



Home Inspection Report



Any Old Street, Sterling, IL 61081

Inspection Date:

Prepared For:

Joe Newhome

Prepared By:

Pinnacle Home Inspection Services
3818 River Road
Sterling, IL 61081
(815) 441-7911
phis@pinnaclehomeinspectionsservices.com

Report Number:

170304.10

Inspector:

License/Certification #:

IL--450.011637

Inspector Signature:

Report Summary

Items Not Operating

Concerns

Potential Safety Hazards

Handy man wiring present - recommend a licensed electrician evaluate, repair and replace as necessary.
Open grounds and reverse polarity near water.

Deferred Cost Items

Roof appeared to be nearing end of its useful life, budget to replace soon.
A/C is 7+ years, but operating properly.
Water heater is 5+ years, but operating properly.

Improvement Items

Insulation was marginal and could be upgraded.

Items To Monitor

Report Overview

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.

Main Entrance Faces

West

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Damp

Approximate Age

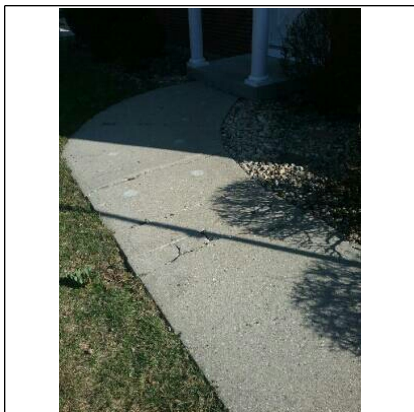
52

Grounds

Service Walks

- Material** Concrete Flagstone Gravel Brick
- Condition** Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Photos



Driveway/Parking

- Material** Concrete Asphalt Gravel/Dirt Brick
- Condition** Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Stoops/Steps

- Material** Concrete Wood Synthetics
- Condition** Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled Railing/Balusters recommended

Patio

- Material** Concrete Flagstone Kool-Deck Brick
- Condition** Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Landscaping affecting foundation

- 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

Hose bibs

- Condition** Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
- Operable** Yes No Not Tested Not On

Roof

General

Visibility All Partial Limited By: .

Inspected From Roof Ladder at eaves Ground With Binoculars

Style of Roof

Type Gable Hip Mansard Shed Flat

Pitch Low Medium Steep Flat

Roof #1 Type: Asphalt
Layers: 1 Layer
Age: 15-20+

Ventilation System

None

Type Soffit Ridge Gable Roof Turbine Powered

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead

Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing

Condition of Roof Coverings

Roof 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 Roof appeared to be nearing end of its useful life, budget to replace soon.

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Exterior

Chimney(s)

Location(s) North

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

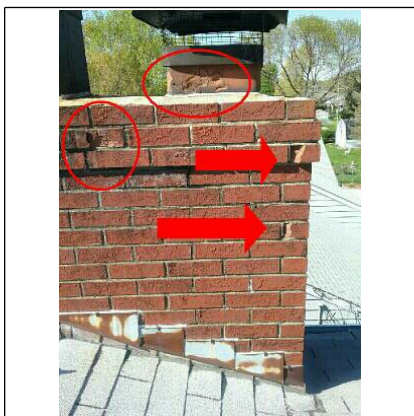
Flue Tile Metal Unlined Not Visible

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 Brick face is popping off - recommend a qualified contractor evaluate and repair.
Missing/loose mortar in the brick joints. Recommend tuck-pointing.
Chimney flue was not accessible, so not evaluated.

Photos



Gutters/Scuppers/Eavestrough

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum

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 Gutters were in overall adequate condition.
Recommend maintaining downspout discharge a minimum of 5-6' away from the house.

Siding

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

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments Brick and mortar appeared to be in overall adequate condition.

Soffit

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

Exterior

Soffit cont.

Material cont. Damaged wood

Condition Satisfactory Marginal Poor

Fascia

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

Condition Satisfactory Marginal Poor

Flashing

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

Condition Satisfactory Marginal Poor

Caulking

Condition Satisfactory Marginal Poor

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

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

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 All outdoor outlets should be protected by GFCI receptacle.

Exterior A/C

Unit #1 N/A
Location: North side
Brand: Carrier
Model #: Not visible
Serial #: Not visible
Approximate Age: 10-15+

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): 60 amp 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

Exterior

Exterior A/C cont.

Improper Clearance (air flow) Yes No

Garage

Type

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

Comments 2-car

Automatic Opener

Operation Operable Inoperable

Safety Reverse

Operation Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested

Floor

Material Concrete Gravel Asphalt Dirt

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

Comments Floor has settled about 1 1/2" on north wall causing water from ice/snow from car to run towards house and not into floor drain. Suggest contacting qualified mud jacker to evaluate and repair.

Sill Plates

None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair

Comments Sill plates not visible.

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

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

Recommend Priming/Painting Inside & Edges Yes No

Comments Garage door was damaged - recommend repair.
 Door leading into home was not fire-rated - recommend a fire rated door for improved safety.

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

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 Reverse polarity is a potential safety hazard. Recommend repair by a qualified electrical contractor .

Fire Separation Walls & Ceiling

Present Missing Recommend repair

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

Moisture Stains Present Yes No

Garage

Fire Separation Walls & Ceiling cont.

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Comments Recommend proper fire-rated door between garage and house.

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments Counter top has normal wear.

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments Cabinets have normal wear.

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 There were no visible active piping leaks at the time of the inspection.

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Heating/Cooling Source

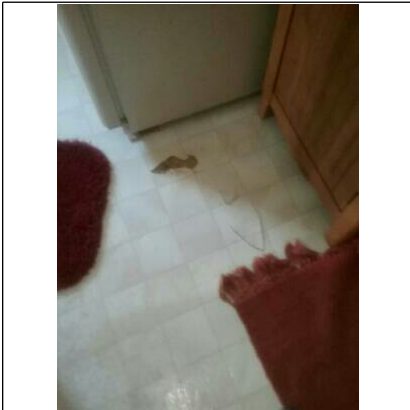
Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments Tear in linoleum floor near entry to garage.

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

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

Kitchen

Appliances cont.

Receptacles present Yes No Operable: Yes No

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

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.
Dishwasher drain line not looped beneath countertop. Recommend repair.
Recommend GFCI outlets on all outlets in kitchen.

Laundry Room

Laundry

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

Basement Bathroom

Bath

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- 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
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting needed: Yes No
- 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** Recommend GFCI within 6' of water.
 Several outlets have reverse polarity. Recommend contacting a licensed electrician to correct.
 These are both safety issues.

Photos

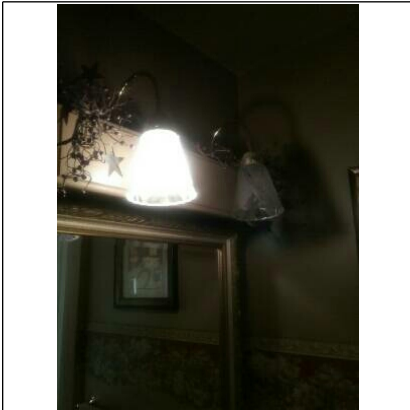


1st Floor Bathroom

Bath

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- 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** Light above sink is broken and should be replaced.

Photos



2nd Floor Bathroom

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
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting needed: Yes No
- 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** Right window latch will not turn. Suggest replacing latch to properly lock window.

Photos



North Bedroom

North Bedroom

Location Second floor
North

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

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

Southeast Bedroom

Room

Location Second floor
SE

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

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

Southwest Bedroom

Room

Location Second floor
SW

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

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

Basement living room

Room

Location NW

Type LIVING ROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments Reverse polarity at outlets. Recommend evaluation by a qualified licensed electrician.

Basement Extra Room

Room

Location SW

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Comments Door will not fully close.

Interior

Fireplace 1st Floor

Location(s) Living room

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 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 Recommend having flue cleaned and reexamined.

Fireplace Basement

Location(s) Living room

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 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 Recommend having flue cleaned and reexamined.

Stairs/Steps/Balconies

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

Smoke Detectors

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

Comments Recommend changing smoke detector batteries every 6 months.

Attic/Structure/Framing/Insulation

Inspected from Access panel In the attic

Location Hallway Bedroom Garage

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Depth:
 Damaged Displaced Missing Compressed Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

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

Interior

Attic/Structure/Framing/Insulation cont.

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

Chimney chase 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

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 Yes No Needs repair/sealing

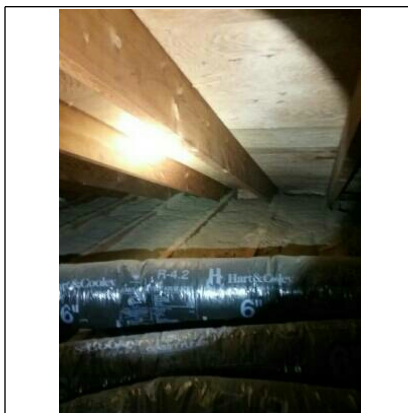
Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments Insulation was marginal and could be upgraded.
 Recommend extending bathroom vents to the exterior.
 Could not view entire attic due to condensation unit for air conditioner.

Photos



Exhaust vent should extend through roof.



Suggest adding addition insulation.

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

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** Majority of the foundation walls are covered with drywall and not visible. Small area in laundry room was visible and inspected.

Floor

- Material** Concrete Dirt/Gravel Not Visible
- Condition** Satisfactory Marginal Poor Typical cracks Not Visible
- Comments** Unfinished portions of the floor appeared to be in overall adequate condition.

Drainage

- Sump pump** Yes No Working Not working Needs cleaning Pump not tested
- Floor drains** Yes Not Visible Drains not tested
- Comments** Recommend installing dedicated outlet for the sump pump. It is not a recommended practice to have a sump pump on a GFCI protected outlet.

Girders/Beams

- Not Visible
- Condition** Satisfactory Marginal Poor Stained/Rusted
- Material** Steel Wood Concrete LVL Not Visible

Columns

- Not Visible
- Condition** Satisfactory Marginal Poor Stained/Rusted
- Material** Steel Wood Concrete Block Not Visible

Joists

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

Subfloor

- Not Visible
- Condition** Satisfactory Marginal Poor Indication of moisture stains/rotting

Plumbing

Water service

Main shut-off location In the basement

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

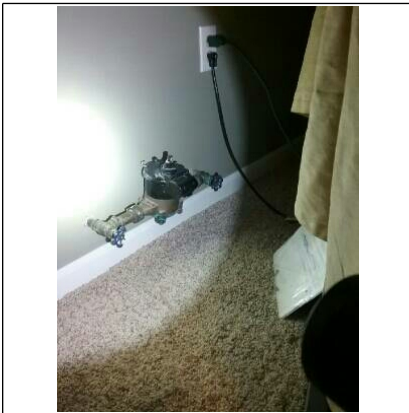
Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal
 Cross connection: Yes No Safety Hazard Recommend repair
 Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Traps proper P-Type Yes No P-traps recommended

Photos



Water Heater

General Brand Name: Richmond
 Serial #: 1208226765
 Capacity: 50
 Approx. age: 9 years

Type Gas Electric Oil LP

Combustion air venting present 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 heaters over 5 years old will need to be replaced in the near future. This water heater is 9 years old.

Water Softener

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing

Water Softener cont.

Plumbing leaking Yes No

Comments Brine tank empty of water/salt. Does not appear to be in use.

Heating System

Heating system

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 Baseboard heaters were in working order.

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

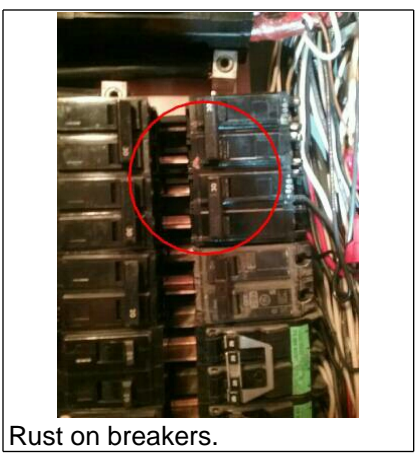
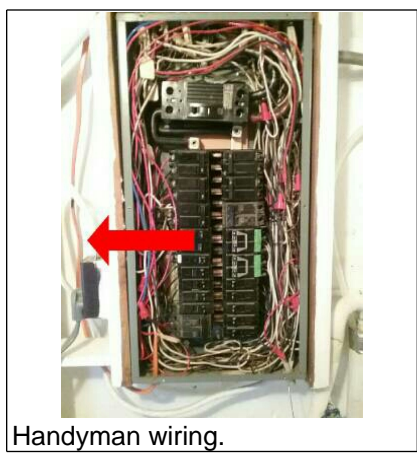
Main wire Copper Aluminum Not Visible Double tapping of the main wire
 Condition: Satisfactory Marginal Poor

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

Comments Handy man wiring present - recommend a licensed electrician evaluate, repair and replace as necessary. Evidence of rust in panel.
 Several breakers are double-tapped - this is a safety concern. Recommend licensed electrician evaluate and make necessary repairs.

Photos



Sub panel

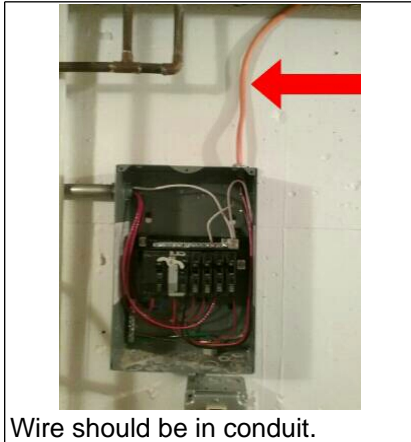
Location(s) Location 1: Basement

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

Condition Satisfactory Marginal Poor

Photos

Electric/Cooling System



Wire should be in conduit.

Evaporator Coil Section Unit #1

General Central system Wall unit
 Location: Attic
 Age: 10-15+

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: .

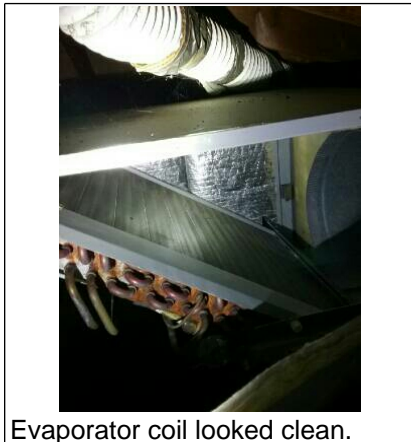
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential: 17°

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments A/C unit operated properly.

Photos



Evaporator coil looked clean.

Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where: Crack in the ceiling due to water damage. Suspect water from tub on second-story. Tested with moisture meter. Leak is not active. Continue to monitor.

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

Photos



Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

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

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