



HOME INSPECTION REPORT

135 Highway 76, White House, TN 37188

Inspection Date:

Thursday, February 23, 2017

Prepared For:

Prepared By:

Mark Schumacher
150 Cude Lane
Madison, TN 37115
(615) 868-2724

Mark@schumacherdesign.com

Report Number:

02232017

Inspector:

Mark Schumacher

License/Certification #:

Inspector Signature:

Mark Schumacher

Report Summary

Items Not Operating

Some ceiling fans, light fixtures, GFCI receptacles, garage door, a few windows in living room

Major Concerns

Structural foundation walls, possible termite damage, modified floor joists, mold like spores in ceiling, electrical wiring

Potential Safety Hazards

Missing and non working GFCI receptacles. Mold like spores, non grounded and reverse wiring on receptacles, missing cover plates, exposed wires, modified floor joists, exposed light fixtures.

Deferred Cost Items

Roof, windows, possibly HWH(age unknown), retaining wall repair,

Improvement Items

There are numerous items that need repair and it's best to read each section but a partial list is below. Caulking , weather strips, glass repair, stress cracks, ceiling fans, light fixtures, missing floor parts, everything in major concerns and safety issues, exposing electric panel, garage door, exterior doors, damaged soffit, walkways, driveway, gate on ramp, storm doors and windows, wood windows, exterior trim, damaged cabinet under sink, leaking hand faucet, etc

Items To Monitor

Foundation walls and columns

Report Overview

Scope of Inspection

Standard inspection

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

70 degrees

Recent Rain

Yes

Ground Cover

Grass

Approximate Age

58 years

Grounds

Service Walks

- None Not Visible
Material Concrete Flagstone Gravel Brick Other: .
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments
Photos



Driveway/Parking

- None Not Visible
Material Concrete Asphalt Gravel/Dirt Brick Other: .
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments
Photos



Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Other: Metal
Floor Satisfactory Marginal Poor Safety Hazard
Comments Gate on ramp to front porch needs repair. The railing at the concrete porch is not very secure

Photos



Stoops/Steps

- None
- Material** Concrete Wood Other: Railing/Balusters recommended Brick Stone
- 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

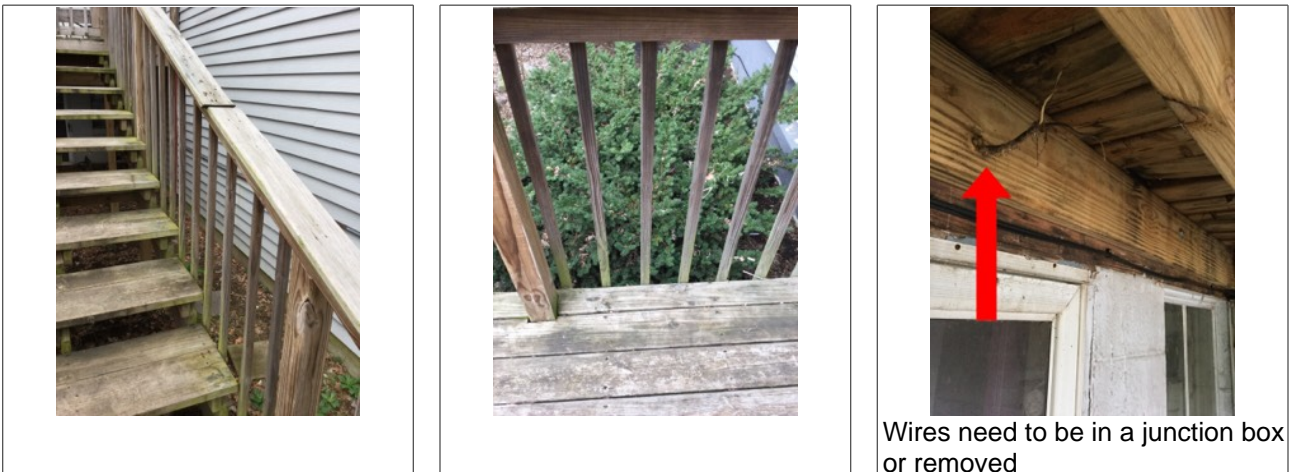
- None Not Visible
- Material** Wood Metal Composite Railing/Balusters recommended
- Condition** Satisfactory Marginal Poor Wood in contact with soil
- Finish** Treated Painted/Stained Other: . Safety Hazard Improper attachment to house
- Railing loose Not Applicable

Comments

Exposed wires under deck. The must be in a junction box. Hand rails are not to code. Ballisters are to far apart. Deck is not built to current codes but may have been at time of installation. Suggest cleaning and treatment to protect the wood. Handrail should be added on one side of steps Improper head clearance under deck

The deck does appear to be very stable.

Photos



Grounds

Deck/Patio/Porch Covers

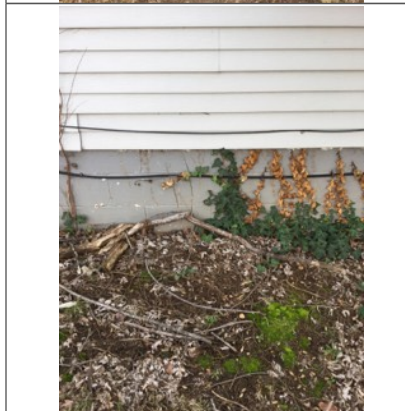
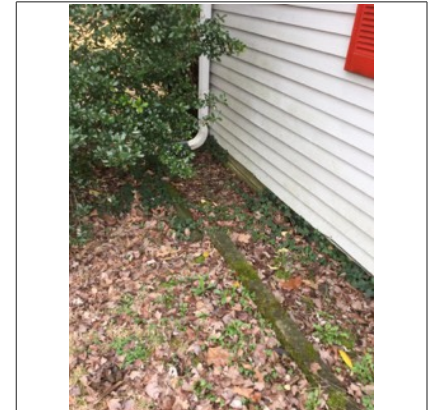
- None
Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage
Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None
Comments

Fence/Wall

- Not evaluated None
Type Brick Block Wood Metal Chain Link Vinyl
Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps
Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No
 Latch/handle Broken
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
Photos



Retaining wall

- None
Material Brick Concrete Concrete block Railroad ties Timbers Other: .
Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended
Comments

Photos



Hose bibs

N/A

Condition
Operable
Comments

Satisfactory

Marginal

Poor

No anti-siphon valve

Recommend Anti-siphon valve

Yes

No

Not Tested

Not On

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:
Appears to be one
Age:
Two sections garage roof has what appears to be newer shingles. Main roof has more wear and moss
Location:

Roof #2 All
 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 There is some asphalt patch where the garage and main house come together

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping

Roof

Condition of Roof Coverings cont.

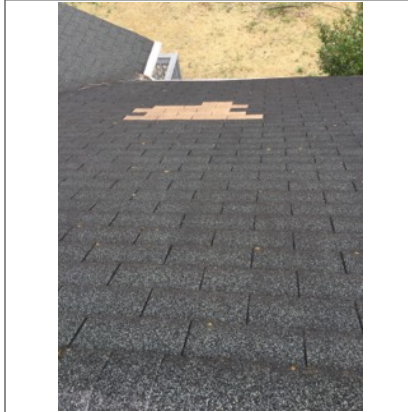
Roof #3 cont. Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments There are 2 different shingles. The addition shingles are in better shape than the main home but both roofs still have life left in them. It's difficult to determine age but I guess the main house at 15-20 and the addition at 10-15. The home disclosure may provide more info.

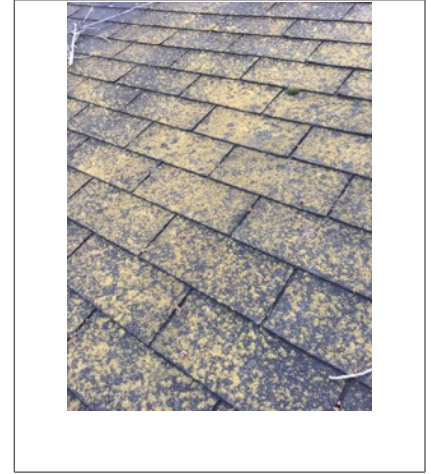
Photos



Two different shingles



Previous repair. Not sure why they didn't use grey shingles



Slight ridge here and a few soft spots. As long as the shingles are ok a little soft spot can be repaired when the roof is redone in the future.

Skylights

N/A Not Visible
 Cracked/Broken Satisfactory Marginal Poor

Condition
Comments

Plumbing Vents

Not Visible Not Present
 Satisfactory Marginal Poor

Condition
Comments

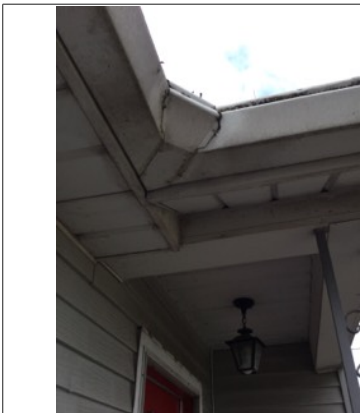
Exterior

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**
Photos



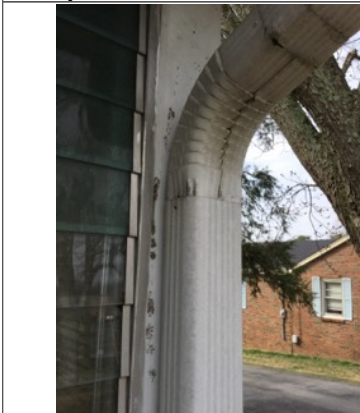
Seal joints



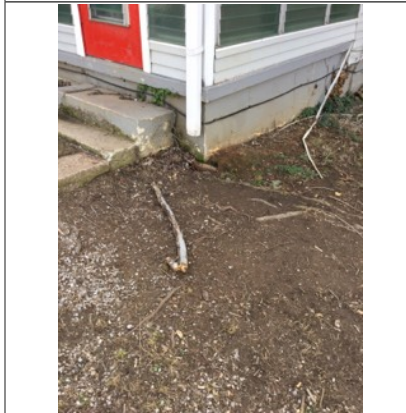
Attach extensions



Add extension



Needs attachment to home.



Needs extension

Siding

- Material** Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected

Exterior

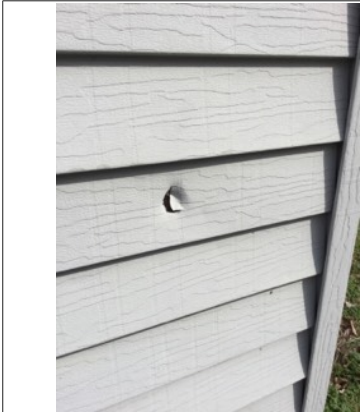
Siding cont.

Material cont. Asphalt Wood Metal/Vinyl Other: Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes

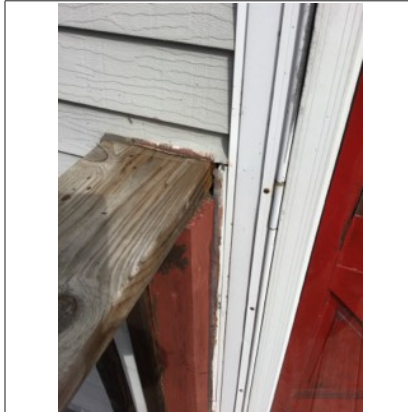
Condition Satisfactory Marginal Poor Recommend repair/painting

Comments Siding only has a few spots to repair. Caulk any holes. Touch up a few paint spots

Photos



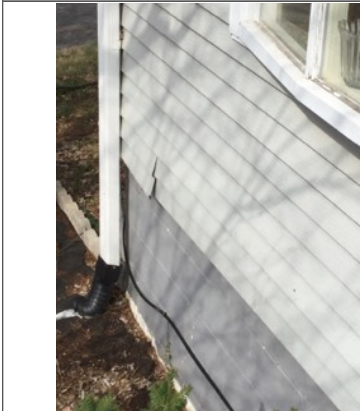
Seal holes



Seal penetrations



Seal penetrations



Secure loose siding



Repair area above garage door

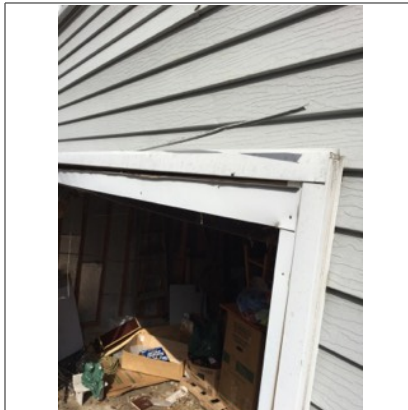
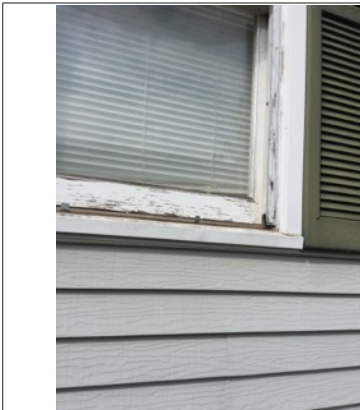
Trim

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

Condition Satisfactory Marginal Poor

Comments There just a few areas of needed trim repair. See photos

Photos





Soffit

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments One corner on the east side needs repair. Light missing
Photos



Fascia

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments

Flashing

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments What is visible is satisfactory

Caulking

Condition None 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

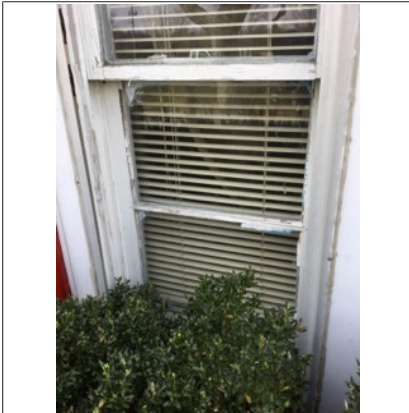
Exterior

Windows/Screens cont.

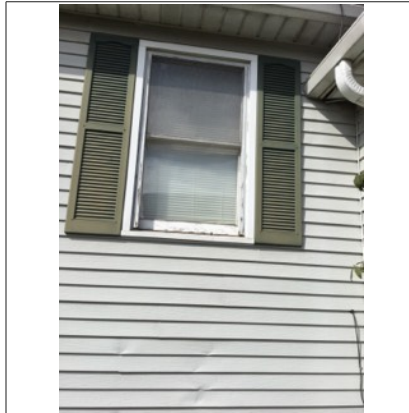
Screens Torn Bent Not installed Satisfactory

Comments See photos. There are a few wood windows that will need upgrading in the future. Some screens are damaged or missing. One storm window is broken as is a window in the basement. See typical photos. All windows but the ones in living room opened. I did test all jealousy Windows and they work fine. Just missing two pieces of glass

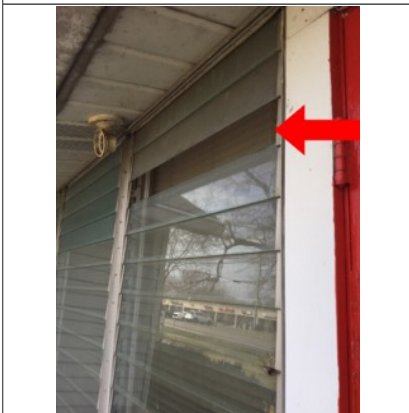
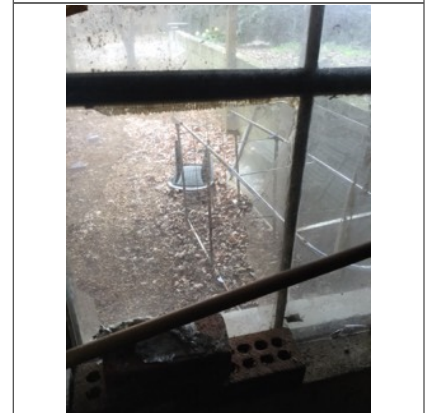
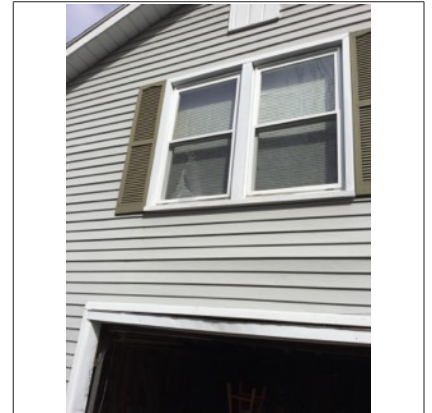
Photos



Broken storm window. Old wood window needs repair or replaced



Typical damaged screens



Missing glass



Missing glass

Storm Windows And Doors

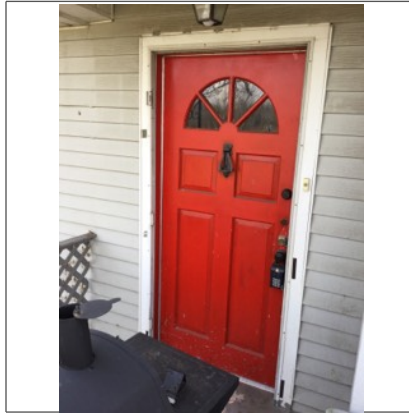
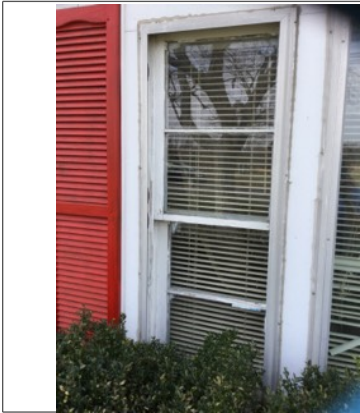
None Not installed

Exterior

Storm Windows And Doors cont.

- Condition** Satisfactory Broken/cracked Wood rot Recommend repair/painting
 Missing/damaged Screen Adjustment Needed
- Material** Wood Clad comb. Wood/Metal comb. Metal
- Putty** Satisfactory Needed N/A
- Comments** Front storm door is missing. Rear door needs adjustment storm window in front of home has missing glass.
 Door under deck is missing a closer

Photos



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** The basement has a slab but not main living area

Service Entry

- Location** Underground Overhead
- Condition** Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
- Exterior receptacles** Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
- GFCI present** Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Comments

Photos



Service pole

Building(s) Exterior Wall Construction

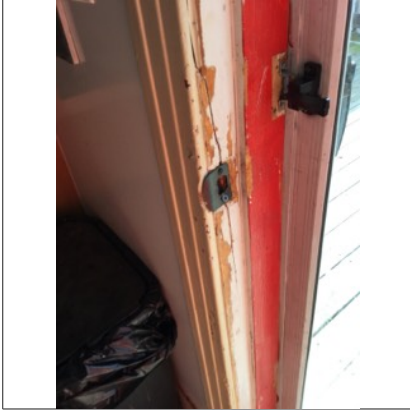
- Type** Not Visible Framed Masonry Other: .
- Condition** Not Visible Satisfactory Marginal Poor
- Comments**

Exterior

Exterior Doors

- Main Entrance** N/A Weatherstripping: Satisfactory Marginal **Poor** Missing Replace
 Door condition: **Satisfactory** Marginal Poor
- Patio** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Rear door** N/A Weatherstripping: Satisfactory Marginal **Poor** Missing Replace
 Door condition: **Satisfactory** Marginal Poor
- Other door** N/A Weatherstripping: Satisfactory Marginal **Poor** Missing Replace
 Door condition: Satisfactory **Marginal** Poor
- Comments** Basement door needs repair

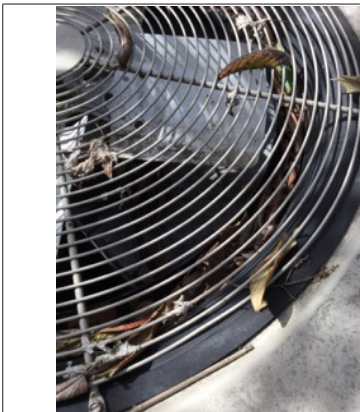
Photos



Exterior A/C - Heat pump #1

- Unit #1** N/A
 Location:
 East side of home
 Brand:
 Amana
 Model #:
 PGB42C0902E
 Serial #: 0307143076
 Approximate Age:
 10 years
- Condition** **Satisfactory** Marginal Poor Cabinet/housing rusted
- Energy source** Electric Gas Other: .
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): 40 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 Not Visible
- Improper Clearance (air flow)** Yes No
- Comments**

Photos



Have system cleaned and serviced



Door hinges are broken on electric breaker box



Seal casing



Exterior A/C - Heat pump #2

Unit #2 N/A
 Location:
 Brand:
 Model #:
 Serial #:
 Approx. Age:
Energy source Electric Gas Other: .
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
Level Yes No Recommend re-level unit
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
Insulation Yes No Replace
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Improper Clearance (air flow) Yes No
Comments

Garage/Carport

Type

None
 Attached Detached 1-Car 2-Car 3-Car 4-Car Carport
Comments

Automatic Opener

None N/A
 Operable Inoperable
Comments

Safety Reverse

None N/A
 Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested
Comments

Roofing

Same as house
 Type:
 Approx. age: Approx. layers:
Comments

Gutters/Eavestrough

Satisfactory Marginal Poor Same as house
Comments

Siding

N/A
 Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments

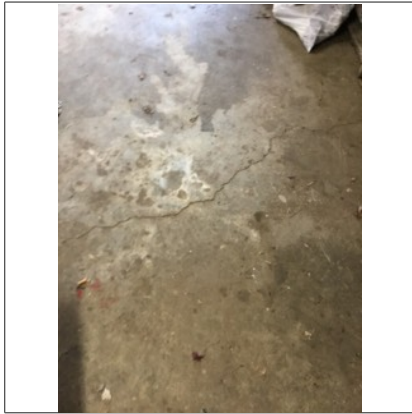
Trim

N/A
 Same as house Wood Aluminum Vinyl
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments Area above garage door appears to have rot behind it

Floor

Concrete Gravel Asphalt Dirt Other: .
 Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard
Source of Ignition within 18" of the floor N/A Yes No
Comments

Photos



Sill Plates

- None Not Visible
- Floor level Elevated
- Rotted/Damaged Recommend repair Satisfactory

Type

Condition

Comments

I can't see all the plates but what's visible is satisfactory

Overhead Door(s)

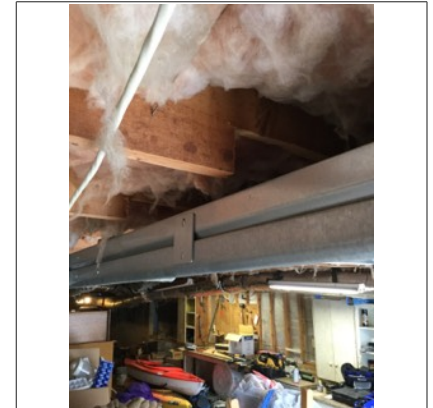
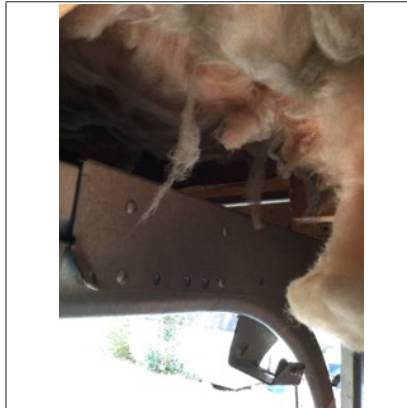
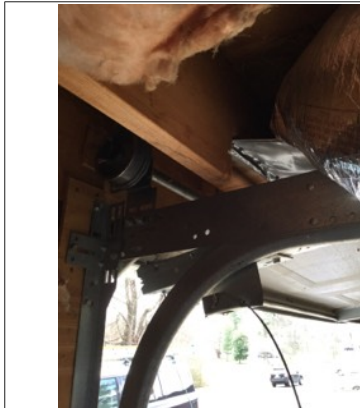
- N/A
- Wood Fiberglass Masonite Metal Recommend repair
- Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
- Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

The door has some damage and one person can't open it. It needs repair. A floor joists was modified to install this door. I doubt that is acceptable see photo.

Photos



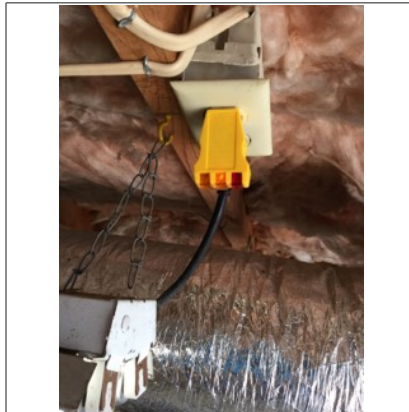
Garage/Carport

Exterior Service Door

None
 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 Some cover plates missing
Photos

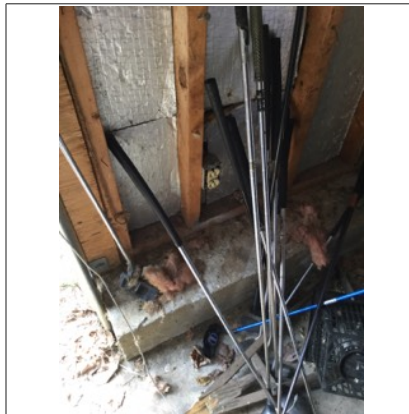


Fire Separation Walls & Ceiling

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 Only the phot of the stairwell is the fire separation section. Holes need to be patched
Photos

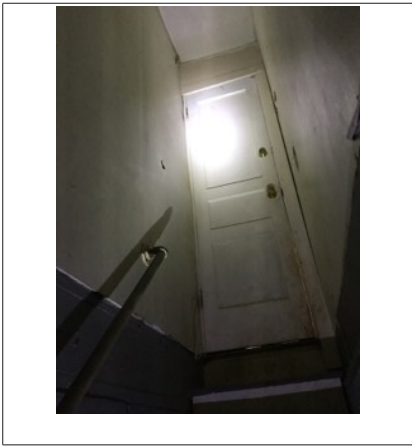


Some moisture stains



Missing cover plates. Typical





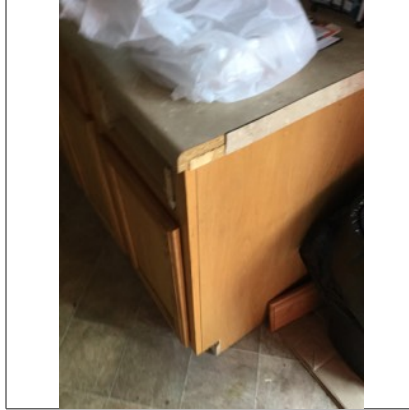
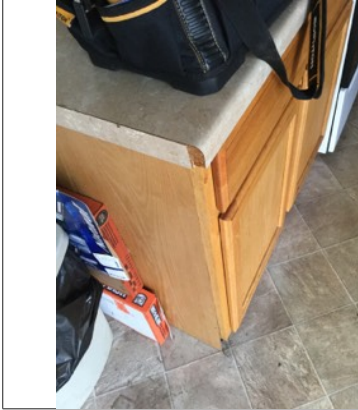
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos



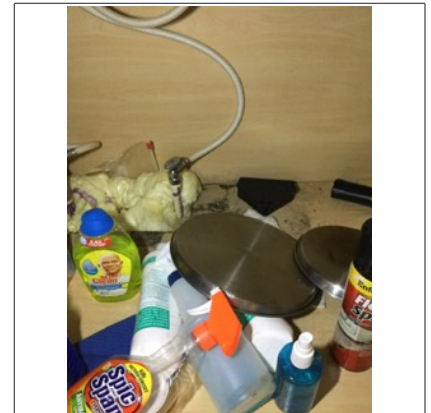
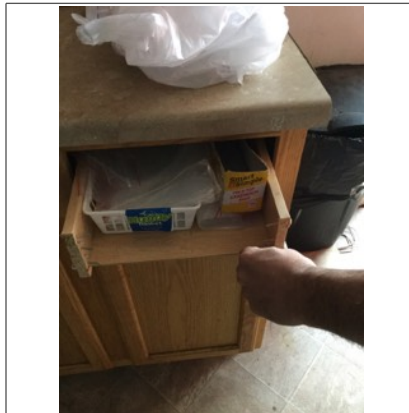
Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Sink has damage from prior leak. One drawer front broken panel is inside cabinet.

Photos



Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

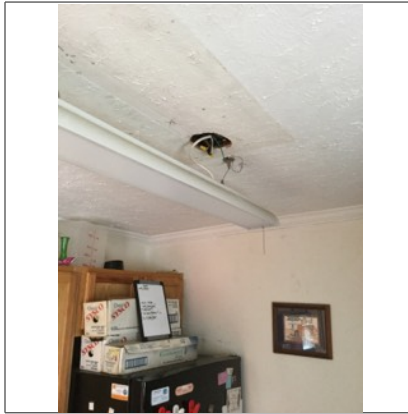
Comments Hand faucet leaks

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments Mold like spores

Photos



Heating/Cooling Source

Yes No

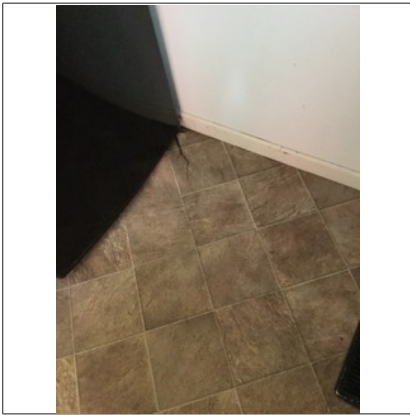
Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments Seems a little low by refrigerator

Photos



Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other : Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

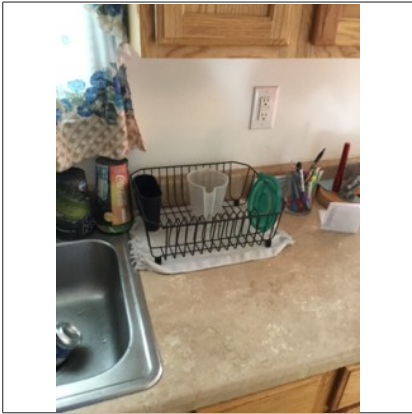
GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No

Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Only one of the four is wired properly and working

Photos



Laundry Room

Laundry

Laundry sink N/A

Faucet leaks Yes No N/A

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended

Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

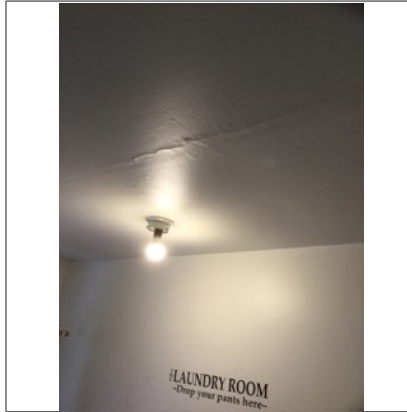
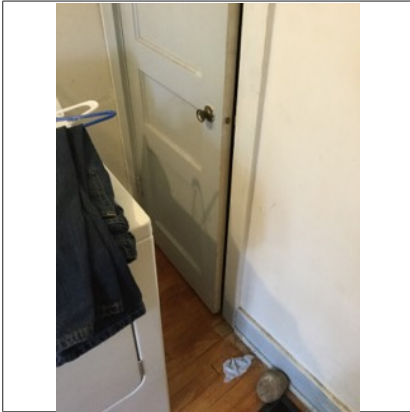
Appliances Washer Dryer Water heater Furnace/Boiler

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

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

Comments

Photos



Bathroom

Bath

Location Next to middle room addition

Sinks Faucet leaks: Yes No Pipes leak: Yes No Drain Stop Missing/not Working

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:
 Top of surround
 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

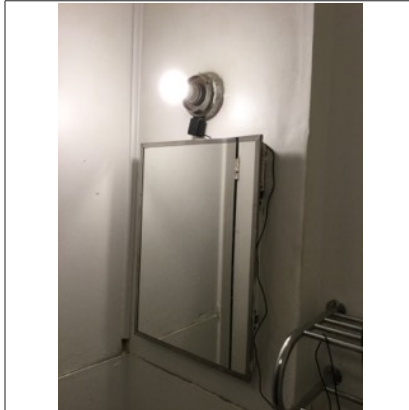
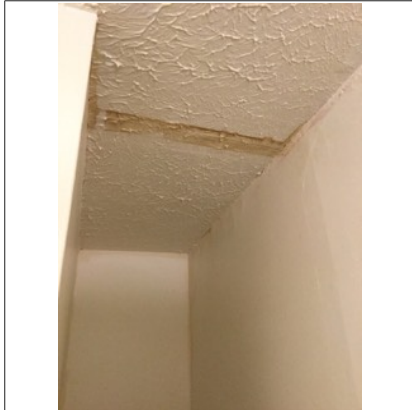
Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Vanity Condition Satisfactory Marginal Poor Hardware Missing Door/drawer Damaged

Photos



Bathroom (1)

Bath

Location Addition hallway

Sinks Faucet leaks: Yes No Pipes leak: Yes No Drain Stop Missing/not Working

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:
Top of surround
 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

Vanity Condition Satisfactory Marginal Poor Hardware Missing Door/drawer Damaged

Room

Room

Location NE corner

Type Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Door Sags/hits Jamb

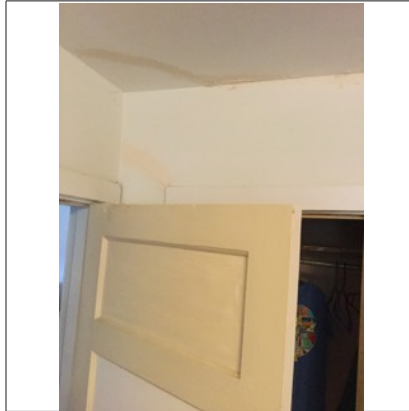
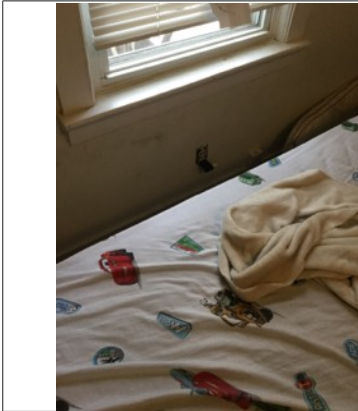
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware Missing/damaged Screen

Comments Missing electric plates and settling cracks

Ceiling Lights Satisfactory Not Working Damaged

Photos



Room (1)

Room

Location Connects living room to addition

Type Hallway

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Door Sags/hits Jamb

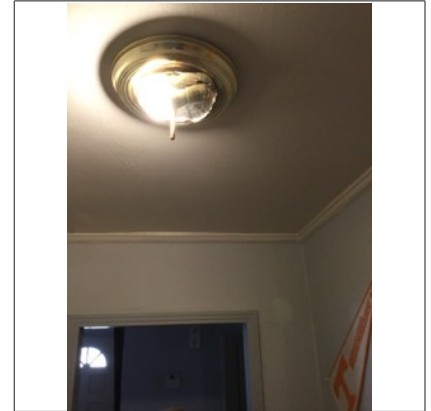
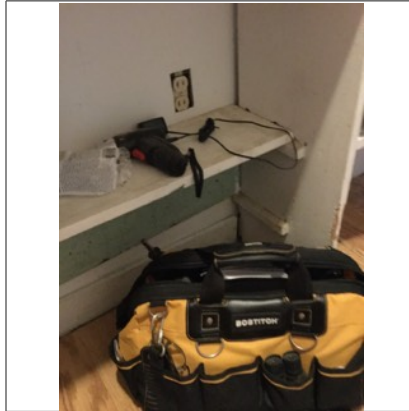
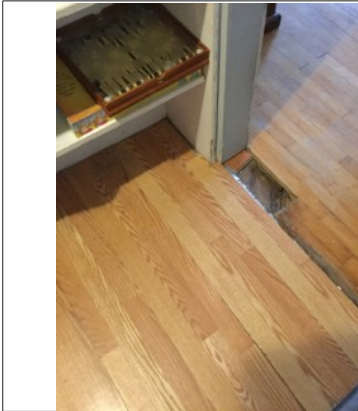
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware Missing/damaged Screen

Comments Lights all need covers so bulb is not exposed. . Floor patch needed. Missing cover plates.

Ceiling Lights Satisfactory Not Working Damaged

Photos



Room (2)

Room

Location East side of addition

Type Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Door Sags/hits Jamb

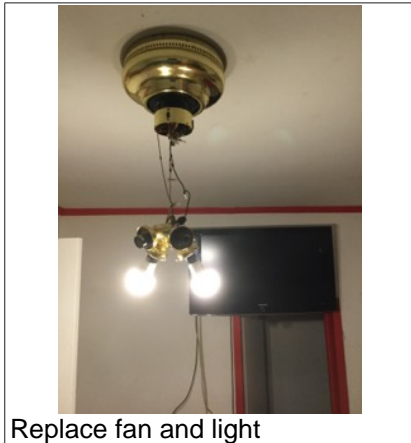
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware Missing/damaged Screen

Comments See photos

Ceiling Lights Satisfactory Not Working Damaged

Photos



Room (3)

Room

Location SE corner of addition

Type Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Door Sags/hits Jamb

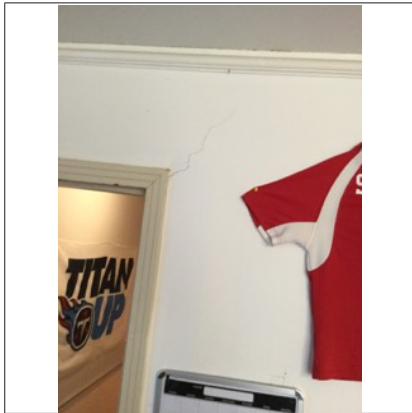
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware Missing/damaged Screen

Comments Minor settling cracks. Floor slopes.

Ceiling Lights Satisfactory Not Working Damaged

Photos



Room (4)

Room

Location NW corner

Type Sunroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Door Sags/hits Jamb

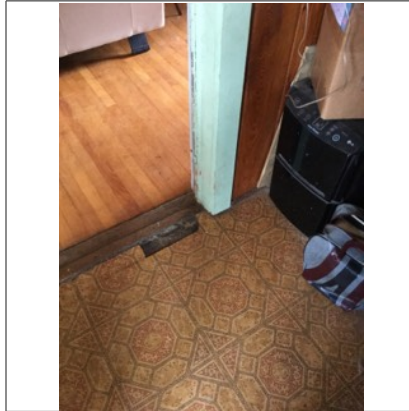
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware Missing/damaged Screen

Comments Some missing floor

Ceiling Lights Satisfactory Not Working Damaged

Photos



Interior

Fireplace

 None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless

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

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

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

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

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

Comments

Stairs/Steps/Balconies

 None

Condition Satisfactory Marginal Poor Loose/Missing

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

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

Comments

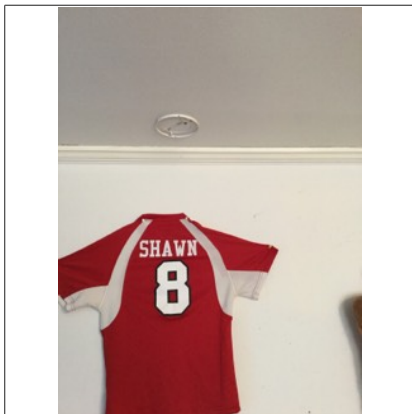
Smoke/Carbon Monoxide detectors

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

Comments

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

Photos



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: varies 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

Interior

Attic/Structure/Framing/Insulation cont.

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

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

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

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

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

Comments I could not see everything. Leak stains appear to be old

Basement

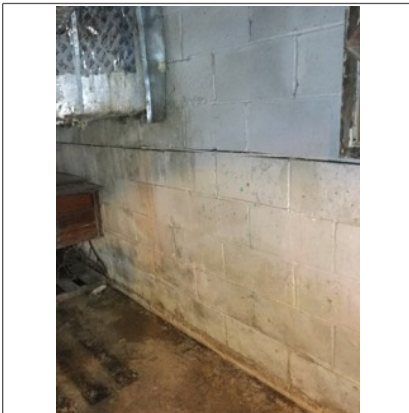
Stairs

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

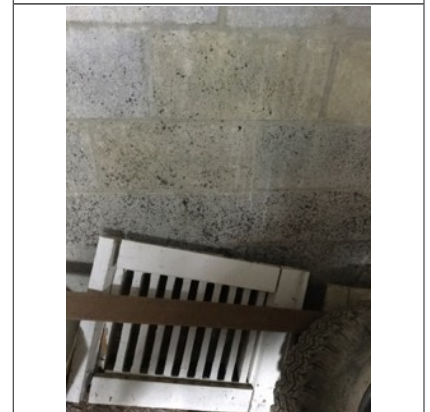
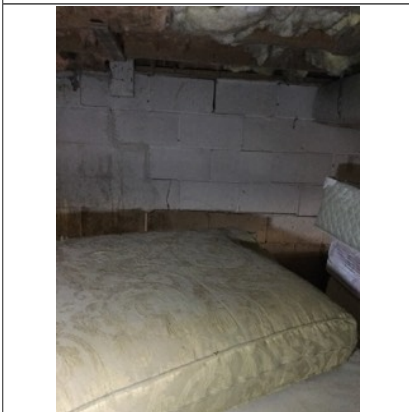
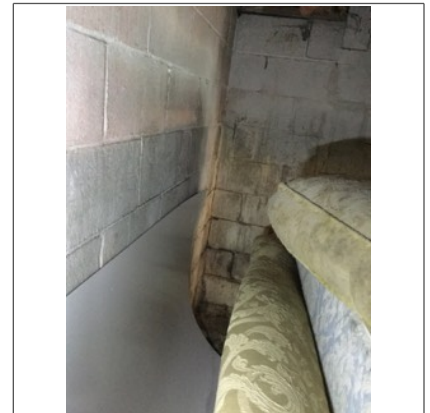
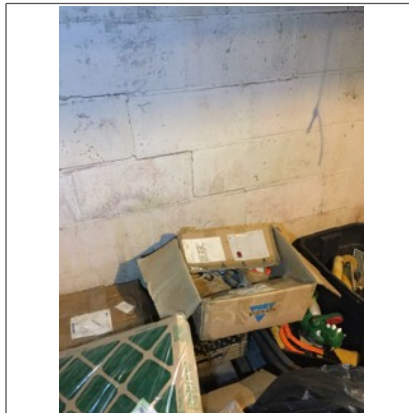
Foundation

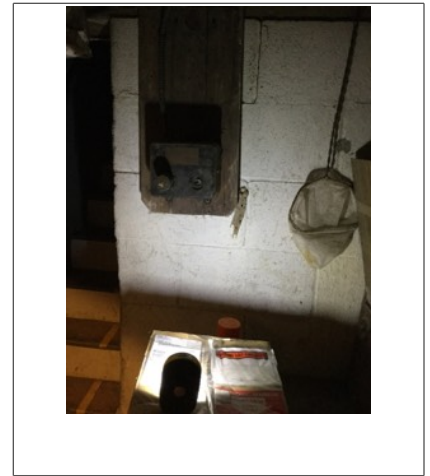
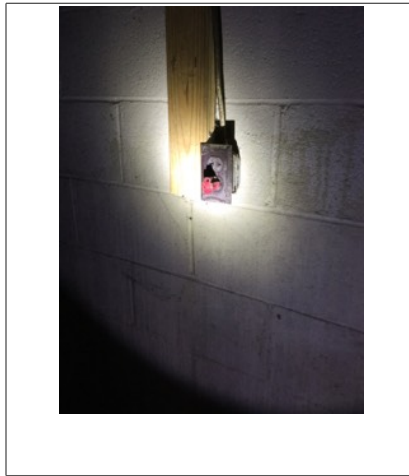
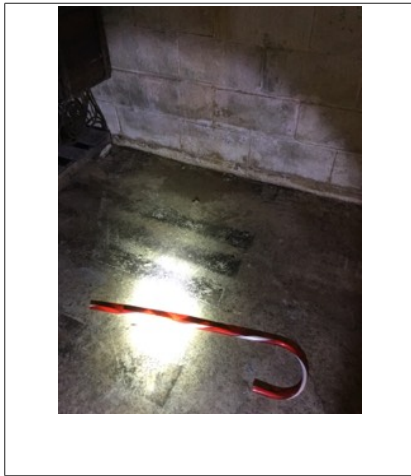
Condition Satisfactory **Marginal** Have evaluated Monitor Not Elevated
Material ICF Brick Concrete block Stone Masonry Poured concrete wood
Horizontal cracks None North South East West
Step cracks None North South East West
Vertical cracks None North South East West
Covered walls None North South East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

Photos



Horizontal crack with moisture stains





Floor

Material Concrete Dirt/Gravel Not Visible Other: .
Condition Satisfactory Marginal Poor Typical cracks Not Visible
Comments Slopes

Seismic bolts

N/A None visible
Condition Appear satisfactory Recommend evaluation
Comments

Drainage

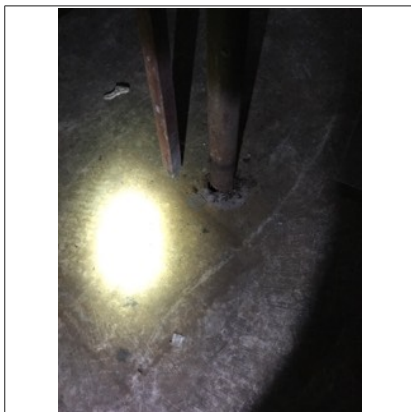
Sump pump Yes No Working Not working Needs cleaning Pump not tested
Floor drains Yes Not Visible Drains not tested
Comments

Girders/Beams

Not Visible
Condition Satisfactory Marginal Poor Stained/Rusted
Material Steel Wood Concrete LVL Not Visible
Comments Because of insulation it's hard to see all girders

Columns

Not Visible
Condition Satisfactory Marginal Poor Stained/Rusted
Material Steel Wood Concrete Block Not Visible
Comments Severe rust and one broken column. At some point these should be replaced
Photos



Joists

Not Visible

Basement

Joists cont.

Condition Satisfactory Marginal Poor

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type

Sagging/altered joists

Comments There are a few joists that were cut at garage door that will need repair. Most are hard to see with insulation

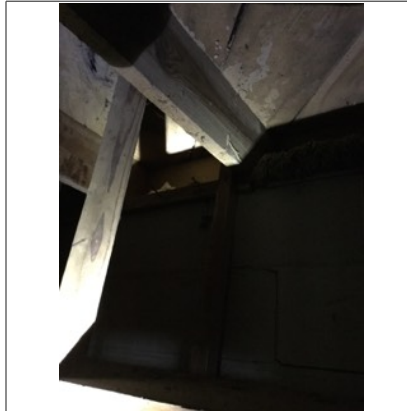
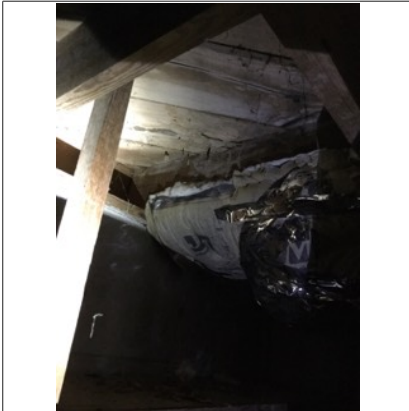
Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments Most floor is not visible. What I saw was planked sub floor and in satisfactory condition with a small area of possible insect damage. Insulation blocks most views

Photos



Plumbing

Water service

Main shut-off location Front yard

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 The cast iron may need work as gas rots the pipe

Main fuel shut-off location

N/A

Location East side of home

Comments

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No Not Visible

Shut-off Valve Shut-off valve: Yes No Not Visible

Vented Yes No Not Visible

Comments

Water heater #1

N/A

General

Brand Name:

Whirl pool

Serial #: unknown

Capacity:

Unknown

Approx. age:

Unknown

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Plumbing

Water heater #1 cont.

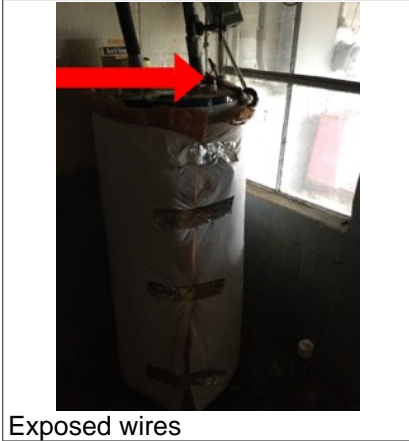
Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material
 Not Visible

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

Condition Satisfactory Marginal Poor Unknown

Comments Has an unsafe electrical connection

Photos



Exposed wires

Water heater #2

N/A

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

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 softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Heating System

Heating system

Unit #1 Brand name: Amana
 Approx. age: 10 years
 Unknown Model #: PGB42C0902E Serial #: 0307143076 Satisfactory Marginal Poor
 Recommended HVAC technician examine

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

Energy source Gas LP Oil Electric Solid fuel

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

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

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

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed
 Gas shut off valve: Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other: .

Comments

Boiler system

N/A

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

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

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

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

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

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

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

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

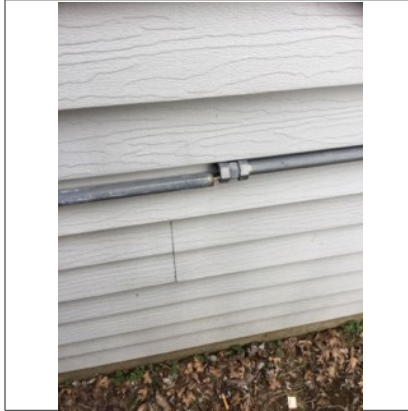
Comments Wall heaters not baseboard

Electric/Cooling System

Main panel

Location Back of house under deck
Condition Satisfactory Poor
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Adequate Clearance to Panel Yes No
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:
 The inside cover plate is missing and needs to be replaced

Comments
Photos



Sub panel(s)

None apparent
Location(s) Location 1:
 Kitchen inside cabinets
 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 Not Visible
Condition Satisfactory Marginal Poor Not Visible
Comments The panel is inside a kitchen cabinet so I could not remove the panel

Photos



Evaporator Coil Section Unit #1

General N/A
 Central system Wall unit
 Location:
 East side of home
 Age:
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory Not Visible
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: 22 degrees
Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature
Comments

Evaporator Coil Section Unit #2

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

Living Room

Living Room

Location At entry

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

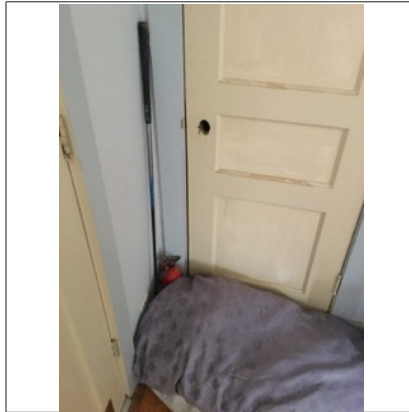
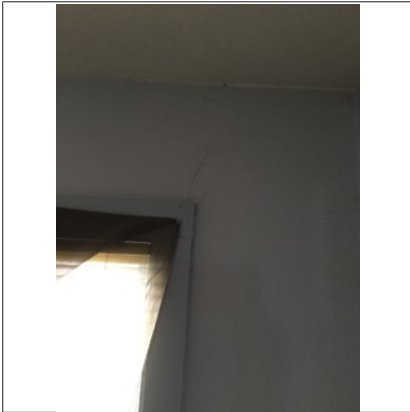
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments Could not open windows

Photos



Dining Room

Dining Room

Location Next to kitchen

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Photos

