



HOME INSPECTION REPORT

2104 Grayfox Ct.- Waukesha, WI

Inspection Date:

09/21/09

Prepared For:

Virginia Nairne

Prepared By:

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Report Number:

3377-2

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:	1969
Style:	Two story
Main Entrance Faces:	East
State of Occupancy:	Occupied
Weather Conditions:	Cloudy
Recent Rain:	Yes
Ground cover:	Temperature: Over 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 *Settling/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.

RETAINING WALL None **Material:** Stone *Drainage holes recommended*
Condition: Satisfactory Marginal Poor *Safety Hazard* *Leaning/cracked/bowed*
HOSE BIBS None No anti-siphon valve
Operates: Yes No Not tested Not on

GENERAL COMMENTS

Uneven slabs in walks, could be a tripping hazard, repair and/or replace as needed.
 Walkway had some cracking and settlement, should be repaired and/or replaced as needed.
 Walks had some settlement toward the house; poor drainage is present; repair and/or replace as needed.
 Patio had some settlement toward the house, poor drainage present; evaluation is recommended and repair as needed.
 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.
 Trees need to be trimmed away from the house. Trimming and/or removal of vegetation would be helpful.
 Recommend window well covers, bubble type, not flat.
 Retaining walls were for landscaping purposes only.
 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: **1+ Layers** Approximate age of cover: **Unknown** years

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

Appears Adequate: Yes No Turbine Powered Other

FLASHING **Material:** Galv/Alum Asphalt Not 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
 Not visible Other

Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes **Recommend Sealing**

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

Step flashing between roof and dormer appears to need improvements. [Siding has been cut to top of step flashing; may need securing and sealing]



CHIMNEY(S) None Location(s): **West**

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 fully 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 **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

Brick face is popping off - recommend repair and/or replacement. Flashing has pulled away from the chimney - recommend repair as necessary. Flue capped; not visible from roof. Recommend installation of cricket/saddle system at high end of chimney to divert water around chimney.

Recommend adding downspout extensions to discharge away from the house. Six-eight foot extensions recommended.

Siding had some damage and was in need of repair. [

Caulking needed around home at all normal areas.

Minor deterioration noted at window areas, repair as needed.

Some storms not installed.

Some rotted/cracked trim boards are evident; recommend repair/replace as needed.

Trim was in need of normal painting/staining maintenance. Siding was in need of normal painting / staining maintenance.



ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

Underground Overhead *Weather head/mast needs repair* Condition: Sat. Marginal Poor
Exterior outlets: Yes No **Operative:** Yes No *Overhead wires too low*
GFCI present: Yes No **Operative:** 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

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

EXTERIOR A/C - HEAT PUMP

UNIT #1: N/A **Location:** West exterior
 Brand: Goodman Approximate age: 1997
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

UNIT #2: N/A **Location:** West exterior
 Brand: Goodman Approximate age: 1997
Outside Disconnect: Yes No Maximum fuse/breaker rating: ??? Amp
Level: Yes No *Cabinet/housing rusted*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

GFCI protection recommended at exterior outlets.
 Condenser coils dirty; clean as necessary. Full covers not recommended for AC units. Condensing unit is not level; improvements are recommended.



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

AUTOMATIC OPENER
 Yes No Operable Inoperable

SAFETY REVERSE
Operable: Pressure reverse Electric eye *Need(s) adjusting* *Safety hazard*

ROOFING
Material: Same as house

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
Reverse polarity: Yes No **Open ground:** Yes No *Safety hazard*
GFCI Present: Yes No **Operates:** Yes No *Handyman/extension cord wiring*

FIRE SEPARATION WALLS & CEILING (*Between garage & living area*)
 N/A Present *Missing*
Condition: Satisfactory *Safety hazard(s)* *Recommend repair* *Holes walls/ceiling*
Fire door: Not verifiable *Not a fire door* *Needs repair* Satisfactory
 N/A Satisfactory Inoperative Missing *Needs repair*

GENERAL COMMENTS

The foundation had some cracking, but was in usable condition.
 Garage door was damaged, repair as needed. [Door has some minor damage; still serviceable]
 Overhead door could use some lubrication improvements.
 GFCI protection is recommended for all wall outlets in garage.



KITCHEN

COUNTERTOPS

Satisfactory Marginal *Recommend repair/caulking*

CABINETS

Satisfactory Marginal *Recommend repair/adjustment*

PLUMBING COMMENTS

Faucet Leaks: Yes No **Pipes 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 checked="" 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 **Dishwasher Drain Line Looped:** Yes No
Outlets Present: Yes No Operable: Yes No
G.F.C.I.: Yes No Operable: Yes No
Open ground/Reverse polarity within 6' of water: Yes No *Potential safety hazard(s)*

GENERAL COMMENTS

Dishwasher not functioning, leaking, evaluation needed
 No air gap device or high loop method present for dishwasher; installation recommended.

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



BATHROOM(S)

BATH: FIRST FLOOR HALF 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*

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

Sink drain stopper not functioning properly; repair as needed.

BATH: BASEMENT HALF 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*

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

HEAT / COOLING SOURCE

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

GENERAL COMMENTS

Pipes are leaking - recommend repair and/or replacement as necessary. [Feed line valve]



BATHROOM(S)

BATH: SECOND 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

HEAT / COOLING SOURCE

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

GENERAL COMMENTS

Corrosion noted at drain/feed lines, repair as needed. GFCI protection recommended. SAFETY

BATH: MASTER 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

HEAT / COOLING SOURCE

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

GENERAL COMMENTS

Sink drain stopper not functioning properly; repair as needed.
 Door hardware is in need of improvements.
 GFCI protection recommended. SAFETY



LOCATION: FIRST FLOOR FAMILY

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Ceiling Fan: N/A Satisfactory Marginal Poor
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 LIVING

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Ceiling Fan: N/A Satisfactory Marginal Poor
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 DINING

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: SECOND FLOOR BED #1

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Closet
Floor: Satisfactory Marginal Poor Squeaks Slopes
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

Moisture stains present at ceiling and/or walls; older and dry.

LOCATION: SECOND FLOOR BED #2

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where:
Floor: Satisfactory Marginal Poor Squeaks Slopes
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: SECOND FLOOR BED #3

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where:
Floor: Satisfactory Marginal Poor Squeaks Slopes
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: SECOND FLOOR
MASTER BED**

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Ceiling Fan: N/A Satisfactory Marginal Poor
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

Moisture stains present at ceiling and/or walls; old and dry.

LOCATION: BASEMENT SPARE #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

LOCATION: BASEMENT SPARE#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

Improperly wired or ungrounded three prong outlets present, improve as needed.

**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

FIREPLACE None Location(s): Family room

Type: Gas (Not Tested) Wood Woodburner stove (See remarks page) Electric Ventless
Material: Masonry Metal (pre-fabricated) Metal insert
Miscellaneous: Blower built-in Operates: Yes No **Damper operates:** Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
Damper Modified for Gas Operation: Yes No Damper missing Pre-fab panels damaged/worn
Hearth Adequate: Yes No **Mantle:** N/A Satisfactory Adequate Loose/missing
Physical Condition: Satisfactory Marginal Poor Recommend having flue cleaned and re-examined

STAIRS / STEPS / BALCONIES

Satisfactory Marginal Poor None
Handrail: Satisfactory Marginal Poor Safety hazard
Risers/Treads: Satisfactory Marginal Poor Risers/Treads uneven

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 Loose Average inches: 3-6/6-9 Approx. R-rating: R13/R-19
 Damaged Displaced Missing Compressed Recommend Baffles @ Eaves
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation
Ventilation: Ventilation appears adequate Recommend additional ventilation
Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not visible
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 No (See remarks page)
Ceiling Joists: Wood Metal Other Not visible
Vapor Barriers: Kraft/foil faced Plastic Not visible Improperly installed
Electrical: Open junction box(es) Handyman wiring Visible knob-and-tube

GENERAL COMMENTS

Insulation was marginal and could be upgraded. [Upper attic]
Insulation had been disturbed and should be repaired/leveled. [Garage attic]



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 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 fully visible

Condition: Satisfactory Marginal Poor Stained/rusted

JOISTS **Material:** Wood Steel Truss Not fully 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 noted were covered with paneling/drywall and were not visible; no representation can be made.
 Dark staining, possible mold present at areas of foundation walls; evaluation is recommended; cleaning of walls and most important is to improve exterior grade and gutter improvements.
 Efflorescence/staining was present at areas; exterior improvements have been recommended.



CRAWL SPACE N/A Full crawlspace Combination basement/crawl space/slab
 Conditioned (heated/cooled): Yes No

ACCESS Exterior Interior hatch door Via basement No Access
Inspected from: Access panel In the crawl space

FOUNDATION WALLS **Condition:** Satisfactory Marginal Have evaluated Monitor
 Concrete block Poured Stone
 Wood Brick Piers & columns
 Cracks Movement

FLOOR
 Concrete Gravel Dirt Other
 Typical cracks

DRAINAGE
 Outside drain Sump pump: Yes No Operable: Yes No
 None apparent **Evidence of moisture damage:** Yes No

VENTILATION Wall vents Power vents None apparent

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

SUB FLOOR Not visible Wood Concrete Other

MOISTURE STAINS None Walls Sub floor Other

INSULATION None **Type:**

VAPOR BARRIER Yes No
 Kraft/foil face Plastic Other Not visible



GENERAL COMMENTS

Moisture staining is present in crawlspace area, exterior improvements recommended first, then monitor.

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

Brand name: Reliance
Type: Gas Electric Oil Other
Unit Elevated: Yes No N/A **Tank/Piping corroded/leaking**
Capacity: 50 gallons **Approximate age:** Unknown
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**

WATER SOFTENER

(Unit not evaluated)

Loop Installed: Yes No **Plumbing Hooked Up:** Yes No
Softener Present: Yes No **Plumbing Leaking:** Yes No

GENERAL COMMENTS

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

Corrosion noted at water heater; repair as needed. [Monitor]

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 - UNIT #1 Location: **In the basement** (See remarks page)

Brand Name: Sears Approximate age: 20-25+ year(s) Unknown
Brand Name: Sears Approximate age: 20-25+ 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
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
System Not Operated Due To: Exterior temperature Other
 Recommend technician examine **System Condition:** Satisfactory Marginal Poor

OTHER SYSTEMS N/A Electric baseboard Radiant ceiling cable
 Gas space heater Woodburning stove (See Remarks page)
Proper Operation: Yes No
System Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

With twenty plus year furnace present evaluation of heating system is recommended.
 Gas piping union joint was leaking and in need of repair. [Marked with red tape]
 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: **200** 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:**

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
 Ungrounded 3-prong outlets **Recommend electrician evaluate/repair***

GENERAL COMMENTS

Multiple taps noted at breakers, evaluation needed by licensed electrician. [Few double taps present]
 Improperly sized/improper breaker for panel system is present; recommend evaluation by licensed electrician and improve as needed. [Panel cover does not fit properly]
 Ungrounded or improperly wired three prong outlets present, improve as needed. **SAFETY**

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: **Exterior** Age: **10-15+** 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
Condensate Line/Drain: To exterior To pump Floor drain Other
Condition: Satisfactory Marginal Poor
 Not operated due to exterior temperature **Recommend HVAC technician examine/clean/service**

GENERAL COMMENTS

A/C was not operated due to outside temperature.



ITEMS NOT OPERATING

Dishwasher not functioning properly; evaluation needed. [Making loud noises]

MAJOR CONCERNS

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

Flashing has pulled away from the chimney - recommend repair as necessary. [Could allow moisture intrusion]
Siding had some damage and was in need of repair. [Fibrous siding showing moisture deterioration at few areas]
Some rotted trim boards are evident; recommend repair/replace as needed. [Cracked/deteriorated trim at areas; noted patio door exit sill plate boards showing rotting; evaluation is needed]
[Minor major]Pipes are leaking - recommend repair and/or replacement as necessary. [Shut-off valve under bath sink]
Supply pipes are leaking at the valve(s) - recommend licensed plumber repair and/or replace as necessary. [Main shut-off valve]

POTENTIAL SAFETY HAZARDS

Uneven slabs in walks, could be a tripping hazard, repair and/or replace as needed.
Improperly wired or ungrounded three prong outlets present, improve as needed. SAFETY [Basement small room; marked with red tape]
Dark staining, possible mold present at areas of foundation walls; evaluation is recommended; cleaning of walls is recommended and most important is to improve exterior grade and gutter extensions.
Gas piping union joint was leaking and in need of repair. [Inside furnace panel; marked with red tape]
Multiple taps noted at breakers, evaluation needed by licensed electrician.[Main panel]
Improperly sized/improper breaker for panel system is present; recommend evaluation by licensed electrician and improve as needed. [Does not allow panel cover to fit properly]

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.

Furnace/boiler that is 13+ years. Water heater that is 5+ years.

Walkway had some cracking and settlement, should be repaired and/or replaced as needed.
Patio had some settlement toward the house, poor drainage present; evaluation is recommended and repair as needed.
Step flashing between roof and dormer is over exposed at top; appears to be from trimming siding too high (may have been damaged/rotted siding) at roof/wall transition; recommend evaluation and improve as needed to seal properly .
Minor deterioration noted at window areas, repair as needed. [Couple small spots of deterioration noted]
Insulation was marginal and could be upgraded. [Upper attic]

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