

Home Inspection Report



5095 S 2800 W, Roy, UT 00000

Inspection Date:

Wednesday October 26, 2016

Prepared For:

Adam Thedell

Prepared By:

Busby Home Inspections
6451 W 5100 S
Hooper, UT 84315
801-725-4774

Report Number:

TM02432Thedell

Inspector:

Tom McFarland

Receipt/Invoice

Busby Home Inspections
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Hooper, UT 84315
801-725-4774

Property Address
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Roy, UT 00000

Date: Oct 26, 2016

Inspection Number: TM02432Thedell

Inspected By: Tom McFarland

Payment Method: Credit Card

Client: Adam Thedell

Inspection	Fee
Home Inspection	\$255.00

Total	\$255.00
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Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

- No carbon monoxide detector found in home. Recommend install.
- Basement north bedroom no smoke detector. Recommend install.
- Basement north bedroom multiple outlets reverse polarity. Recommend repair by licensed electrician.

Deferred Cost Items

- Water heater is 14 years old. Recommend budget to replace in near future.

Improvement Items

- Front exterior faucet handle missing. Recommend replace.
- Multiple missing window screens basement. Recommend replace.
- Deck has exposed wood. Recommend paint or stain as needed.
- Basement exterior door weather stripping missing. Recommend replace.
- Small crack in foundation south side. Recommend seal by qualified contractor and monitor.
- Minor peeling paint bottom of exterior door trims. Recommend paint as needed.
- Multiple small holes stucco near front porch. Recommend repair by qualified contractor.
- Hole in drywall garage north wall. Recommend repair as needed.
- Moisture damage under kitchen sink - appears past leak on drain. Recommend repair as needed.
- Cracking in drywall near ceiling above stairs to basement. Recommend repair as needed.
- Master bathroom and basement bathroom sinks missing drain stops. Recommend repair as needed.
- First floor hall bath some peeling paint above shower surround. Recommend paint and caulking as needed.
- Small chip kitchen floor near south wall. Recommend repair as needed.
- Water damage basement family room north east corner on baseboard and window trim - appears past water through window. Recommend evaluate by licensed contractor and repair as needed.
- Furnace filter dirty. Recommend replace.
- Furnace and air conditioner appear not serviced in sometime. Recommend service by licensed contractor.

Items To Monitor

- Signs of past leaking under kitchen sink. Recommend monitor.

Items not tested/inspected

Report Overview

Overview

Home appears well built and has been well maintained. See summary page for maintenance and repairs needed. Home was furnished and had heavy storage at time of inspection - Limited visibility.

Scope of Inspection

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

The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. 3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State/ Province where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection. 4. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the original inspection. 5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.** Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; wood destroying insects; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating systems accessories; solar heating systems; heat exchangers; main sewer line/any underground or otherwise concealed plumbing drain/supply line; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; Electrical wiring; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection. If buyer/client can not be present at time of inspection and can not sign inspection agreement then completion of payment for inspection is considered acceptance of terms/ agreement.

Main Entrance Faces

East

State of Occupancy

Occupied
Fully furnished

Report Overview

Weather Conditions

Clear

Recent Rain

No

Ground Cover

Dry

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

Driveway/Parking

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

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

Comments

Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Stoops/Steps

None

Material Concrete Wood Other: . Railing/Balusters recommended

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

Comments

Patio

None

Material Concrete Flagstone Kool-Deck Brick Other: .

Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Comments

Deck/Balcony

None Not Visible

Material Wood Metal Composite Railing/Balusters recommended

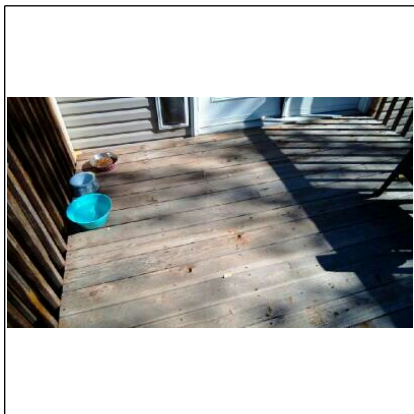
Condition Satisfactory Marginal Poor Wood in contact with soil

Finish Treated Painted/Stained Other: . Safety Hazard Improper attachment to house
 Railing loose Not Applicable

Comments --Deck has exposed wood. Recommend paint or stain as needed.

Photos

Grounds



Deck needs paint

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

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

Hose bibs

N/A

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

Operable Yes No Not Tested Not On

Comments --Front exterior faucet handle missing. Recommend replace.

Photos



Faucet handle missing

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 Shingles

Layers: 1

Age: 10-15

Location:

Roof #2 None

Type:

Layers:

Age:

Location:

Roof #3 None

Type:

Layers:

Age:

Location:

Comments

Ventilation System

None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .

Condition Not Visible Satisfactory Marginal Poor Rusted Missing

Separated from chimney/roof Recommend Sealing Other: .

Comments

Valleys

N/A

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

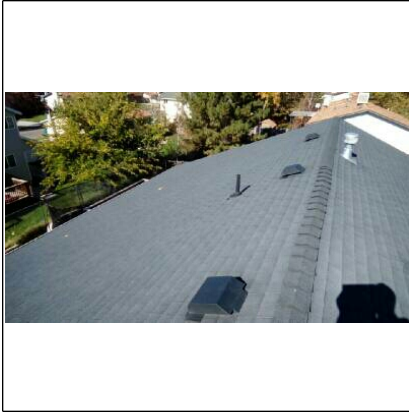
Condition of Roof Coverings cont.

Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Photos

Roof in good condition



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)

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

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

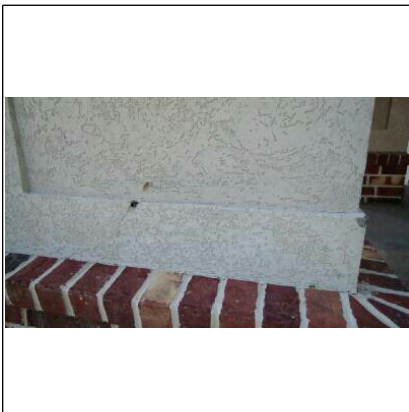
Siding

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

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Photos



Small holes in stucco

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting

Exterior

Trim cont.

Material cont. Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Soffit

None

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

Condition Satisfactory Marginal Poor

Comments

Fascia

None

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

Condition Satisfactory Marginal Poor

Comments

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 --Multiple missing or damaged window screens. Recommend replace.

Photos

Exterior



Missing window screens.

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 --Limited visibility foundation due to landscaping / backfill.

Photos



Crack in foundation

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

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments

Exterior Doors

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

Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace

Exterior

Exterior Doors cont.

- Patio cont.** Door condition: Satisfactory Marginal Poor
- Rear door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor
- Other door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor

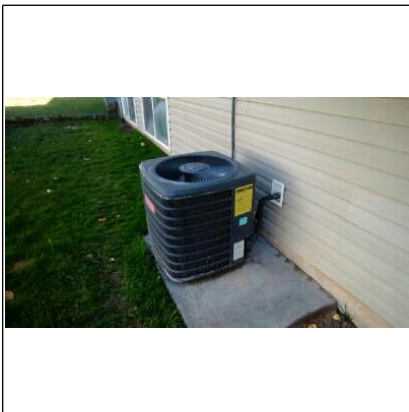
Comments

Exterior A/C - Heat pump #1

- Unit #1** N/A
Location: North
Brand: Goodman
Model #:
Serial #:
Approximate Age: 14
- 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): 30 Fuses/Breakers installed (amps): 30
 Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit
- Condenser Fins** Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
- Insulation** Yes No Replace
- Improper Clearance (air flow)** Yes No

Comments

Photos



Exterior Photos



Garage/Carport

Type

None

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

Comments

Automatic Opener

None N/A

Operation Operable Inoperable

Comments

Roofing

Material Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house

Comments

Siding

N/A

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Trim

N/A

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Floor

Material Concrete Gravel Asphalt Dirt Other: _____

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

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

Comments

Sill Plates

None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair

Comments

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

Garage/Carport

Overhead Door(s) cont.

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

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

Comments

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

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

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

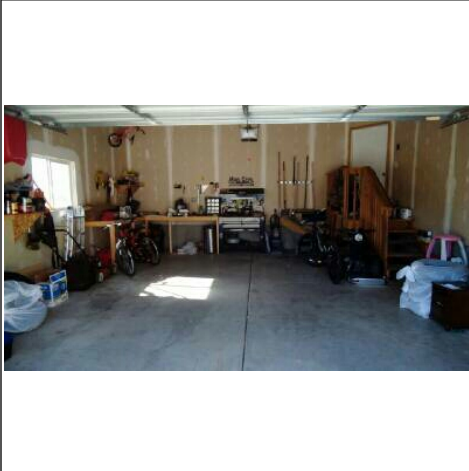
Comments

Photos



Hole in garage wall.

Garage/Carport Photos



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

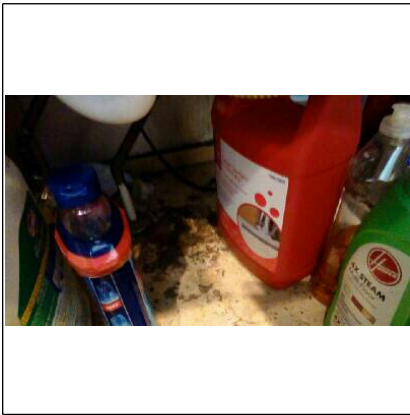
Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments --Signs of past leaking under kitchen sink. Recommend monitor.

Photos



Moisture damage under kitchen sink

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

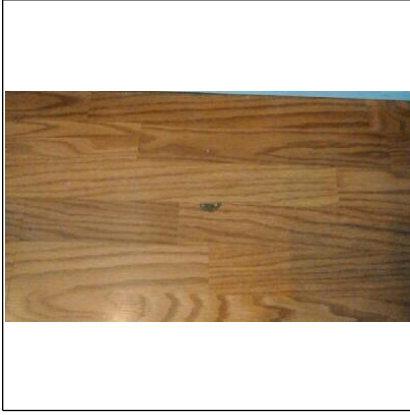
Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos

Kitchen



Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

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

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

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

Bathroom

Bath

Location First floor half 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

Bath (2)

Location First floor hall 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

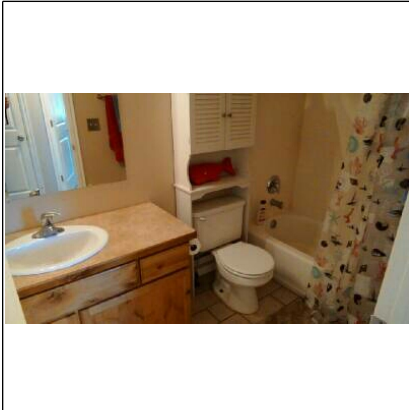
Bathroom

Bath (2) cont.

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



Bath (3)

Location Master bath
Sinks Faucet leaks: Yes No Pipes leak: Yes No
Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: .
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting needed: Yes No
 Where:
 N/A
Drainage Satisfactory Marginal Poor
Water flow Satisfactory Marginal Poor
Moisture stains present Yes No Walls Ceilings Cabinetry
Doors Satisfactory Marginal Poor
Window None Satisfactory Marginal Poor
Receptacles present Yes No Operable: Yes No
GFCI Yes No Operable: Yes No Recommend GFCI
Open ground/Reverse polarity Yes No Potential Safety Hazard
Heat source present Yes No

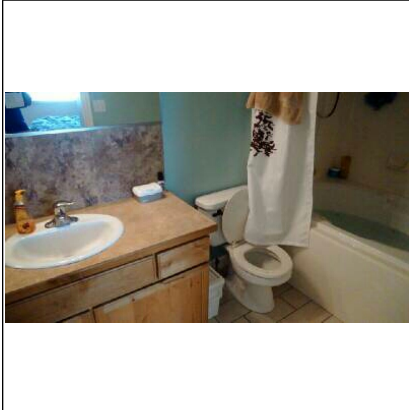
Bathroom

Bath (3) cont.

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Bath (4)

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

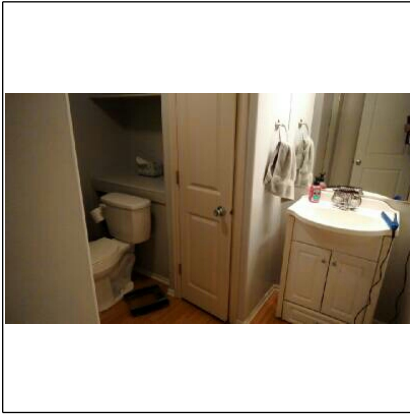
Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos

Bathroom



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

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: . Access limited by:

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: 9-12 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

Interior

Attic/Structure/Framing/Insulation cont.

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

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

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

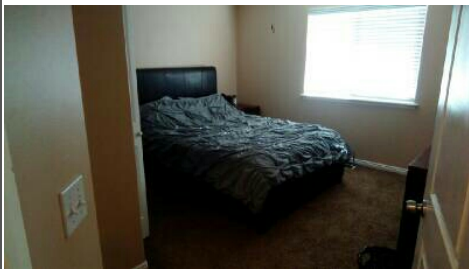
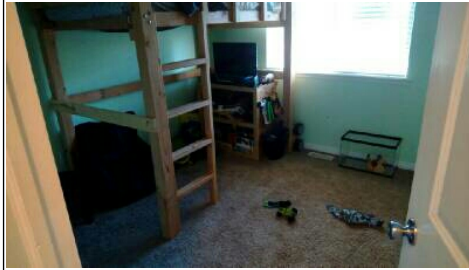
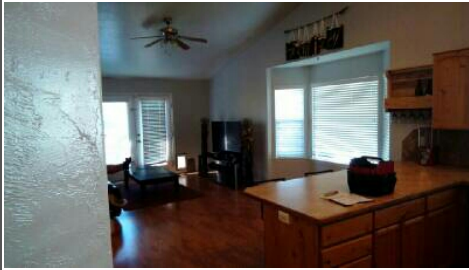
Comments

Photos

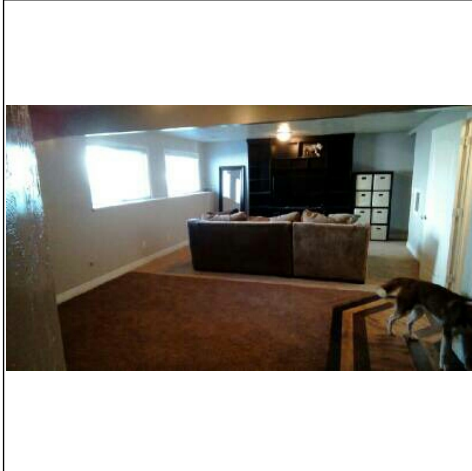
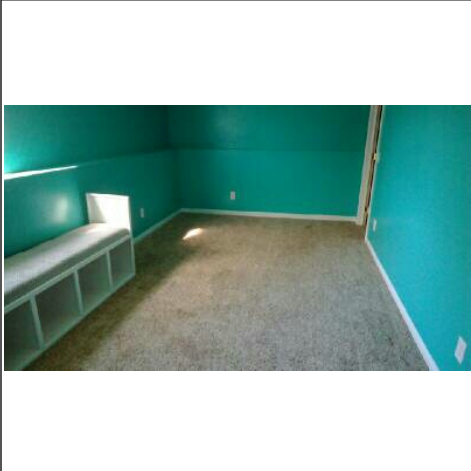


No issues in attic

Interior Photos



Interior Photos



Basement

Stairs

- Condition** Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard
- Handrail** Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended
- Headway over stairs** Satisfactory Low clearance Safety hazard

Comments

Foundation

- Condition** Satisfactory Marginal Have evaluated Monitor Not Elevated
- Material** ICF Brick Concrete block Stone Masonry Poured concrete wood
- Horizontal cracks** None North South East West
- Step cracks** None North South East West
- Vertical cracks** None North South East West
- Covered walls** None North South East West
- Movement apparent** None North South East West
- Indication of moisture** Yes No Fresh Old stains

Comments Foundation wall covered with drywall/paneling/insulation - not visible

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

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

Basement

Joists

Not Visible

Condition Satisfactory Marginal Poor

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/altered joists

Comments

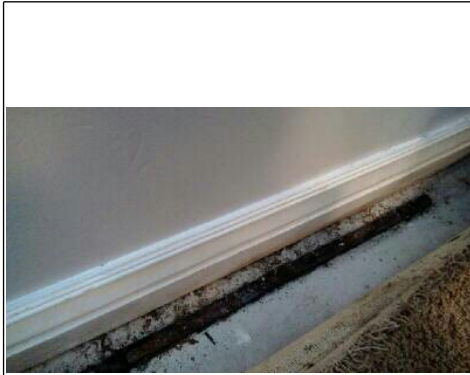
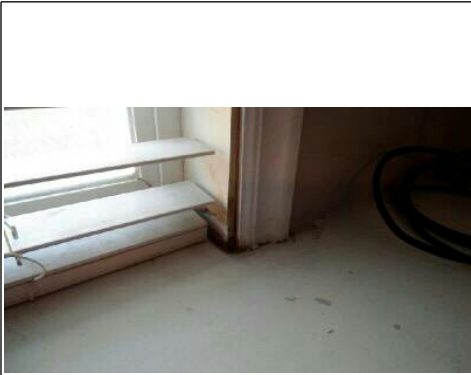
Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments

Basement Photos



Water damage basement family room

Plumbing

Water service

Main shut-off location 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 Outside at meter

Comments

Water heater #1

N/A

General Brand Name: Bradford White
 Serial #:
 Capacity: 40
 Approx. age: 14

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No
 Extension proper: Yes No Missing Recommend repair Improper material

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

Condition Satisfactory Marginal Poor

Comments --Water heater is years old. Recommend budget to replace in near future.

Photos

Plumbing

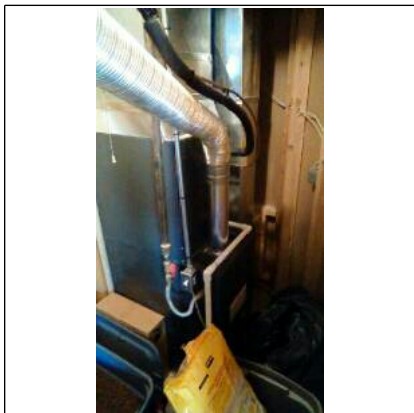


Heating System

Heating system

- Unit #1** Brand name: Goodman
 Approx. age: 14
 Unknown Model #: Serial #: 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
- 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** --Furnace filter dirty. Recommend replace.
 --Furnace and air conditioner appear not serviced in sometime. Recommend service by licensed contractor.

Photos



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

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

Evaporator Coil Section Unit #1

N/A
General Central system Wall unit
 Location: Basement
 Age: 14
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
Condensate line/drain To exterior To pump Floor drain Other: .
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate
Operation Differential: 20+
Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments