



# HOME INSPECTION REPORT

---

**Inspection Date:**

Monday March 28, 2016

**Prepared For:**

**Prepared By:**

Baltimore Inspection Guy, LLC

[marty@baltimoreinspectionguy.com](mailto:marty@baltimoreinspectionguy.com)

**Report Number:**

mz2016004

**Inspector:**

Marty Zickgraf

**License/Certification #:**

MD--32323

# Report Summary

## Items Not Operating

---

Furnace was not operating at time of inspection. Recommend HVAC technician evaluate.  
Pedestal style sump pump in basement bedroom does not function. Recommend replacement.

## Major Concerns

---

Furnace not operating.

## Potential Safety Hazards

---

Open grounds and reverse polarity by water. Located in basement bath.  
Open junction boxes - need cover plates. Located in closet with main electric panel.  
Basement smoke detector does not operate. No carbon monoxide detector installed.

## Deferred Cost Items

---

A/C that is 7+ years.  
Water heater that is 5+ years.

## Improvement Items

---

## Items To Monitor

---

Foundation crack at Southwest corner.

# Report Overview

## Scope of Inspection

---

All components designated for inspection in the Maryland 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.

Visual Inspection Only

## Main Entrance Faces

---

North

## State of Occupancy

---

Vacant

## Weather Conditions

---

Sunny

## Recent Rain

---

Yes

## Ground Cover

---

Dry

## Approximate Age

---

57

# 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**

**Photos**



## Driveway/Parking

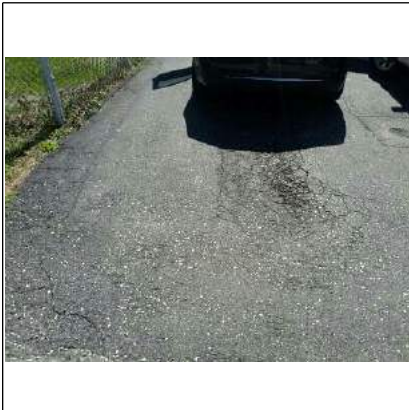
None  Not Visible

**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**

**Photos**



## 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** Patio had some cracking and settlement, but was in usable condition. Recommend repair

**Photos**



## 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**

# 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**

## 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

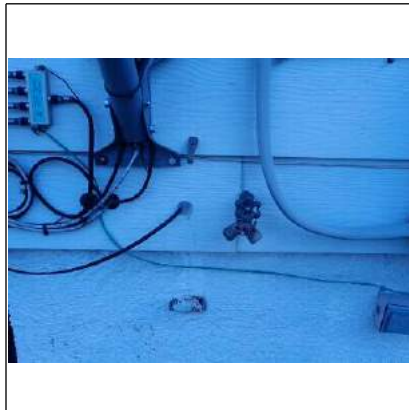
N/A

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

**Operable**  Yes  No  Not Tested  Not On

**Comments** Hose bib next to electric meter does not operate.

**Photos**



# Roof

## General

**Visibility**     None    All    Partial    Limited By

**Inspected From**    Roof    Ladder at eaves    Ground    With Binoculars

## Style of Roof

**Type**     Gable    Hip    Mansard    Shed    Flat    Other

**Pitch**     Low    Medium    Steep    Flat

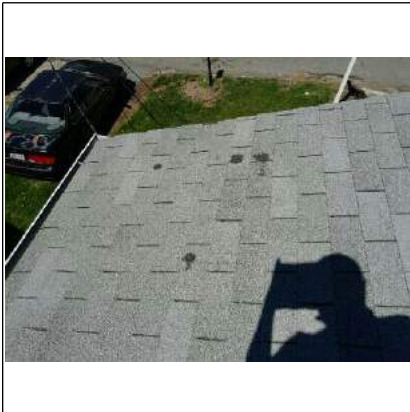
**Roof #1**    Type: Asphalt  
Layers:  
Age: 1-5+  
Location:

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

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

**Comments**

**Photos**



## Ventilation System

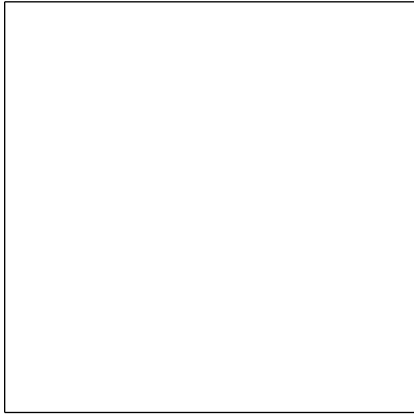
None    N/A

**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

## 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  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

## Comments

Evidence of nail pops in shingles. Have been sealed with asphalt, recommend monitoring.

## Photos



# Roof



Evidence of repaired nail pops.  
Recommend monitoring.

## Skylights

N/A  Not Visible

**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

**Comments**

## Plumbing Vents

Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

**Comments**

# Exterior

## Chimney(s)

None

**Location(s)** 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

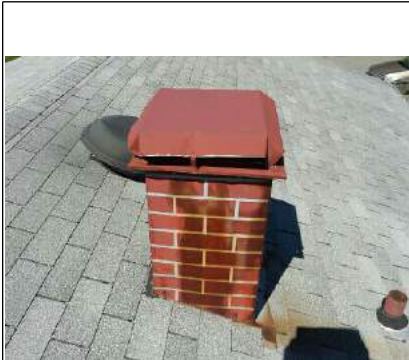
**Flue**  Tile  Metal  Unlined  Not Visible

**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

### Photos



Surface corrosion evident on chimney chase.



Chimney height is marginal. Recommend extending to a minimum of 2 feet above the roof ridge.

## 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** Recommend maintaining downspout discharge a minimum of 5-6' away from the house. Downspouts had some visible damage, recommend repair

### Photos

# Exterior



## Siding

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

**Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting

**Comments**

## Trim

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

**Condition**  Satisfactory  Marginal  Poor

**Comments**

**Photos**



## 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

# Exterior

## Fascia cont.

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## 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**

## 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** Window sills/trim have some damage recommend repair/replacement

**Photos**



# Exterior



## 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

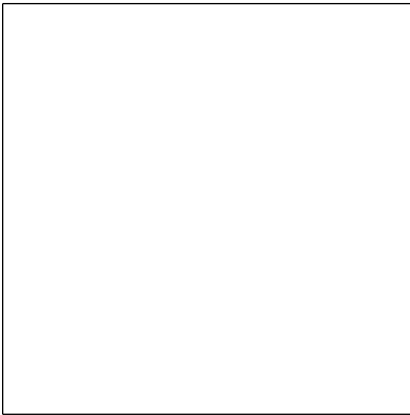
**Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible  Other

**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated

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

**Comments**

**Photos**



## 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** GFCI box is loose, recommend fastening.

**Photos**

# Exterior



## Building(s) Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry  Other  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  
**Comments** Crack in SE corner, recommend monitoring.

### Photos



## 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** Damage to front storm door, evidently from wind catching the door and slamming it into railing. Recommend repair.

### Photos

# Exterior



Glass door insert has separated from frame. Recommend repair.



Glass door does not latch properly. Frame is damaged from wind slamming door into railing. Recommend repair.

## Exterior A/C - Heat pump #1

### Unit #1

N/A  
 Location: Rear of house.  
 Brand: Trane  
 Model #: TTD724B100B0  
 Serial #: E23218146  
 Approximate Age: 25+

**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): 25  
 Improperly sized fuses/breakers

**Level**  Yes  No  Recommend re-level unit

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

**Insulation**  Yes  No  Replace

**Improper Clearance (air flow)**  Yes  No

### Comments

## Exterior A/C - Heat pump #2

### Unit #2

N/A  
 Location:  
 Brand:  
 Model #:  
 Serial #:  
 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

# Exterior

## Exterior A/C - Heat pump #2 cont.

**Insulation**     Yes    No    Replace

**Condition**     Satisfactory    Marginal    Poor    Cabinet/housing rusted

**Improper Clearance (air flow)**    Yes    No

**Comments**



# Kitchen

## Countertops

Condition  Satisfactory  Marginal  Recommend repair/caulking

Comments

## Cabinets

Condition  Satisfactory  Marginal  Recommend repair/adjustment

Comments

## Plumbing

Faucet Leaks  Yes  No

Pipes leak/corroded  Yes  No

Sink/Faucet  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

Functional drainage  Satisfactory  Marginal  Poor

Functional flow  Satisfactory  Marginal  Poor

Comments

## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

Comments

## Heating/Cooling Source

Yes  No

Comments

## Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

Comments

## Appliances

Disposal  N/A  Not tested Operable:  Yes  No

Oven  N/A  Not tested Operable:  Yes  No

Range  N/A  Not tested Operable:  Yes  No

Dishwasher  N/A  Not tested Operable:  Yes  No

Trash Compactor  N/A  Not tested Operable:  Yes  No

Exhaust fan  N/A  Not tested Operable:  Yes  No

Refrigerator  N/A  Not tested Operable:  Yes  No

Microwave  N/A  Not tested Operable:  Yes  No

Other Operable:  Yes  No

Dishwasher airgap  Yes  No

Dishwasher drain line looped  Yes  No

Receptacles present  Yes  No Operable:  Yes  No

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

Open ground/Reverse polarity:  Yes  No  Potential Safety Hazard

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

Photos

# Kitchen



# 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 No ventilation to utility room. Proper ventilation is required for gas water heater/furnace. Recommend additional ventilation to exterior or ventilated door to utility room.

## Photos



Exposed cut wire. Recommend electrician remove.

# 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** Top window sash falls open when unmatched. Recommend repair.

## Photos



# 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



Open ground in this receptacle.  
Recommend GFCI.

# Room (1)

## Room

**Location** 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** Closet door knob installed backwards, recommend repair.

## Photos



# Room (2)

## Room

**Location** SW

**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**

# Room (3)

## Room

**Location** SE

**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** Entrance door does not latch. Needs adjustment.



# Room (4)

## Room

**Location** Basement

**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** Non-operational pedestal type sump pump hidden under built in shelving. Recommend repair/ replace.

## Photos



# Interior

## Fireplace

None

### Location(s)

**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless

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

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

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

**Hearth extension adequate**  Yes  No

**Mantel**  N/A  Secure  Loose  Recommend repair/replace

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

### Comments

## Stairs/Steps/Balconies

None

**Condition**  Satisfactory  Marginal  Poor  Loose/Missing

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

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

### Comments

## Smoke/Carbon Monoxide detectors

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

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

**Comments** Smoke detector at bottom of basement stairs was not working.

## Attic/Structure/Framing/Insulation

N/A

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access  Other Access limited by: Insulation

**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: 6"  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

# Interior

## Attic/Structure/Framing/Insulation cont.

**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** Rafters appeared to be in overall adequate condition.  
Insulation was average, but could be upgraded.  
Vapor barrier not visible.

## Photos



Improper electrical connection at exhaust fan. Have electrician repair.



Insulation contacting chimney flue is a fire hazard. Requires at least 2 inch clearance from combustibles.

# Basement

## Stairs

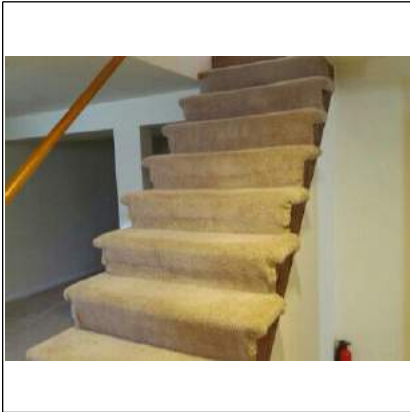
**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  Risers Uneven  
 Safety Hazard

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

**Headway over stairs**  Satisfactory  Low clearance  Safety hazard

**Comments** Stair needs handrail on both sides.

### 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 walls were covered with paneling/drywall and were not visible.  
No representation can be made to the conditions of the walls.

## Floor

**Material**  Concrete  Dirt/Gravel  Not Visible  Other

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible

**Comments**

## Seismic bolts

N/A  None visible

**Condition**  Appear satisfactory  Recommend evaluation

**Comments**

## Drainage

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

**Floor drains**  Yes  Not Visible  Drains not tested

**Comments** No representation can be made to future leaking of the basement walls.  
Sump pump crotch sealed, could not best.

# 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**

## Subfloor

Not Visible

**Condition**  Satisfactory  Marginal  Poor  Indication of moisture stains/rotting

**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:

**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**

## Main fuel shut-off location

N/A

**Location** In the basement

**Comments**

## Well pump

N/A

**Type**  Submersible  In basement  Well house  Well pit  Shared well

**Pressure gauge operable**  Yes  No Well pressure:  Not Visible

**Comments**

## Sanitary/Grinder pump

N/A Operable:  Yes  No

**Sealed Crock** Sealed crock:  Yes  No

**Check Valve** Check valve:  Yes  No

**Shut-off Valve** Shut-off valve:  Yes  No

**Vented**  Yes  No

**Comments**

**Photos**

# Plumbing



## Water heater #1

N/A

### General

Brand Name: Rheem  
Serial #: RHNG 1000D12906  
Capacity: 40  
Approx. age: 15-20+

### Type

Gas  Electric  Oil  LP  Other

Combustion air venting present  Yes  No  N/A

Seismic restraints needed  Yes  No  N/A

### Relief valve

Yes  No

Extension proper:  Yes  No  Missing  Recommend repair  Improper material

### Vent pipe

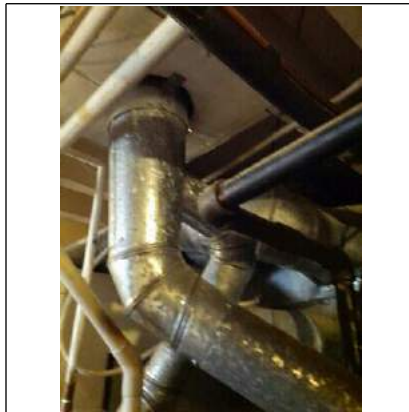
N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

### Condition

Satisfactory  Marginal  Poor

### Comments

### Photos



## Water heater #2

N/A

### General

Brand Name:  
Serial #:  
Capacity:  
Approx. age:

### Type

Gas  Electric  Oil  LP  Other

# Plumbing

## Water heater #2 cont.

**Combustion air venting present**  Yes  No  N/A

**Seismic restraints needed**  Yes  No  N/A

**Relief valve**  Yes  No

Extension proper:  Yes  No  Missing  Recommend repair  Improper material

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

**Condition**  Satisfactory  Marginal  Poor

**Comments**

## Water softener

None

**Loop installed**  Yes  No

**Plumbing hooked up**  Yes  No

**Plumbing leaking**  Yes  No

**Comments**



# Heating System

## Heating system

**Unit #1** Brand name: RUUD  
Approx. age: 1-5+  
 Unknown Model #: R801SA050314MSA Serial #: W451431722  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:

**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** Unit short cycled when thermostat was adjusted.  
Furnace was NOT in proper working order recommend a qualified HVAC technician examine

## Boiler system

N/A

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

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Distribution**  Hot water  Baseboard  Steam  Radiator  Radiant floor

**Circulator**  Pump  Gravity  Multiple zones

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

**Oil fired units** Disconnect:  Yes  No

**Combustion air venting present**  Yes  No  N/A

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

# Heating System

## Boiler system cont.

**Operated** When turned on by thermostat:  Fired  Did not fire

**Operation** Satisfactory:  Yes  No  Recommend HVAC technician examine before closing

**Comments**

## Other systems

N/A

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

**Proper operation**  Yes  No

**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine

**Comments**

# Electric/Cooling System

## Main panel

**Location** Basement

**Condition**  Satisfactory  Poor

**Adequate Clearance to Panel**  Yes  No

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

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested

**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire

Condition:  Satisfactory  Marginal  Poor

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

**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable

Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse

Panel not accessible  Not evaluated

Reason:

## Comments

## Photos



Open junction boxes, safety hazard, recommend covers

## Sub panel(s)

None apparent

**Location(s)** Location 1:

Location 2:

Location 3:

**Evaluation**  Panel not accessible  Not evaluated

Reason:

Recommend separating/isolating neutrals  Recommend electrician repair/evaluate box

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

Neutral isolated:  Yes  No

**Condition**  Satisfactory  Marginal  Poor

## Comments

# Electric/Cooling System

## Evaporator Coil Section Unit #1

N/A

**General**  Central system  Wall unit

Location: Above furnace.

Age: Unknown

**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  Laundry sink

**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** A/C was not operated due to outside temperature.

## Evaporator Coil Section Unit #2

N/A

**General**  Central system  Wall unit

Location:

Age: No visible markings

**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  Laundry sink

**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**

**Photos**



# Living Room

## Living Room

**Location** North

**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** Small window does not open properly.

### Photos



# Dining Room

## Dining Room

**Location** First floor

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

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

**Comments**