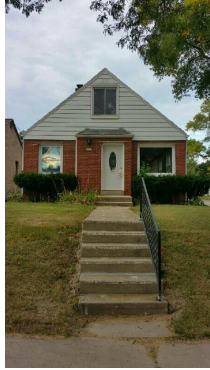


Home Inspection Report



2803 S 49th St, Milwaukee , WI 53219

Inspection Date:

Sunday September 17, 2017

Prepared For:

Erin Brophy

Prepared By:

Precision Plus Home Inspections LLC.
3517 County Line Rd.
Caledonia , WI 53108
262-939-2000
japolzin@gmail.com

Report Number:

846

Inspector:

Jason Polzin

Report Summary

Items Not Operating

No exterior hose bibb visible.
First floor west bedroom outlet near entry door.

Major Concerns

Recommend qualified roofing contractor evaluate roof coverings, various areas of loose tab attachment at tar line.
Recommend repair of incomplete exterior trim at south elevation glass block window.
No cold air returns, minimal supply air at second floor, AC/heat performance may be limited.
No attic access, recommend adding for evaluation.
Recommend HVAC technician clean & evaluate furnace and AC system, AC system not operating correctly, inadequate temperature differential.
Recommend licensed plumber evaluate heavily corroded and non functioning water heater.

Potential Safety Hazards

Recommend repair of loose handrail at front entrance service walk steps.
Recommend repair of defeated safety reverse photo sensors at overhead garage door.
Recommend GFCI protected outlets in garage.
Recommend licensed electrician repair first floor bath fan, exposed light bulbs, no GFCI protection, located in wet location.
Recommend repair of missing panel screws at main electrical service panel.
Recommend licensed plumber repair gas leaks in basement.

Deferred Cost Items

Sump pumps.

Improvement Items

Recommend repair of torn window screens.
Recommend cleaning of gutters.
Recommend repair of loose metal trim at front entrance door.

Items To Monitor

None Apparent

Report Overview

Scope of Inspection

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

Main Entrance Faces

East

State of Occupancy

Vacant

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Dry

Approximate Age

68+ years

Grounds

Service Walks

None Not Visible

Material Concrete Flagstone Gravel Brick Other: .

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

Comments Previously repaired in adequate condition.

Photos



Driveway/Parking

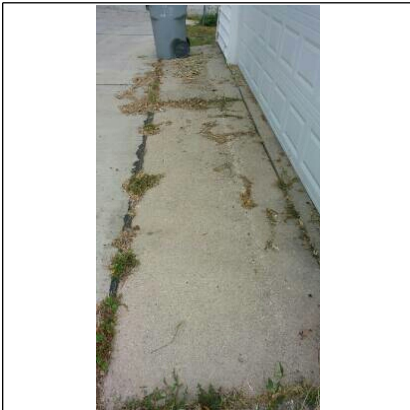
None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

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

Comments

Photos



Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Grounds

Stoops/Steps

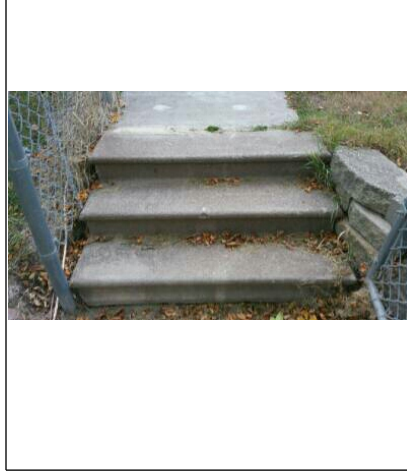
None

Material Concrete Wood Other: Railing/Balusters recommended

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

Comments Previously repaired in adequate condition.

Photos



Recommend repair of loose handrail attachment



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

Grounds

Deck/Balcony cont.

Finish cont. Railing loose Not Applicable

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

Photos



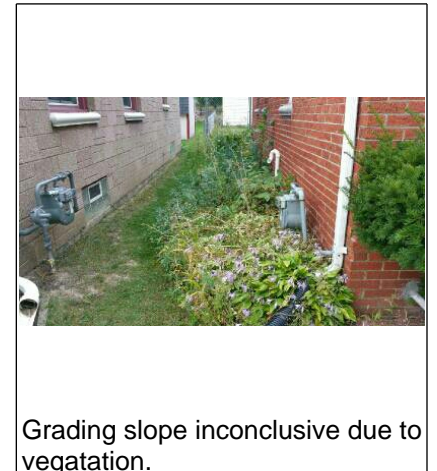
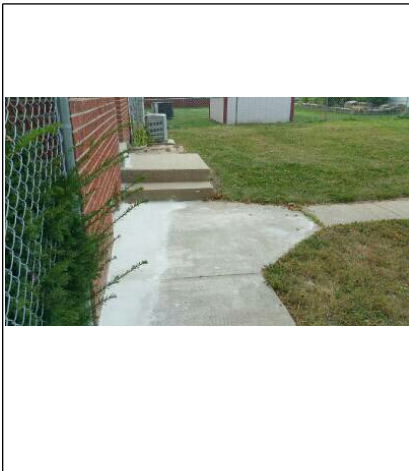
Landscaping affecting foundation

N/A

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

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

Photos



Grading slope inconclusive due to vegetation.

Retaining wall

None

Grounds

Retaining wall cont.

- Material** Brick Concrete Concrete block Other: Railroad ties Timbers
- Condition** Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

Comments

Photos



Hose bibs

- N/A
- Condition** Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
- Operable** Yes No Not Tested Not On

Comments

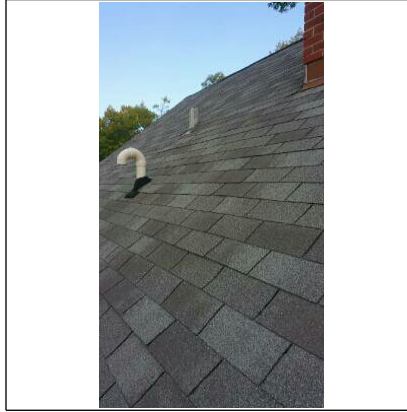
Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Ground With Binoculars

Photos



Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type: Asphalt
Layers: 1+ Layers
Age: 5-10+
Location:

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

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

Comments

Ventilation System

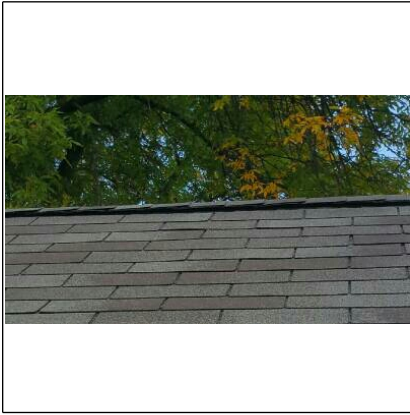
None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments

Photos

Roof



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

Photos



Valleys

- N/A

- Material** Not Visible Galv/Alum Asphalt Lead Copper Other: .
- Condition** Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
- Comments**

Condition of Roof Coverings

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

Roof

Condition of Roof Coverings cont.

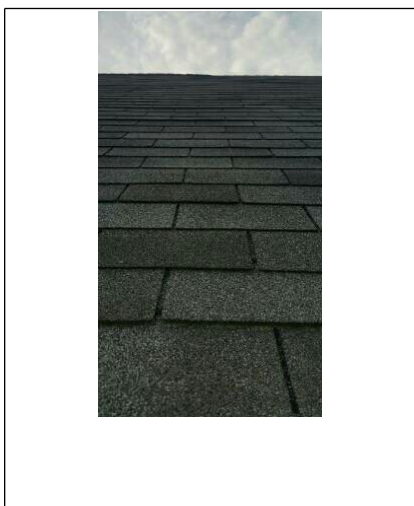
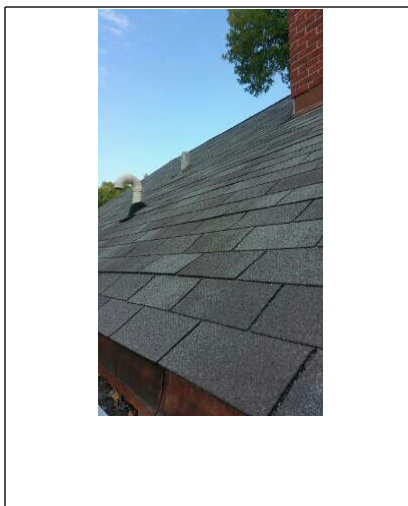
Roof #3 cont. Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments Recommend qualified roofing contractor evaluate roof coverings, shingle tabs do not appear to have adhered properly at tar line.

Photos



Loose tab attachment in various areas, recommend qualified contractor evaluate



Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Photos

Roof



Exterior

Chimney(s)

None

Location(s) Middle of Roof

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

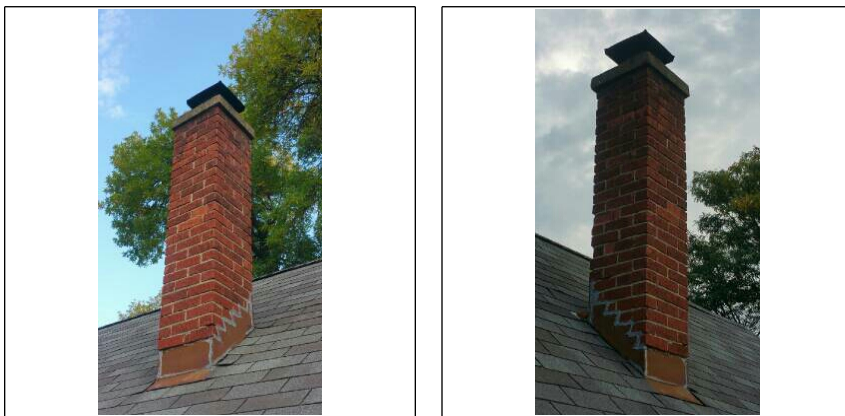
Flue Tile Metal Unlined Not Visible

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 Chimney flue was not accessible so not evaluated
Flaking brick, hot water heater only appliance vented into clay flue, recommend lining.

Photos



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

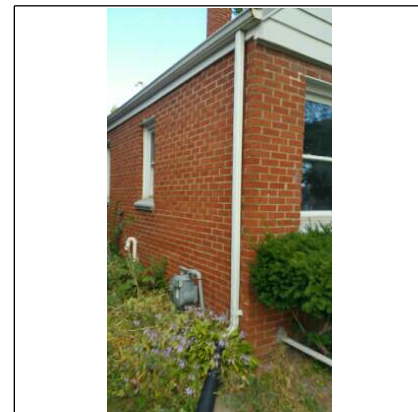
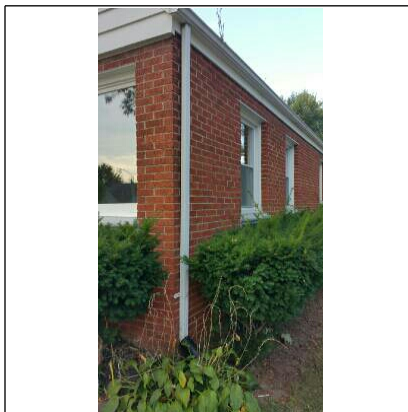
Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments

Photos

Exterior



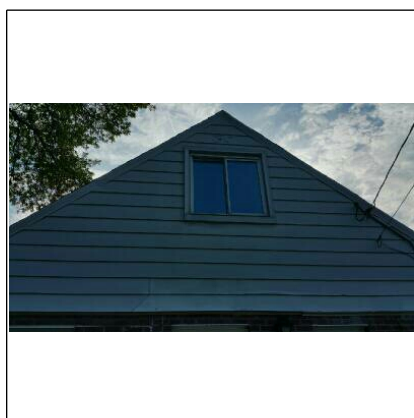
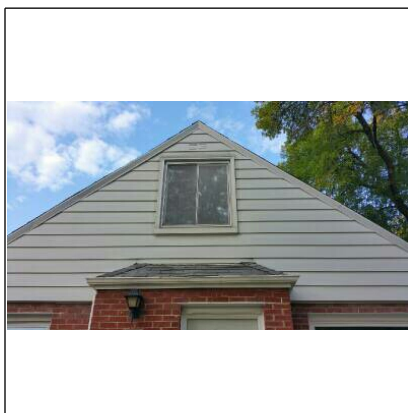
Siding

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

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments Siding was showing some wear, but still in functional condition.
 Brick and mortar appeared to be in overall adequate condition.

Photos



Trim

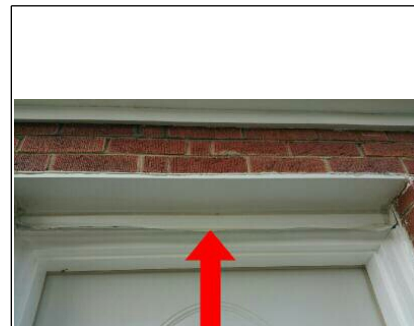
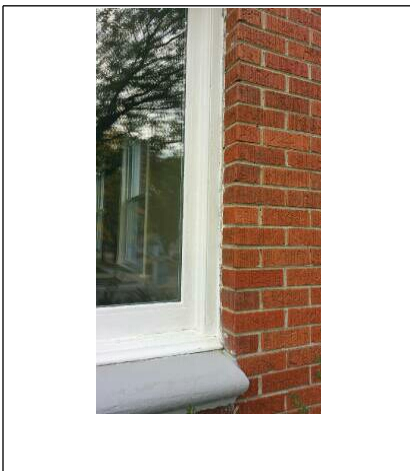
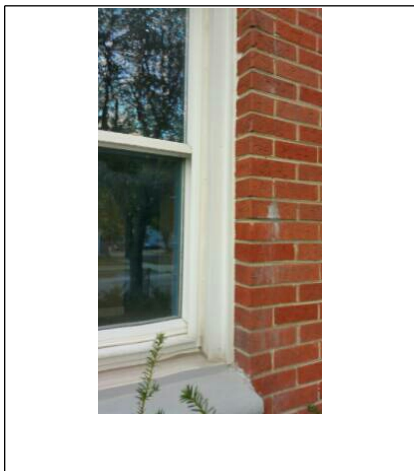
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

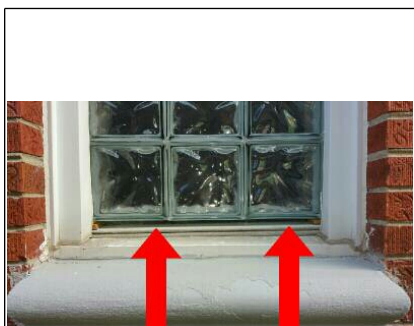
Comments

Photos

Exterior



Loose metal recommend repair at front entrance door



Recommend repair of incomplete exterior trim at south elevation window



Recommend repair of loose aluminum trim west elevation

Soffit

None

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

Condition Satisfactory Marginal Poor

Comments

Fascia

None

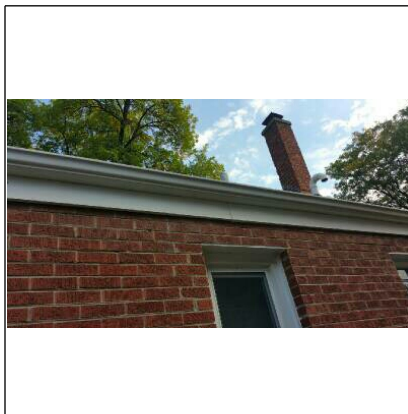
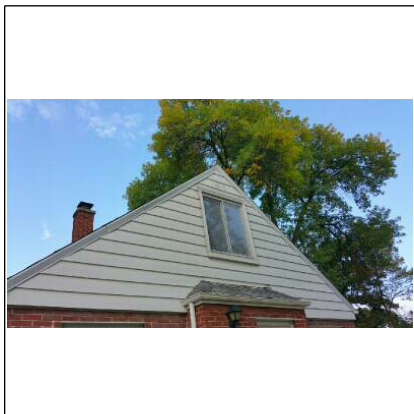
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Photos

Exterior



Flashing

None

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

Condition Satisfactory Marginal Poor

Comments

Caulking

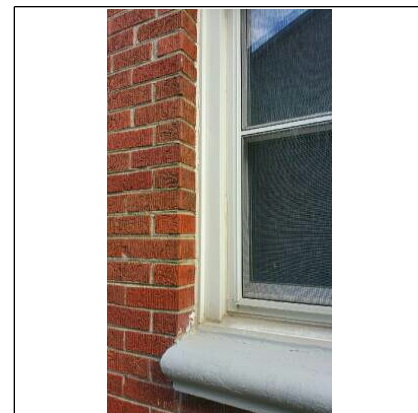
None

Condition Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Photos



Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass

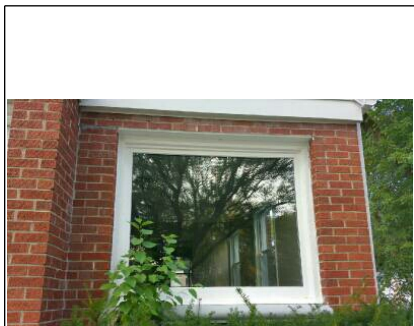
Material Wood Metal Vinyl Aluminum/Vinyl clad

Screens Torn Bent Not installed Satisfactory

Comments

Photos

Exterior



No screen present east elevation



Recommend repair of torn screen south elevation



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:

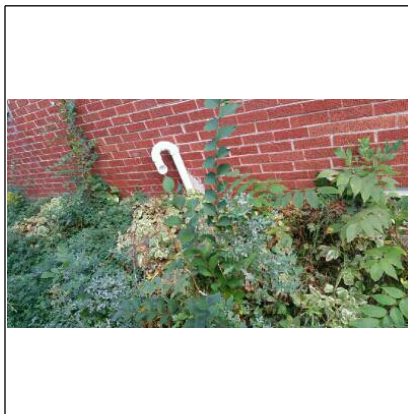
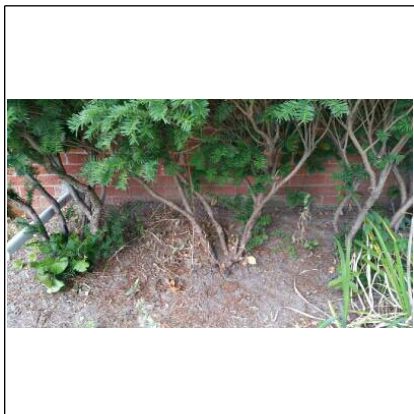
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

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

Comments

Photos

Exterior



Service Entry

Location Underground Overhead

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

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

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

Comments

Photos



Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor

Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor

Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor

Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor

Comments No storm doors present.

Photos

Exterior



Exterior A/C - Heat pump #1

- Unit #1** N/A
 Location: Rear exterior wall
 Brand: Trane
 Model #: TTR025C100A2
 Serial #: L2621F0AF
 Approximate Age: 21+ years
- Condition** Satisfactory Marginal Poor Cabinet/housing rusted
- Energy source** Electric Gas Other: .
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): 25 Fuses/Breakers installed (amps): 20
 Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit
- Condenser Fins** Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
- Insulation** Yes No Replace
- Improper Clearance (air flow)** Yes No

Comments

Photos



Garage/Carport

Type

None

Type

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

Comments

Photos



Automatic Opener

None N/A

Operation

Operable Inoperable

Comments

Photos



Safety Reverse

None N/A

Operation

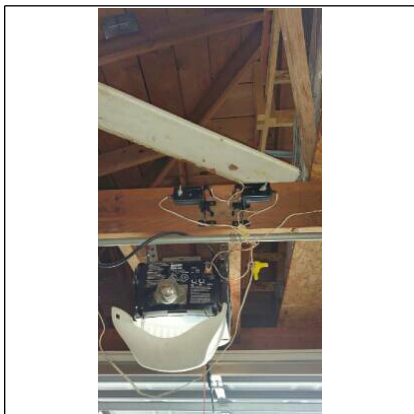
Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested

Comments

Electric eyes too high above ground, potential safety hazard. Recommend 6" from floor
 Electric eyes mounted on ceiling, improper installation and a safety hazard. Recommend repair

Photos

Garage/Carport



Roofing

Material

Same as house

Type: Asphalt

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

Comments

Roof appeared to be overall intact and in satisfactory condition.

Photos



Siding

N/A

Material

Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

Condition

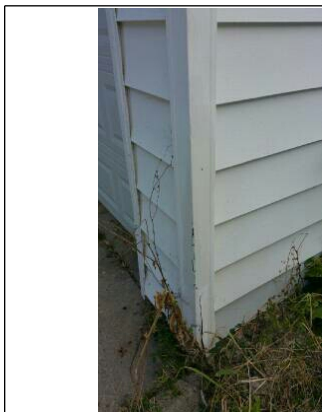
Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Wear and tear present in functional condition.

Photos

Garage/Carport



Trim

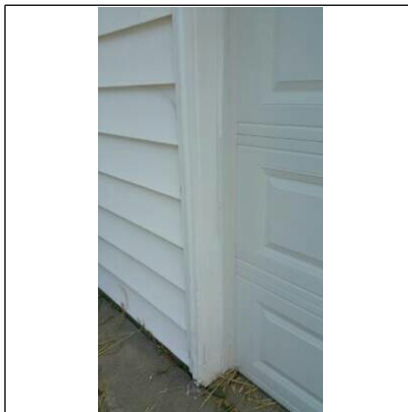
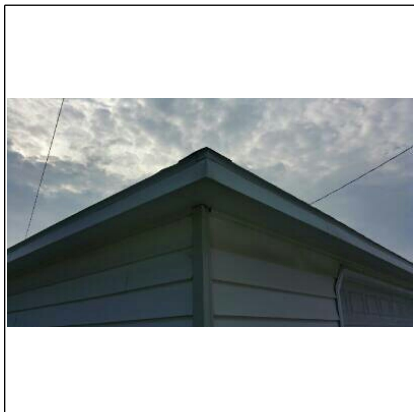
N/A

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Photos



Floor

Material Concrete Gravel Asphalt Dirt Other: .

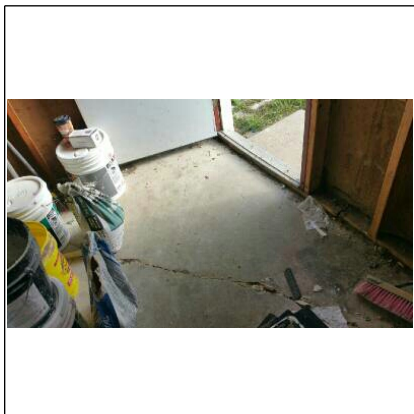
Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

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

Comments Some settlement present at NE corner of structure, no major framing distortion or movement present at time of inspection

Photos

Garage/Carport



Sill Plates

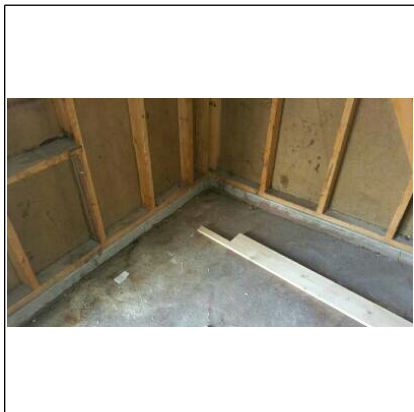
None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair

Comments

Photos



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 Garage door and opener was in normal working order.

Photos

Garage/Carport



Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Photos



Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

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

Recommend GFCI Receptacles

Comments

Photos

Garage/Carport



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

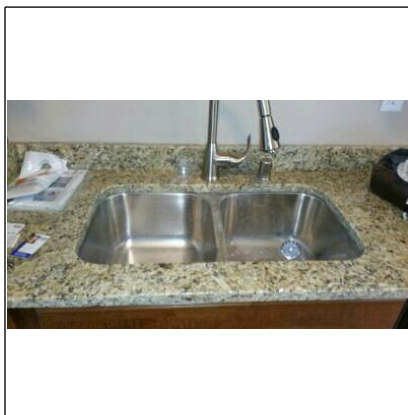
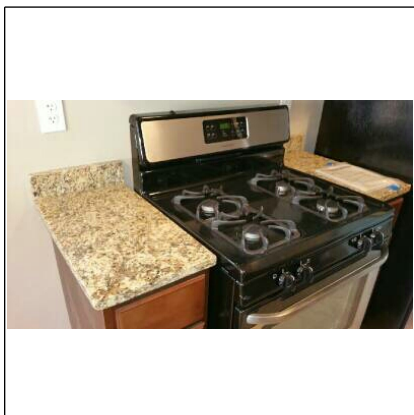
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos



Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

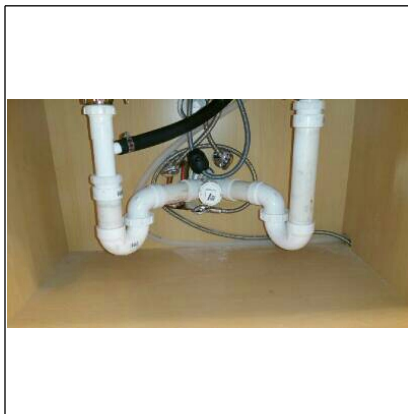
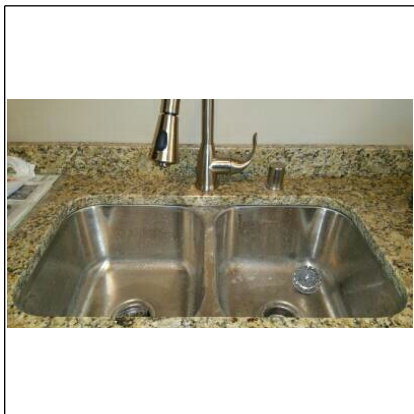
Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments Water flow was normal with several fixtures operated at the same time.
There were no visible active piping leaks at the time of the inspection.

Photos

Kitchen

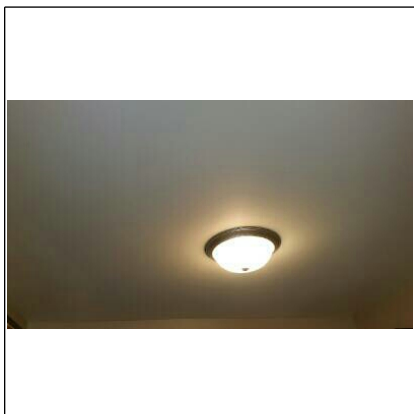


Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Photos



Heating/Cooling Source

Yes No

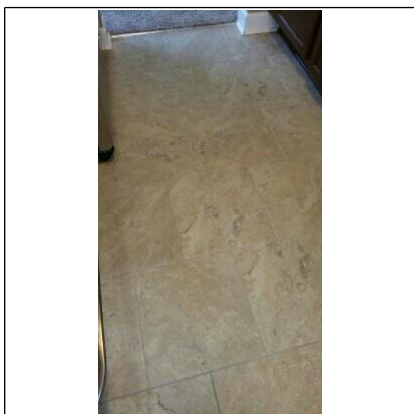
Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos



Kitchen

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

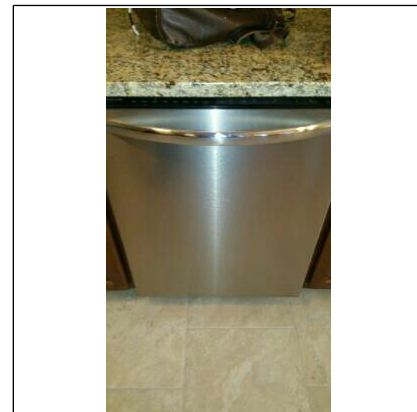
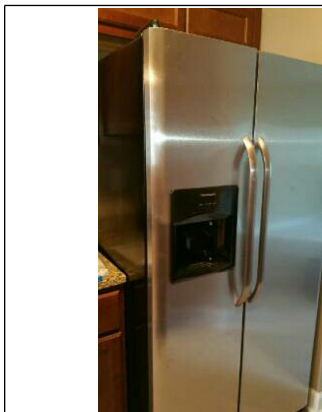
Receptacles present Yes No Operable: Yes No

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 Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

Photos



Laundry Room

Laundry

Laundry sink N/A

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

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

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

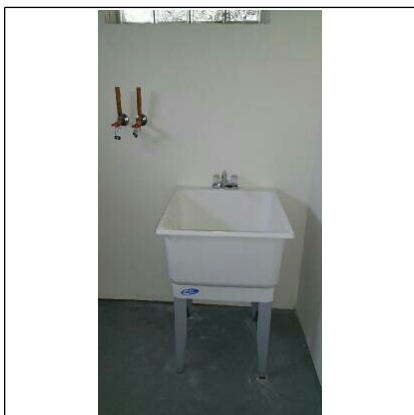
Appliances Washer Dryer Water heater Furnace/Boiler

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

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

Comments

Photos



Bathroom (1)

Bath

Location First floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

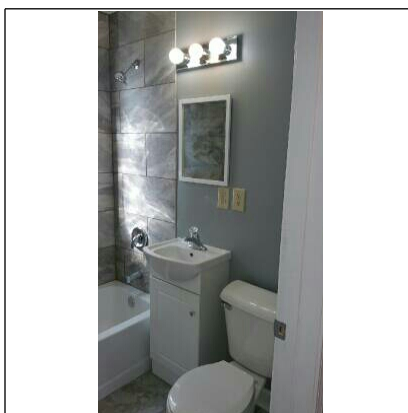
Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Recommend licensed electrician repair exposed light bulb fixtures, lack of GFCI protection, located in wet location



Bathroom (2)

Bath

Location Basement bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

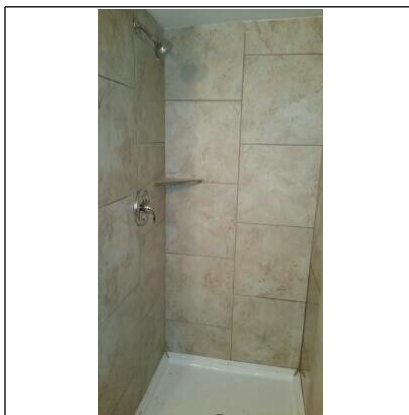
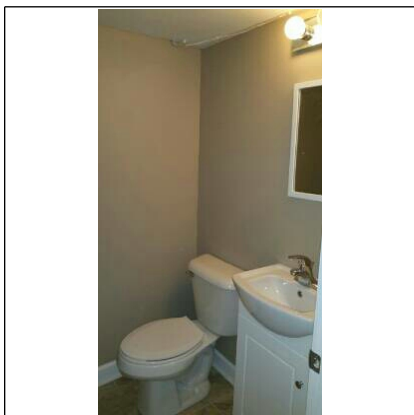
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Room (1)

Room

Location First floor
West

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

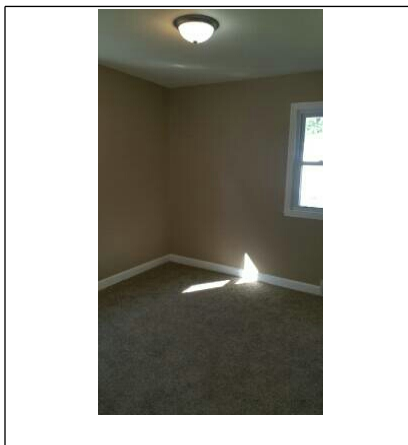
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



No power present at outlet



Room (2)

Room

Location First floor
East

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

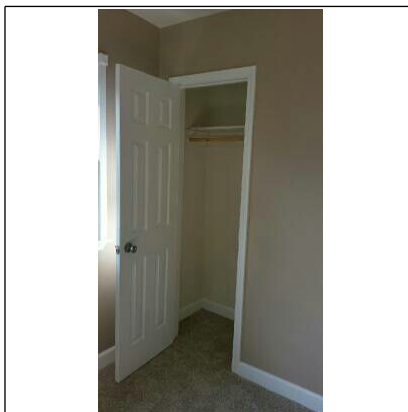
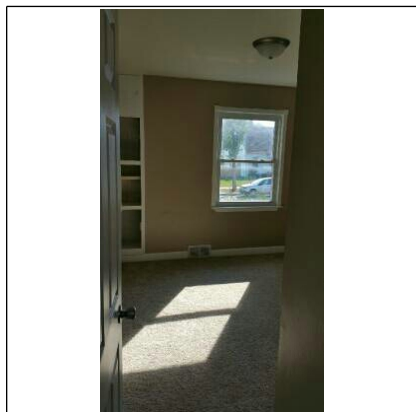
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments

Photos



Room (3)

Room

Location Second floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

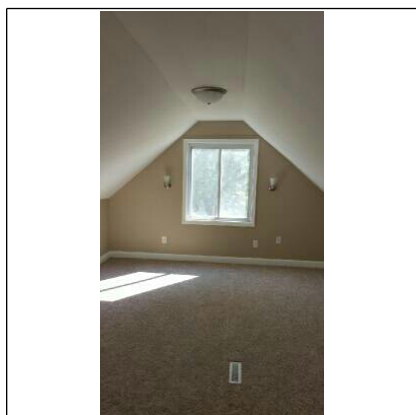
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments One heat supply, no cold air returns present, heating and cooling performance may be limited.

Photos



Room (4)

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

Photos



Interior

Fireplace

None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless

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

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

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

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

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

Comments

Stairs/Steps/Balconies

None

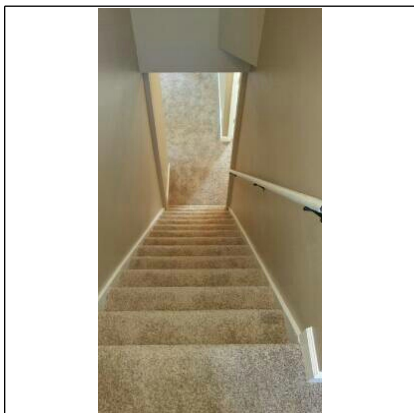
Condition Satisfactory Marginal Poor Loose/Missing

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

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

Comments

Photos



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

Photos

Interior



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: 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** Access was blocked. Attic was not reviewed.

Basement

Stairs

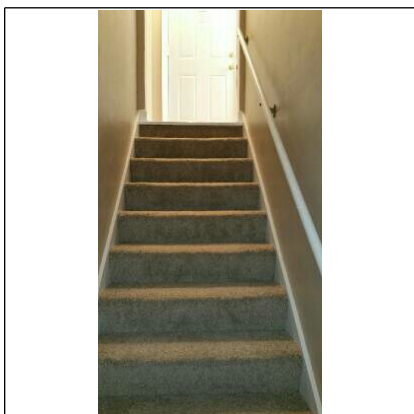
Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard

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

Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Photos



Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Elevated

Material ICF Brick Concrete block Stone Masonry Poured concrete wood

Horizontal cracks None North South East West

Step cracks None North South East West

Vertical cracks None North South East West

Covered walls None North South East West

Movement apparent None North South East West

Indication of moisture Yes No Fresh Old stains

Comments Foundation appeared to be in overall satisfactory condition.
 Some old movement present at west elevation, approximately 1/4-3/8 inch tipping, appears stable at time of inspection Walls have been freshly painted.
 No representation can be made to covered foundation walls.

Photos



Basement



Floor

Material Concrete Dirt/Gravel Not Visible Other: .

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Comments

Photos



Drainage

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

Floor drains Yes Not Visible Drains not tested

Comments No active seepage visible at the time of the inspection.
Some old moisture stains are present, recommend maintaining proper slope away from the house and make sure the gutters drain properly..

Photos

Basement



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 Concrete

Photos



Plumbing

Water service

Main shut-off location In the basement

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

Lead other than solder joints Yes No Unknown Service entry

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

Condition Satisfactory Marginal Poor

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

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

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

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type: Metal strapping

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

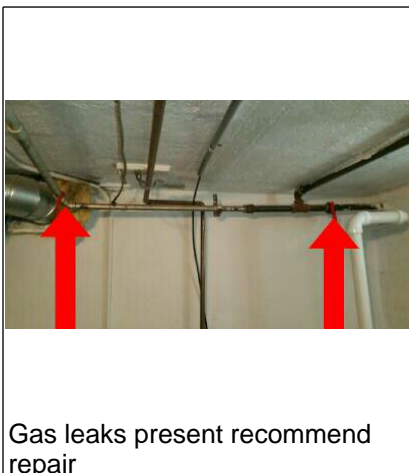
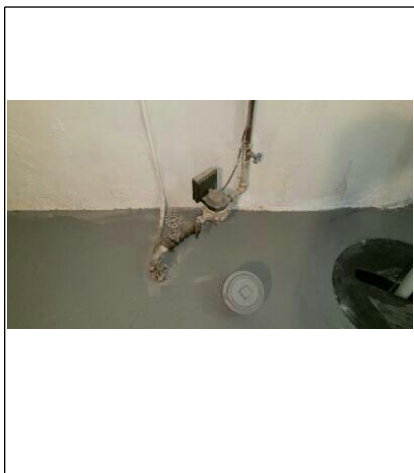
Interior fuel storage system N/A Yes No Leaking: Yes No

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

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



Main fuel shut-off location

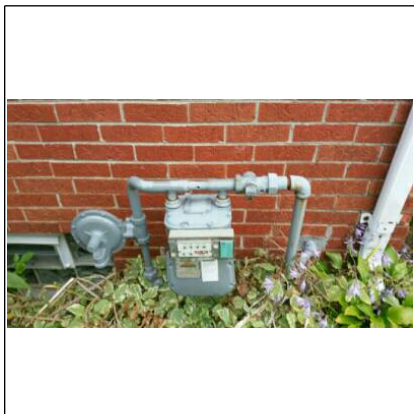
N/A

Location On the side exterior wall

Comments

Photos

Plumbing



Water heater #1

N/A

General

Brand Name: Rheem
 Serial #: RHLNQ271431537
 Capacity: 40
 Approx. age: 3+

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No

Extension proper: Yes No Missing Recommend repair Improper material

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

Condition Satisfactory Marginal Poor

Comments

Photos



Heavily corroded and not lighting recommend evaluation.



Recommend lining of chimney, hot water heater only appliance vented into clay flue

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing

Water softener cont.

Plumbing leaking Yes No

Comments

Heating System

Heating system

Unit #1 Brand name: Trane
 Approx. age: 21+ years
 Unknown Model #: TUC060C936B3 Serial #: L324SRD7G Satisfactory Marginal Poor
 Recommended HVAC technician examine

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

Energy source Gas LP Oil Electric Solid fuel

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

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

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

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 Recommend cleaning and servicing of furnace.

Photos



Other systems

N/A

Heating System

Other systems cont.

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

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

Location Basement

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

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

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

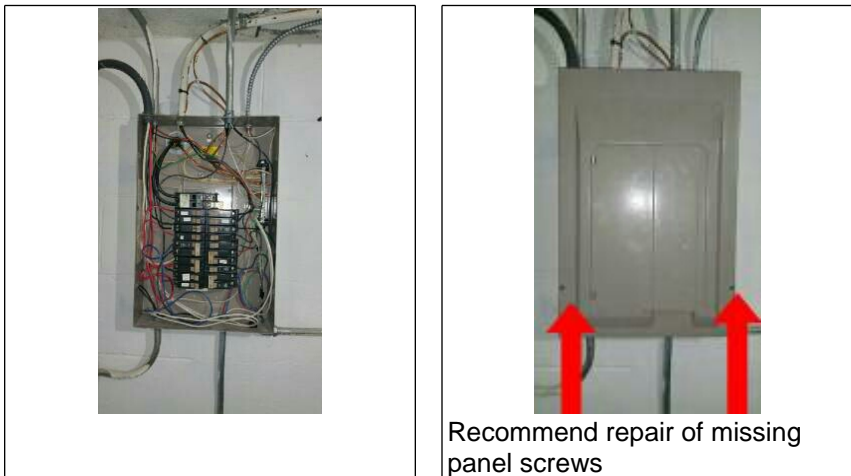
Main wire Copper Aluminum Not Visible Double tapping of the main wire
 Condition: Satisfactory Marginal Poor

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

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
 Reason:

Comments Panel was full and may need to be upgraded for future needs.
 Panel cover was missing some screws recommend adding proper screws to secure panel cover
 Branch breaker distribution appeared normal.
 No signs of overheating were evident at the time of the inspection.

Photos



Sub panel(s)

None apparent

Location(s) Location 1: Garage
 Location 2:
 Location 3:

Evaluation Panel not accessible Not evaluated
 Reason:
 Recommend separating/isolating neutrals Recommend electrician repair/evaluate box

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

Condition Satisfactory Marginal Poor

Photos

Electric/Cooling System



Evaporator Coil Section Unit #1

N/A

General Central system Wall unit

Location:

Age: 21+ years

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

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

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

Operation Differential: 3-6 degrees.

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

Comments A/C is operating outside the proper temperature differential, have HVAC contractor examine.

Photos



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

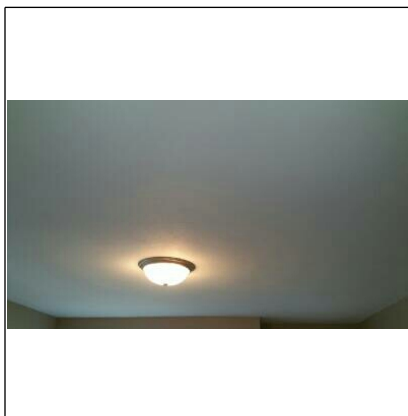
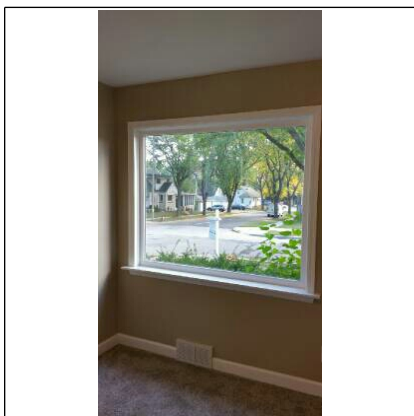
Heating source present Yes No Holes: Doors Walls Ceilings

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

Photos



Dining Room