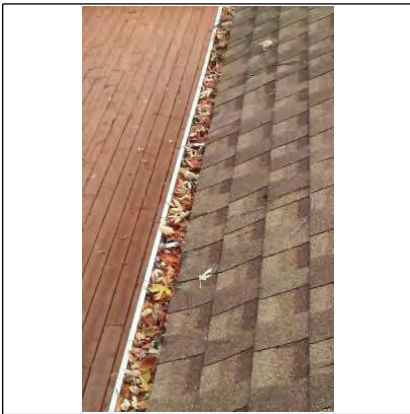


Exterior

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 -Gutters on only a portion of the house, recommend additional gutters where needed.
 -The insides of the gutters are full of debris - recommend cleaning.

Photos



Siding

- Material** Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Aluminum/Steel Other: Vinyl
Condition Satisfactory Marginal Poor Recommend repair/painting Typical cracks Peeling paint
 Deteriorated wood Loose/Missing/Holes

Comments

Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Other: .
Condition Satisfactory Marginal Poor Deteriorated wood Recommend repair/painting
 Peeling paint Loose/Missing/Holes

Comments

Soffit

- None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other: .
Condition Satisfactory Marginal Poor Recommend repair/painting Deteriorated wood
 Loose/Missing/Holes

Comments

Fascia

- None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other: .

Exterior

Fascia cont.

Condition Satisfactory Marginal Poor Recommend repair/painting Deteriorated wood
 Peeling paint Loose/Missing/Holes

Comments

Flashing

None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other: .
Condition Satisfactory Marginal Poor Recommend repair/painting Deteriorated wood
 Peeling paint Loose/Missing/Holes

Comments

Caulking

None
Condition Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments -Caulk should be applied to areas where brick and wood siding meet, trim around window frames, trim around doors, and piping and service penetration. Also any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

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

Exterior

Service Entry cont.

Comments The clamps on the service conductors near the Masthead are a type that are considered appropriate only for temporary use. I recommend contacting the utility to see about having permanent connectors installed.

Photos



Building(s) Exterior Wall Construction

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

Exterior Doors

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

Comments

Exterior A/C - Heat pump #1

Unit #1 N/A
 Location:
 Brand:
 Serial #:
 Approximate Age:
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): Fuses/Breakers installed (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

Exterior

Exterior A/C - Heat pump #1 cont.

Improper Clearance (air flow) Yes No

Comments

Exterior A/C - Heat pump #2

Unit #2 N/A

Location:

Brand:

Serial #:

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): Fuses/Breakers installed (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

General

Comments: While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Miscellaneous

Comments Comments:

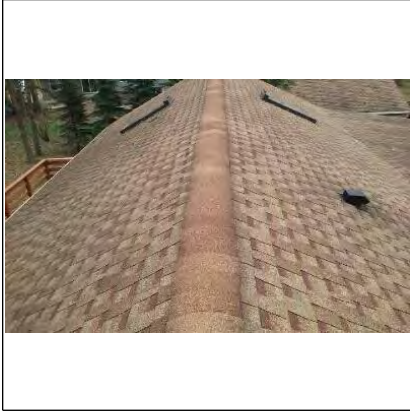
Roof

General

Visibility None All Partial Limited By: .

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: 1 Layer
Age: 10-15+
Location:

Roof #2 None
Type:
Layers:
Age:
Location:

Roof #3 None
Type:
Layers:
Age:
Location:

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

Roof

Valleys cont.

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 #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



Skylights

N/A Not Visible
Condition Cracked/Broken Satisfactory Marginal Poor

Comments

Photos

Roof



Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments The rubber flashings around the plumbing stacks have split and should be replaced or covered, preferably with a product that does not require damage to the roof covering.

Photos



General

Comments: Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roofing material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Miscellaneous

Comments:

Roof

Chimney(s)

None

Location(s) There is no chimney on the house except for the exhaust from the boiler that comes out under the deck. Please see the heating section for comments.

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

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 -Electric eyes at the base of the garage door too high above the floor, potential safety hazard. Recommend 6" from floor.

Photos



Roofing

Material Same as house

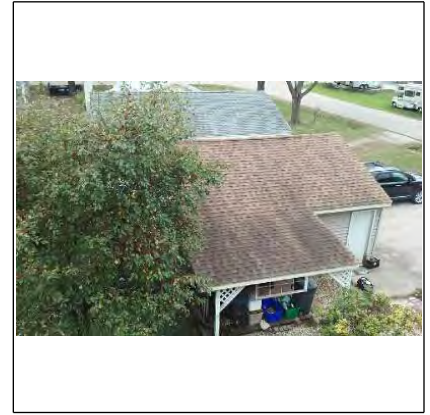
Type: Asphalt

Approx. age: 10-15 years old Approx. layers: 1 layer

Comments I recommend monitoring the extended roof on the garage for any looseness or water damage. The slope on this roof is lower than what is recommended for asphalt shingles, and the rafters are hung with joist hangers that are secured with roofing nails instead of the proper fasteners.

Photos

Garage/Carport



Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house N/A

Comments -Recommend installing gutters and/or downspouts on The garage.

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 -Garage trim had some damage - recommend repair.
There is an opening in the soffit that would be an invitation for pests.

Photos



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

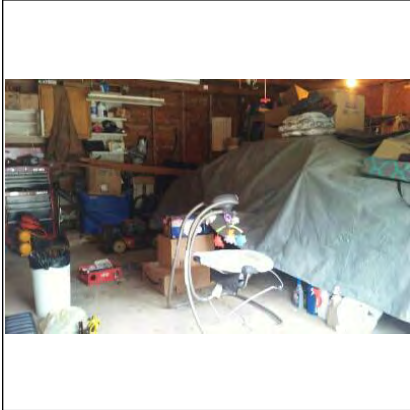
Comments -The garage floor has significant cracks. They are too large to be ignored but may not yet warrant replacing the floor. You can expect them to continue to get worse and eventually the floor will need to be replaced.

Garage/Carport

Floor cont.

Comments -The garage floor has significant cracks. They are too large to be ignored but may not yet warrant replacing the floor. You can expect them to continue to get worse and eventually the floor will need to be replaced.

Photos



Sill Plates

None Not Visible

Type Floor level Elevated

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 -I recommend repainting the service door to the garage.

Photos

Garage/Carport



Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

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

Recommend GFCI Receptacles

Comments -Recommend a licensed electrician install GFCI outlets in the garage.

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

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

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

General

Comments: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Miscellaneous

Comments: I recommend the broken window on the garage be repaired or replaced.

Photos

Garage/Carport



Attic

Attic/Structure/Framing/Insulation

N/A

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: 10 Damaged Displaced Missing Compressed Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other:

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

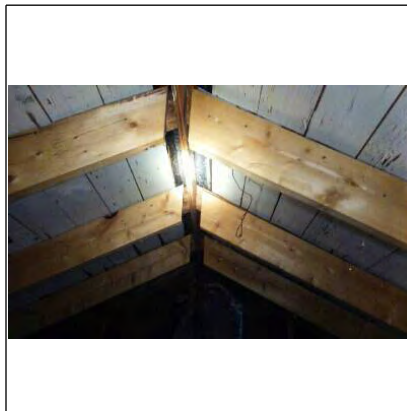
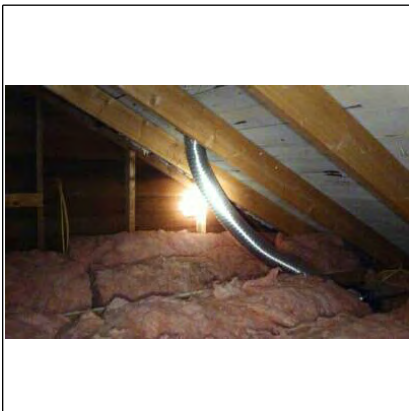
Evidence of leaking Yes No

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

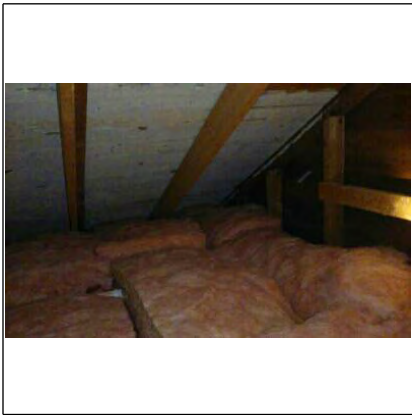
Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos



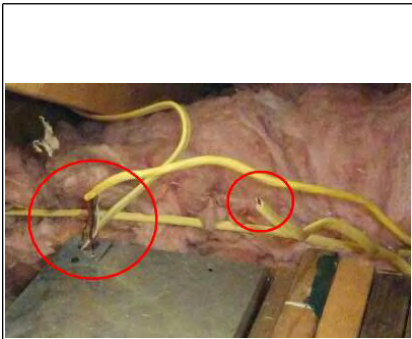
Attic



Miscellaneous

Comments: Above one of the bath fans in the Attic, there is some wiring that is not properly secured inside an enclosed box, and also there is a bare energized conductor in this area. I recommend a qualified electrician repair.

Photos



Energized bare conductor on the right, and unprotected conductors on the left

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 N/A 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 -There is supposed to be an air gap device installed in the drain line, and which is mounted above the counter or surface of the sink. this drain either does not have one or it is under the sink. I recommend one be installed properly by a qualified contractor.

Kitchen

Appliances cont.

Comments -There is supposed to be an air gap device installed in the drain line, and which is mounted above the counter or surface of the sink. this drain either does not have one or it is under the sink. I recommend one be installed properly by a qualified contractor.

Miscellaneous

Comments:

Bathroom

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** -The GFCI outlet was ungrounded but tripped when tested. This is an ok fix for an ungrounded outlet.
-The 3 prong outlet on south wall in the master bath was also ungrounded and not protected by a GFCI. This is a potential safety hazard. Recommend evaluation by a licensed electrician.

General

Comments: In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets, and closets, and a representative number of Windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Miscellaneous

Comments:

Bathroom (2)

Bath

Location First floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where: Floor behind the door and around the tub fixture.
 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

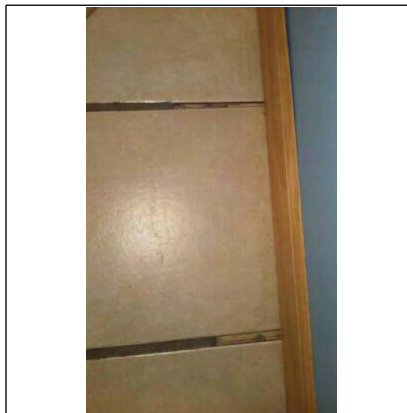
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments -Recommend caulking the tub facet in the hall bathroom.
-Recommend grouting the open gaps in the floor tile behind the door in the hall bath.

Photos



General

Comments:

Miscellaneous

Comments:

Room (1)

Room

Location First floor

Type All Bedrooms

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

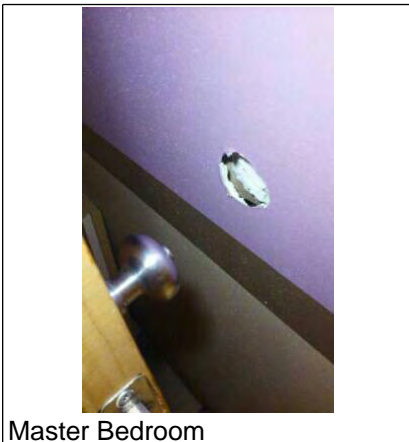
Bedroom Egress restricted N/A Yes No

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 -There was a hole in the wall in the master bedroom - recommend repair.

Photos



Master Bedroom

General

Comments: Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Room (1)

Miscellaneous

Comments:

Room (2)

Room

Location Basement

Type Rec 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

General

Comments:

Miscellaneous

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

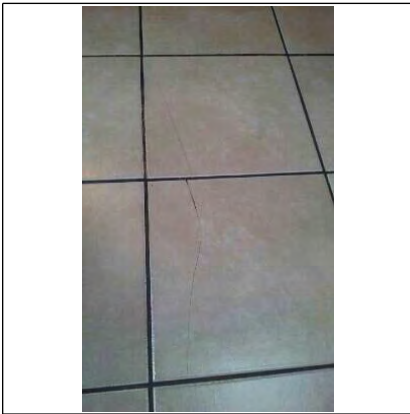
Heating source present Yes No Holes: Doors Walls Ceilings

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 -There were 2 cracked tiles in the living room close to the basement stairs - recommend replacement.

Photos



Miscellaneous

Comments:

Dining Room

Dining Room

Location

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

Miscellaneous

Comments:

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 Current standards call for smoke alarms on each floor with living space, in a hallway plus in each bedroom. The photoelectric smoke alarms are more effective than the ionization type. Carbon monoxide alarms are called for on each floor with living space. I recommend at least one Co alarm have a digital display so you will know if there is any carbon monoxide present.

Miscellaneous

Comments:

Laundry Room

Laundry

Laundry sink N/A Yes

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 -Recommend reinforced washer hoses. The basic black ones break too easily.

General

Comments: Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject if turned. See Plumbing and Electrical pages for more details about those types of system components.

Miscellaneous

Comments:

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 N/A

Comments -Some or all of the basement floor is not visible due to floor coverings or stored items.

Drainage

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

Floor drains Yes Not Visible Drains not tested N/A

Comments There is a sump crock in the basement, but there is no pump installed.

Girders/Beams

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete LVL Not Visible

Comments

Columns

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete Block Not Visible

Comments

Joists

Not Visible

Condition Satisfactory Marginal Poor

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type

Sagging/altered joists

Comments

Basement

Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments

General

Comments: All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not apart of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion from any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Miscellaneous

Comments:

Crawl Space

Crawl space

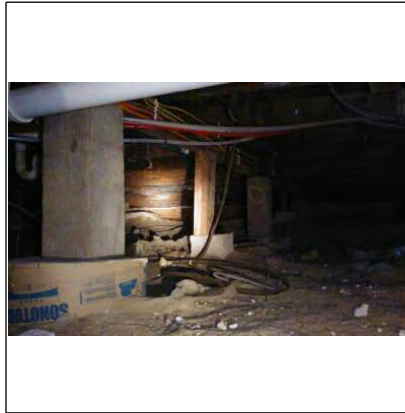
N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Photos



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 The floor of the crawl space is just sand.

Drainage

Sump pump Yes No Operable: Yes No Pump not tested

Crawl Space

Drainage cont.

Standing water Yes No Not Visible

Evidence of moisture damage Yes No

Comments

Ventilation

N/A

Location Wall vents Power vents None apparent Open to the basement

Condition Additional ventilation recommended Evidence of moisture damage N/A

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

Subfloor

Not Visible

Condition Indication of moisture stains/rotting Satisfactory

Comments

Insulation

None

Type Fiberglass Cellulose Rockwool Foam Not Visible

Location Walls Between floor joists Other: .

Comments

Vapor barrier

Present Yes No Not Visible Improperly installed

Material Kraft/foil faced Plastic Not Visible Other: .

Condition Satisfactory Marginal Poor

Comments I recommend a proper Vapor Barrier be installed in the crawl space in accordance with current standards.

Miscellaneous

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: The visible Plumbing lines were properly supported with metal or plastic hangers , or with strapping material.

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

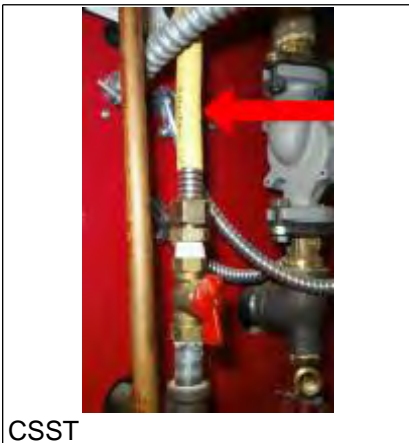
Interior fuel storage system N/A Yes No Leaking: Yes No

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 -CSST (Corrugated Stainless Steel Tubing). it is a flexible line covered with a usually yellow plastic sheath. it is generally an acceptable material. However, since its introduction, there have been manufactures' bulletins, and I have been informed there is a code change directing that the CSST line must be directly bonded to an electrical ground. Such a bonding wire was not seen in the inspection, and you should have a qualified electrician install one in accordance with local codes.

Photos



Main fuel shut-off location

N/A

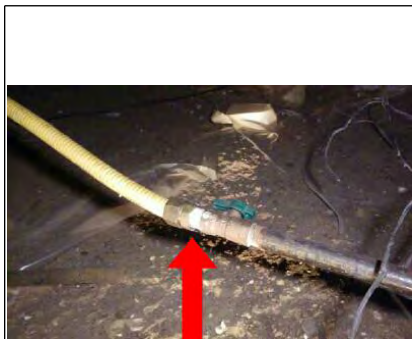
Location On the side exterior wall

Plumbing

Main fuel shut-off location cont.

Comments One or more gas leaks were detected with the aid of a combustible gas detector. They are described and marked with yellow tape. One of the gas leaks is at the drip tube for the boiler, and the other one is in the crawl space where the csst joins the solid pipe. I recommend these be repaired by a qualified plumber.

Photos



Gas leak at this location

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: 48 psi Not Visible

Comments The well cap is at the back of the house and is level with the ground. You should expect that as a result of the well inspection, there will be an extension welded on the casing so the cap is at least a foot above grade.

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: Mega-Stor
Serial #: 0467867M
Capacity: 39 gallons
Approx. age: Unknown

Type Gas Electric Oil LP Other: Indirect Fired

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

Plumbing

Water heater #1 cont.

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 #:
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

The physical appearance, including the plumbing, appears to be satisfactory, however one cannot determine from a visual inspection how well a water conditioner is doing its job.

Miscellaneous

Comments:

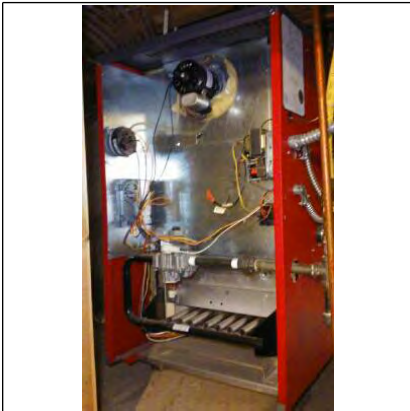
Heating System

Heating system

- Unit #1** Brand name:
 Approx. age:
 Unknown Serial #: Satisfactory Marginal Poor
 Recommended HVAC technician examine
- Unit #2** None
 Brand name:
 Approx. age:
 Unknown 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
- 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

Photos



Boiler system

N/A

Heating System

Boiler system cont.

- General** Brand name: Crown
Approx. age: 2004
Model #: BWF128ENST1PSU
Serial #: CROWN000350512
- 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 N/A
- 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** I recommend a tune-up and cleaning due to no documentation that this has been done recently.

I recommend there be an extension tube on the tpr valve on the boiler. Also, the extension tube from the check valve was leaking water and I recommend this be evaluated by a qualified HVAC technician when the boiler is serviced.

Photos



There should be an extension tube here.



A small amount of water was dripping from this tube.

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**

General

Comments: The inspector can only readily open access panels provided by the manufacturer or installer for the routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to

Heating System

General cont.

Comments: The inspector can only readily open access panels provided by the manufacturer or installer for the routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to

Miscellaneous

Comments: The exhaust pipe for the boiler runs out the side of the house beneath the deck. I believe there are some issues with this arrangement. First, there is no fire collar where the pipe passes through the rim joist. Second, it runs downhill, whereas any type of Chimney should always run uphill. Third, it terminates near ground level at the edge of the deck. This pipe can get very hot and also would be giving off exhaust right below where people might be sitting on the deck and there could be a carbon monoxide issue. This boiler can run all year long to heat the water. I recommend when the boiler is serviced, that this exhaust arrangement be evaluated.

Photos



Cooling System

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit

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:

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

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:

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

Comments

Miscellaneous

Comments:

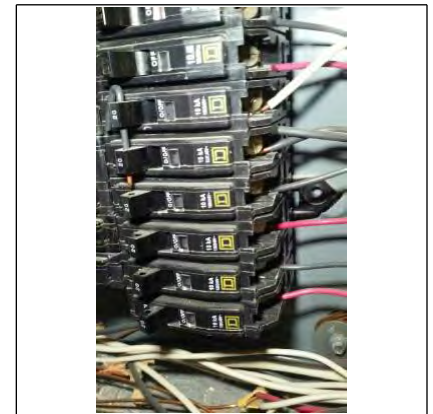
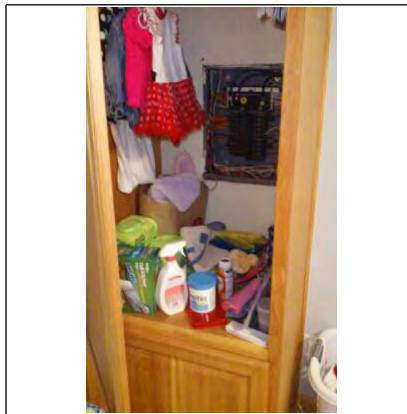
Electrical System

Main panel

Location Closet
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 Branch wires are under sized - Recommend licensed electrician repair and/or replace as necessary. One of the 30 amp Breakers in the Left Bank of circuits appears to have 12 gauge conductors attached.
 -Improper clearance to the electric panel - there is supposed to be 36 inches clearance to the front of the panel and a total of 30 inches to the sides (adding the two sides together). That is not the case here.
 These Breakers do not appear to be the type that are approved for double tapping. On the right Bank of circuits two 20 amp Breakers have been tied together to create a double pole, however one of the breakers has two conductors on it which would appear to unbalance the circuit. When you have an electrician on the premises. I recommend you ask him or her to correct this situation.

Photos



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:

Electrical System

Sub panel(s) cont.

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

Condition Satisfactory Marginal Poor

Comments

General

Comments: We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrician and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Miscellaneous

Comments: