



HOME INSPECTION REPORT

6164 N . 87th St.- Milwaukee, WI

Inspection Date:

09/21/09

Prepared For:

Estate of Willard Oosterhaus

Prepared By:

Eagle Home Inspections LLC

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Report Number:

3377

Inspector: Eagle Home Inspections LLC

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE 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.

BUILDING DATA

Approximate Age:	1960
Style:	Ranch
Main Entrance Faces:	West
State of Occupancy:	Unoccupied but furnished
Weather Conditions:	Cloudy
Recent Rain:	Yes
Ground cover:	Damp Temperature: 50-60°F

Home inspection only pertains to areas and components that are **PHYSICALLY VISIBLE** the day of inspection. Home inspectors are **NOT REQUIRED** to move or dismantle homeowner property or furniture. Home inspectors are **NOT REQUIRED** to be building code inspectors. If you have questions pertaining to code issues, call your local building inspector..



SERVICE WALKS None *Public sidewalk needs repair*
Material: Concrete Flagstone Gravel Brick Other
Condition: Satisfactory Marginal Poor *Trip Hazard*
 Pitched towards home *Settlin/ cracks* Not visible Typical cracks

DRIVEWAY/PARKING None
Material: Concrete Asphalt Gravel/Dirt Brick Other
Condition: Satisfactory Marginal Poor *Fill cracks and seal*
 Pitched towards home *Trip hazard* *Settling/Cracks* Typical crack

STOOPS/STEPS None *Uneven risers*
Material: Concrete Wood Other *Railing/Balusters recommended*
Condition: Satisfactory Marginal Poor *Cracked* *Settled*
 Rotted/Damaged *Safety Hazard*

PATIO None
Material: Concrete Flagstone Kool-Deck® Brick *Trip hazard*
Condition: Satisfactory Marginal Poor *Settling Cracks*
 Pitched towards home (See remarks page) Drainage provided Typical cracks

LANDSCAPING AFFECTING FOUNDATION (See remarks page)
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 Yard drains observed - not tested

If proper exterior grading and gutter extensions/cleaning are not maintained; water intrusion to basement and foundation issues could become present at anytime; MAINTAIN THESE COMPONENTS.

HOSE BIBS None No anti-siphon valve
Operates: Yes No Not tested Not on

GENERAL COMMENTS

Walkway had some cracking and settlement, should be repaired and/or replaced as needed.

Recommend sealing asphalt drive and cracks as needed.

Driveway had some settlement, but usable, repair as needed.

Patio had some cracking and settlement, but was in usable condition; monitor for repairs in future.

Maintain a positive drainage slope away from the foundation. [VERY IMPORTANT] Recommend additional backfill to create a proper pitch away from the house, recommend using soil; not landscape products.

Recommend window wells. [Window wells recommended at couple areas with covers to be able to attain proper grade around home] Recommend window well covers, bubble type, not flat.

Hoses need to be removed in fall from frost type faucets to avoid freeze-up and none frost faucets need to be winterized in fall.



ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder at eaves Ground (*Inspection Limited*) With Binoculars

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat Other
Pitch: Low Medium Steep Flat

ROOF COVERING

Roof #1: Type: **Asphalt** Estimated Layers: **2+ Layers** Approximate age of cover: **Unknown**

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof

Appears Adequate: Yes No Turbine Powered Other

FLASHING **Material:** Galv/Alum Asphalt Not fully visible Rubber
 Copper Foam Other Lead

Condition: Not visible Satisfactory Marginal Poor **Rusted**
 Separated from chimney/roof **Recommend Sealing** Other

VALLEYS N/A **Material:** Galv/Alum Asphalt Lead Copper

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Marginal Poor

Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

PLUMBING VENTS Yes No Satisfactory Marginal Poor
 Recommend roofer evaluate Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

Noted previous repairs were present at roof.

Flashings were not visible/fully visible due to mastic covering at chimney/roof/wall and or roof/dormer meetings; if proper flashing system is in place, there should not be mastic covering present. [Important to monitor and keep sealed; improvements recommended at reroofing time]



CHIMNEY(S) None Location(s): **Middle of roof**

Viewed From: Roof Ladder at eaves Ground 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

Flue: Tile Metal *Unlined* Not visible

Evidence of: Scaling Cracks Creosote *Not evaluated*

Have flue(s) cleaned and re-evaluated *Recommend Cricket/Saddle/Flashing*

Condition: Satisfactory Marginal Poor

GUTTERS/SCUPPERS/EAVESTROUGH None *Needs to be cleaned* *Downspouts needed*

Material: Copper Vinyl/Plastic Galvanized/Aluminum Other

Condition: Satisfactory Marginal Poor *Rusting*

Leaking: Corners Joints *Hole in main run*

Attachment: Loose [Downspouts] *Missing spikes* *Improperly sloped*

(See remarks page)

Extension needed: North South East West

It is VERY IMPORTANT to maintain downspout extensions; six to eight feet from home and foundation.

SIDING

Material: Stone Slate Block/Brick Fiberboard Fiber-cement Stucco

EIFS* Asphalt Wood Metal/Vinyl Other

Typical cracks *Monitor* *Wood rot* Peeling paint *Loose/Missing/Holes*

Condition: Satisfactory Marginal Poor *Recommend repair/painting*

TRIM, SOFFIT, FASCIA, FLASHING

Material: Wood Fiberboard Aluminum/Steel Fiber Cement Stucco

Recommend repair/painting *Damaged wood* Other

Condition: Satisfactory Marginal Poor

CAULKING

Condition: Satisfactory Marginal Poor

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

WINDOWS & SCREENS

Failed/fogged insulated glass

Material: Wood Metal Vinyl Aluminum/Vinyl Clad

Screens: Torn Bent Not installed Glazing/caulk needed

Condition: Satisfactory Marginal Poor *Wood rot* *Recommend repair/painting*

STORMS WINDOWS

None Not installed Wood Clad comb. Wood/metal comb.

Condition: Satisfactory *Broken/cracked* *Wood rot* *Recommend repair/painting*

GENERAL COMMENTS

Recommend capping the flue with a screened weather cap.

Insides of gutters need to be cleaned out.

Downspout is disconnected/loose, repair as needed. [Permanent attachment is recommended]

Masonry ledge joints deteriorated, ledges loose, repair or improve as needed. No flashing present; important to maintain caulking]

Some missing storms and screens were evident. [Basement]

Storms in need of paint and or glazing improvements; repair as needed. [Basement]



ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

- Underground Overhead *Weather head/mast needs repair* Condition: Sat. Marginal Poor
Exterior outlets: Yes No
 Less than 3' from balcony/deck/windows
 Reverse polarity *Open ground* *Safety Hazard*

BUILDING(S) EXTERIOR WALL CONSTRUCTION

- Type:** Not visible Framed Masonry Other
Condition: Satisfactory Marginal Poor Not visible

EXTERIOR DOORS

- | | <i>Patio</i> | <i>Storm</i> | <i>Entrance</i> | |
|---|-----------------------------------|-------------------------------|----------------------------------|----------------------------------|
| Weatherstripping: <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Missing | <input type="checkbox"/> Replace |
| Door Condition: <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | | |

EXTERIOR A/C - HEAT PUMP

- UNIT #1:** N/A **Location:** East exterior
 Brand: **Lennox** Approximate age: **Older Than 10- 1987**
Outside Disconnect: Yes No Maximum fuse/breaker rating: 25 Amp
Level: Yes No *Cabinet/housing rusted*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

Full covers not recommended for AC units.
 Temperature below 65 degrees, unit not tested (operation could cause damage)
 Cooling fins bent/damaged at areas; recommend evaluation at servicing time.
 Exterior area of line insulation deteriorated, improve as needed.



TYPE None
 Attached Detached 1-car 2-car 3-car 4-car

AUTOMATIC OPENER
 Yes No Operable Inoperable

ROOFING
Material: Same as house [Recommend cleaning moss off and trim back tree from roof]

GUTTERS / EAVESTROUGH None
Condition: Satisfactory Marginal Poor

SIDING / TRIM
Siding: Same as house Wood Metal Vinyl
 Stucco Masonry Slate Fiberboard
Trim: Same as house Wood Aluminum Vinyl

FLOOR
Material: Concrete Gravel Asphalt Dirt Other
Condition: Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair

SILL PLATES
 Not visible Floor level Elevated Rotted/Damaged Recommend repair

OVERHEAD DOOR(S) N/A
Material: Wood Fiberglass Masonite Metal Recommend repair
Condition: Satisfactory Marginal Poor Overhead door hardware loose
Recommend Priming/Painting Inside & Edges: Yes No Recommend lubrication Weatherstripping missing/damaged

EXTERIOR SERVICE DOOR None
Condition: Satisfactory Marginal Poor Damaged/Rusted

ELECTRICITY PRESENT Yes No Not visible
GENERAL COMMENTS

Recommend installing gutters and/or downspouts. [Highly recommended to stop raising/settling of foundation/floor]
 Siding was in need of normal maintenance repairs. [Loose piece of siding and corners loose at areas in need of repair]
 Foundation had some heavy cracking, but still usable.
 Overhead door is showing deterioration; improvements in future may be needed. [Weather strip repair recommended]

**COUNTERTOPS**
 Satisfactory Marginal *Recommend repair/caulking*
CABINETS
 Satisfactory Marginal *Recommend repair/adjustment*
PLUMBING COMMENTS

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE
 Yes No
FLOOR

Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES*(See remarks page)*

<input type="checkbox"/> Disposal	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Exhaust fan	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Refrigerator	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	Not tested		
<input type="checkbox"/> Other	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No				

Dishwasher Airgap: Yes No

Outlets Present: Yes No

G.F.C.I.: Yes No

Open ground/Reverse polarity within 6' of water: Yes No *Potential safety hazard(s)*

Operable: Yes No

Operable: Yes No

GENERAL COMMENTS

Kitchen faucet leaking; repair as needed.

GFCI PROTECTION recommended for outlets within three feet of kitchen/bathroom sink. Safety

LAUNDRY ROOM**ROOM COMPONENTS**

Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No
Cross connections: Yes No **Heat source present:** Yes No **Room vented:** Yes No
Dryer vented: N/A Wall Ceiling Floor Not vented
 Not vented to Exterior *Recommend repair* *Safety hazard*
Electrical: Open ground/reverse polarity within 6' of water: Yes No *Safety hazard*
G.F.C.I. present: Yes No **Operates:** Yes No
Appliances: Washer Dryer Water heater Furnace
Washer hook-up lines/valves: Leaking Corroded Not visible

GENERAL COMMENTS

Properly grounded outlet installation at laundry area recommended. [Extension cord was present]



BATHROOM(S)

BATH: FIRST FLOOR BATH

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks Cracked bowl/tank

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No **Where:** Poor
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No
G.F.C.I. Present: Yes No **Operates:** Yes No
Open ground/Reverse polarity within 6' of water: Yes No **Potential safety hazards present:** Yes No

HEATING / COOLING SOURCE

Yes No
Window/Door: Yes No Satisfactory Marginal Poor
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS

Recommend periodic cleaning/resealing of grout joints and fresh caulking if needed.
 Exhaust fan not present in showered bath, installation recommended.
 GFCI protection recommended. SAFETY



ROOMS

LOCATION: FIRST FLOOR LIVING

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No **Where:** Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Doors & Windows: **Operational:** Yes No
Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

**LOCATION: FIRST FLOOR BED #1**

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing **Safety Hazard**
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

Door/window sticking/rubbing a little; improve as needed. [Slide-bys]

LOCATION: FIRST FLOOR BED #2

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing **Safety Hazard**
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS**LOCATION: FIRST FLOOR BED #3**

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing **Safety Hazard**
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

**INTERIOR WINDOWS / GLASS**

Condition: Satisfactory Marginal Poor *Needs repair*
 Representative number of windows operated Painted shut (*See remarks page*)
Evidence of Leaking Insulated Glass: Yes No N/A **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing *Broken counter-balance mechanism*

SMOKE / CARBON MONOXIDE DETECTORS (*See remarks page*)

Present: Smoke Detector: Yes No **Operates:** Yes No Not tested
CO Detector: Yes No **Operates:** Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION N/A

Access: Stairs Pulldown Scuttlehole/Hatch *No access* Other
Inspected From: Access panel In the attic Other
Attic will only be viewed from attic access if attic flooring is not present or safe entry/exit is in question.[Standards of practice- 440.975(6) ©]
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By:
Flooring: Complete Partial None
Insulation: Type: *Fiberglass* Batts Loose Average inches: *9-12* Approx. R-rating: *R-38*
 Damaged *Displaced* *Missing* *Compressed* *Recommend Baffles @ Eaves*
Installed In: Rafters Walls Between ceiling joists Not visible
Ventilation: *Ventilation appears adequate* *Recommend additional ventilation*
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 Other
Roof Sheathing: Plywood OSB 1x Wood *Rotted* *Stained* *Delaminated*
Evidence of Condensation/Moisture Leaking: Yes [Older] No (*See remarks page*)
Ceiling Joists: Wood Metal Other Not visible
Vapor Barriers: Kraft/foil faced Plastic Not visible Improperly installed

GENERAL COMMENTS

No smoke detectors present, installation for safety recommended. SAFETY
Carbon monoxide detectors recommended, place in main bedroom and near furnace/boiler area. Safety
Roof sheathing is showing condensation staining, monitor. [Area around chimney showing older stains; monitor]



STAIRS N/A

Condition: Satisfactory Marginal Poor Typical wear and tear Need repair
Handrail: Yes No **Condition:** Satisfactory Loose
Headway Over Stairs: Satisfactory *Low clearance* *Safety hazard*

FOUNDATION

Condition: Satisfactory Marginal *Have evaluated* *Monitor*
Material: Brick Concrete block Fieldstone Poured concrete
Horizontal Cracks: North South East West
Step Cracks: North South East West

Vertical Cracks: North South East West

Covered Walls: North South East West
Movement Apparent: North South East West
Indication Of Moisture: Yes No Fresh Old stains

Condition reported above reflects visible portion only



FLOOR **Material:** Concrete Dirt/Gravel Not visible Other
Condition: Satisfactory Marginal Poor Typical cracks

BASEMENT DRAINAGE

Sump Pump: Yes No Working Not working Needs cleaning *Not tested*
Floor Drains: Yes Not visible **Tested:** Yes No Efflorescence present

GIRDERS / BEAMS / COLUMNS

Material: Steel Wood Block Concrete
 Not visible
Condition: Satisfactory Marginal Poor Stained/rusted

JOISTS

Material: Wood Steel Truss Not visible
 2x8 2x10 2x12 Engineered I-Type *Sagging/altered joists*
Condition: Satisfactory Marginal Poor

SUB FLOOR

Indication of moisture stains/rotting
 ** Areas around shower stalls, etc., as viewed from basement or crawl space

GENERAL COMMENTS

Foundation walls were showing moderate movement [less than 3/4 inch], recommend monitoring and very important to maintain exterior grade and gutter extensions. [North wall approximately 3/8 to 1/2 inch of movement; west wall about 3/8 from original construction]
 Efflorescence/staining was present at areas; exterior improvements have been recommended.
 Standing water was present in the basement; recommend evaluation by a qualified contractor. [Gutter downspout was disconnected at this area and current rainfall]
 Float set at improper height so that water level in crock is above inlet entrance tubes before sump pump turns on. This causes water backup in entrance tubes, reset and monitor crock.
 The sub-floor area around the toilet(s) have old moisture stains present.

**WATER SERVICE****Main Shut-off Location:** In the basement

Water Entry Piping: Not visible Copper/Galv. **Plastic*** (PVC, CPVC, Polybutylene, PEX) Unknown
Visible Water Distribution Piping: Copper Galvanized **Plastic*** (PVC, CPVC, Polybutylene, PEX) Unknown
Condition: Satisfactory Marginal Poor
Lead Other Than Solder Joints: Yes No Unknown Service entry
Functional Flow: Adequate Poor **Water pressure over 80 psi**
Pipes, Supply/Drain: *Corroded* *Leaking* **Valves broken/missing** *Dissimilar metal*
Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS
Condition: Satisfactory Marginal Poor **Cross connection:** Yes No
Traps Proper P-Type: N/A Yes No *P-traps recommended*
Functional Drainage: Adequate Poor *Recommend plumber evaluate*
Gas Line: Copper Brass Black iron Stainless steel CSST Not visible
Condition: Satisfactory Marginal Poor

MAIN FUEL SHUT-OFF LOCATION

Exterior

 N/A**WATER HEATER #1** N/A**Condition:** Satisfactory Marginal Poor

Brand name: A.O. Smith
Type: Gas Electric Oil Other
Unit Elevated: Yes No N/A *Tank/Piping corroded/leaking*
Capacity: 40 gallons *Approximate age: 5-10+ year(s)*
Combustion Air Venting Present: Yes No N/A
Relief Valve: Yes No **Extension proper:** Yes No *Missing* *Recommend repair*
Vent Pipe: N/A Satisfactory Pitch proper *Improper* *Rusted* *Recommend repair*

GENERAL COMMENTS

Supply pipes are leaking at the joint(s) - recommend licensed plumber repair and/or replace as necessary. [Corrosion/leaking at main shut-off valve]

Drain pipes are leaking - recommend licensed plumber repair as necessary. [Corrosion leaking at bath tub drain]

Gas leak detected at feed line joint for range; recommend licensed contractor repair as needed. SAFETY [Marked with red tape]

Plumbing components such as piping, joints, shut-off valves, and faucets may have signs of corrosion present at time of inspection with no visible leaking present. Leaking can start at any time as components age so it is important to do periodic checks and normal maintenance to avoid serious water issues.



HEATING SYSTEM

HEATING SYSTEM - UNIT #1

Location: **In the basement**

(See remarks page)

Brand Name: **Trane** Approximate age: **5-10+** year(s) Unknown
Energy Source: Gas LP Oil Electric Solid Fuel
Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit
Heat Exchanger: Heat exchanger is not a part of this inspection due to limited view and accessibility of this component; any concerns should be directed to a qualified HVAC contractor.
Carbon Monoxide: N/A Detected at Plenum/Register Not tested
CO Test: Tester: **Monoxer II** **Combustion Air Venting Present:** Yes No N/A
Controls: Disconnect: Yes No Normal operating and safety controls observed
Distribution: Metal duct Insul. flex duct Cold air returns Duct board *Asbestos-like wrap*
Flue Piping: N/A Rusted Improper slope *Safety hazard*
Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested
Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
System Not Operated Due To: Exterior temperature Other
 Recommend technician examine **System Condition:** Satisfactory Marginal Poor

GENERAL COMMENTS

Filter should be checked monthly.

It is highly recommended that a complete system inspection/evaluation be done for any heating component that is 20 years of age or older. Annual servicing of furnace/boilers is recommended.



ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: Basement Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No Amperage: 60 Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No **Operative:** Yes No
MAIN WIRE: Copper Aluminum Copper clad aluminum Not visible
 Tapping before the main breaker *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks page)***
BRANCH WIRE: Copper Aluminum* Copper clad aluminum Not visible
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:**

SUB PANEL(S) None apparent

Location 1: Basement

Panel not accessible Not evaluated **Reason:**
Branch Wire: Copper Aluminum Copper clad aluminum
 Neutral/ground separated: Yes No Neutral isolated: Yes No *Safety hazard*
Condition: Satisfactory Marginal Poor *Recommend separating/isolating neutrals*

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition: Satisfactory Marginal Poor
 Open grounds Reverse polarity GFCIs not operating

GENERAL COMMENTS

Electrical system appears outdated for today's standards, recommend evaluation by licensed electrician.
 Improperly sized breaker/fuse present for AC unit; recommend licensed electrician evaluate and improve as needed.
 GFCI protection recommended at appropriate locations if not present, [garage ,baths exterior, and kitchen].

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: Exterior Age: 20-25+ yrs.
Energy Source: Electric Gas Water Other
Unit Type: Air cooled Water cooled Gas chiller Geothermal Heat pump
Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
Refrigerant lines: Leak Damage Insulation missing Satisfactory
Condensate Line/Drain: To exterior To pump Floor drain Other
 Not operated due to exterior temperature *Recommend HVAC technician examine/clean/service*

GENERAL COMMENTS



ITEMS NOT OPERATING

Three way switch in kitchen appears to be improperly wired; not functioning properly; evaluation needed by licensed electrician.

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

Standing water was present in the basement; recommend evaluation by a qualified contractor. [Downspout disconnected and poor grading present with a current rainfall]

Supply pipes are leaking at the joint(s) - recommend licensed plumber repair and/or replace as necessary. [Main shut-off valve leaking]

Drain pipes are leaking - recommend licensed plumber repair as necessary. [Tub drain]

POTENTIAL SAFETY HAZARDS

Gas leak detected at joint for range feed; repair needed for safety.

No smoke detectors present, installation for safety recommended. SAFETY

Improperly sized breaker/fuse present for AC unit; recommend licensed electrician evaluate and improve as needed.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

A/C that is 7+ years.

Walkway had some cracking and settlement, should be repaired and/or replaced as needed.

Masonry ledge joints deteriorated, ledges loose, repair or improve as needed. [Important to keep caulked and sealed with no flashing present]

Recommend installing gutters and/or downspouts at garage. [Highly recommended to stop raising/settling of foundation/floor]

Overhead door is showing deterioration; improvements in future may be needed.

Kitchen faucet leaking; repair as needed.

Electrical system appears outdated for today's standards, recommend evaluation by licensed electrician.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.