



LIBERTY
INSPECTORS

Home Inspection Report



LIBERTY
INSPECTORS

, , PA 00000

Inspection Date:

Wednesday, January 6, 2021

Prepared For:

Prepared By:

Liberty Strategies LLC
2460 Devlin Ct
North Huntingdon , PA 15642
412-588-0329
Info@libertyinspectors.com

Report Number:

3008

Inspector:

Terry Bechtold

License/Certification #:

263284

Inspector Signature:

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

North
For orientation of this report only

State of Occupancy

Vacant

Weather Conditions

Cloudy
Overcast
36-degrees

Recent Rain

Yes

Ground Cover

Damp

Report Summary

Major Concerns

•Roof

Deflection or sagging of the roof surface was observed on north roof near valley. The cause of deflected or sagging roof surfaces and or decking should be determined and repaired as needed by a qualified specialist. (North eave above entry)

•Interior

Evidence of roof leakage was observed on the underside of the roof sheathing near north eave. These areas were wet and appeared active at the time of the inspection. Further evaluation and repairs are recommended.

Moisture entry was found at the north eave. Sagging roof sheathing, wood rot, and deterioration was documented. Water streaking and staining was found on the soffit eave. Recommend consulting with a qualified roofing contractor for appropriate repairs deemed necessary before closing.

Potential Safety Hazards

•Grounds

Uneven slabs in walks, could pose a potential tripping hazard, repairs are recommended. (South walkway near deck entry)

No handrail was installed for stairs or steps with 3 or more risers. For improved safety, a handrail should be installed at all stairs and steps with 3 or more risers. Lack of properly installed stairway handrails is a SAFETY HAZARD.

Items To Monitor / Areas For Improvement

•Grounds

The vegetation is encroaching on the structure, and should be kept at a minimum of 12 inches away from the foundation and exterior walls.

•Exterior

The HVAC refrigerant lines were not properly insulated or the insulation was damaged and in need of replacement at the exterior equipment. Inadequate cooling line insulation at the exterior HVAC equipment may result in equipment damage, inadequate performance, reduced equipment life or other defects.

•Bathroom

Toilet water runs which is an indication that water valves, flappers or other components are in need of repair or replacement

Chipped/damaged tub finish was in need of repairs to prevent worsening conditions or leaking issues.

Cracks/damage washbasin master bathroom was in need of repairs.

Items Not Operating

•Exterior

Northwest exterior GFCI receptacle was not functioning, won't reset. Replacement is recommended.

•Electrical System

Arc-fault breakers were not operating properly, won't trip, recommend replacing.

Deferred Cost Items

•Exterior

Report Summary

Deferred Cost Items

Exterior condenser unit is nearing its manufactured life expectancy but shows no signs of failure. Recommend serving unit and budgeting for replacement.

Inspection Limitations

•Cooling System

The cooling equipment could not be operated or properly inspected for performance due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit. Inspection of the cooling equipment was limited to visual observation.

•Interior

Remote start for family room gas fireplace was lacking functional batteries. This restricted testing and should be further evaluated before closing to ensure proper operation.

Contractor / Technician Evaluation

•Grounds

Retaining wall was leaning and had areas of separation at the block joints, recommend repair.

•Roof

Deflection or sagging of the roof surface was observed on north roof near valley. The cause of deflected or sagging roof surfaces and or decking should be determined and repaired as needed by a qualified specialist. (North eave above entry)

•Interior

Evidence of roof leakage was observed on the underside of the roof sheathing near north eave. These areas were wet and appeared active at the time of the inspection. Further evaluation and repairs are recommended.

Moisture entry was found at the north eave. Sagging roof sheathing, wood rot, and deterioration was documented. Water streaking and staining was found on the soffit eave. Recommend consulting with a qualified roofing contractor for appropriate repairs deemed necessary before closing.

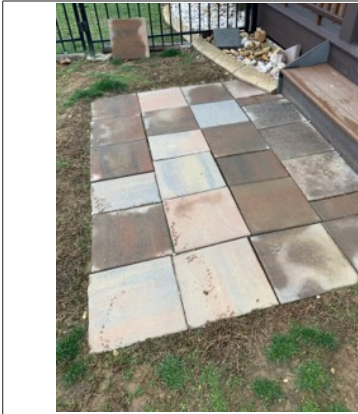
•Plumbing System

Leakage around water heating equipment water supply connections was observed. Leaking water heater water supply connections may cause water damage and should be repaired or replaced as needed by a certified, licensed water heating equipment specialist.

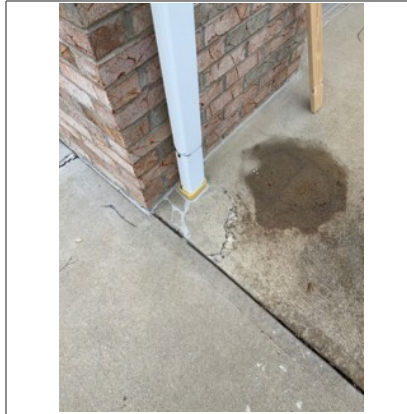
Grounds

Service Walks

Material ☐ None ☐ Not Visible
☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: _____
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair
Comments Uneven slabs in walks, could pose a potential tripping hazard, repairs are recommended. (South walkway near deck entry)
Photos

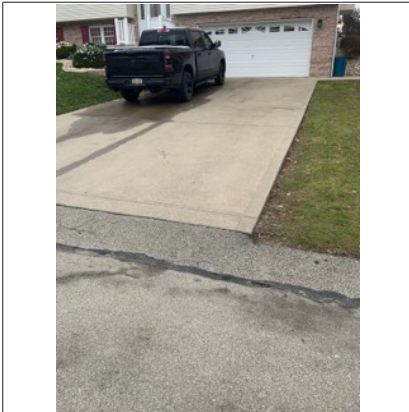


Uneven slabs in South walkway could pose a tripping concern



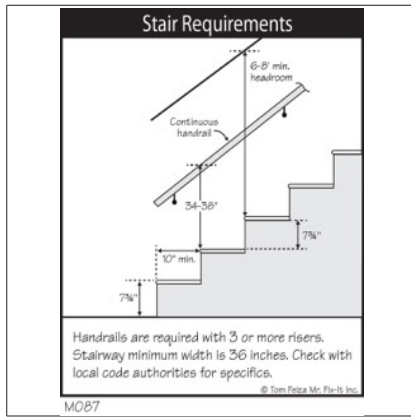
Driveway/Parking

Material ☐ None ☐ Not Visible
☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal
Comments Driveway appeared in overall satisfactory condition.
Photos



Stoops/Steps

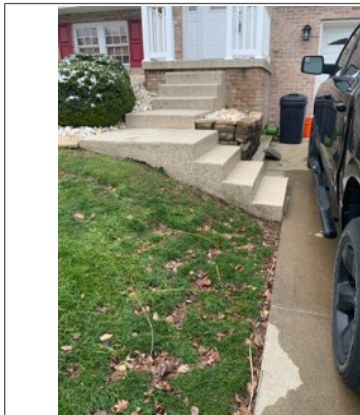
Material ☐ None
☒ Concrete ☐ Wood Other: ☒ Railing/Balusters recommended


Condition

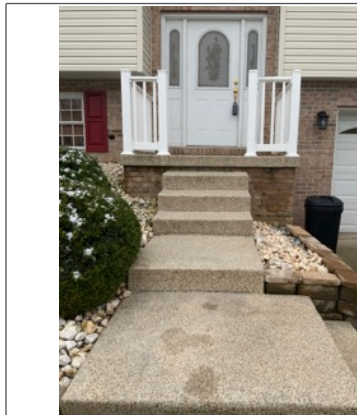
☐ Satisfactory
 ☒ Marginal
 ☐ Poor
 ☒ Safety Hazard
 ☐ Uneven risers
 ☐ Rotted/Damaged
 ☐ Cracked
 ☐ Settled

Comments

No handrail was installed for stairs or steps with 3 or more risers. For improved safety, a handrail should be installed at all stairs and steps with 3 or more risers. Lack of properly installed stairway handrails is a SAFETY HAZARD.

Photos


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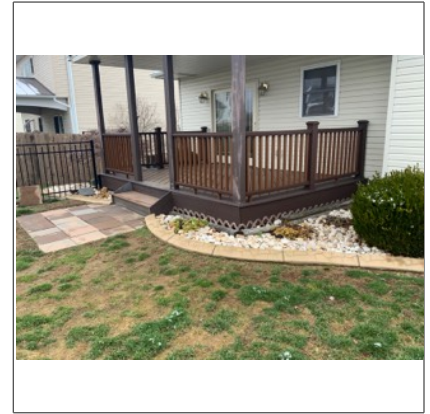
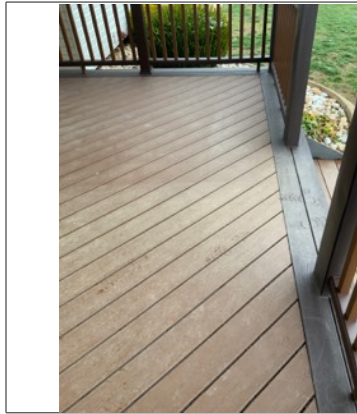
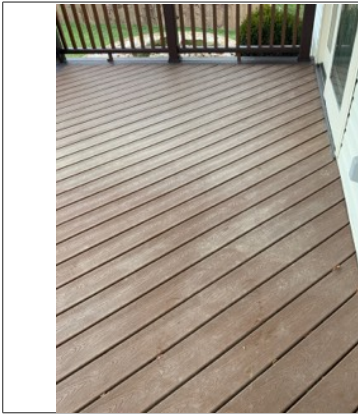
Deck/Balcony
**Material
Condition
Finish**

☐ None
 ☐ Not Visible
 ☒ Wood
 ☐ Metal
 ☒ Composite
 ☐ Railing/Balusters recommended
 ☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Wood in contact with soil
 ☒ Treated
 ☐ Painted/Stained
 Other:
 ☐ Safety Hazard
 ☐ Improper attachment to house
 ☐ Railing loose
 ☐ Not Applicable

Comments

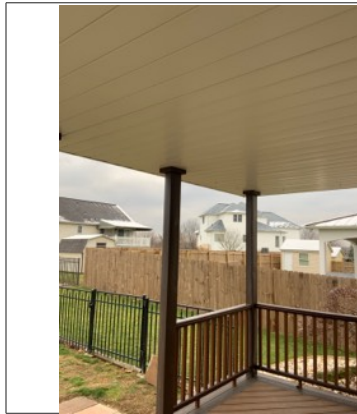
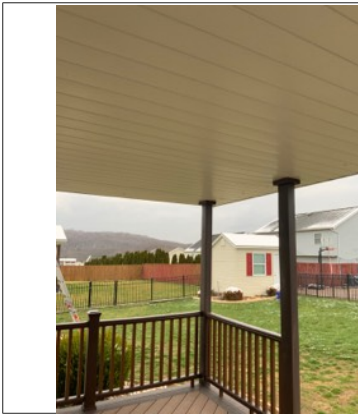
Deck appeared to be in satisfactory condition. No access or visibility underneath deck do design and clearance issues. Deck showed no signs of settlement or structural concerns during the inspection.

Photos



Deck/Patio/Porch Covers

Condition ☐ None ☒ 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 No representation could be made on framing members due to finished ceilings for porch roof.
Photos



Fence/Wall

Type ☐ Not evaluated ☐ None ☐ Brick ☐ Block ☐ Wood ☒ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☒ Yes ☐ No
Comments Top rail on the east fence was in need of minor repairs. Separation observed from top rail to supporting post.

Photos



Top rail on the east fence was in need of minor repairs. Separation observed from top rail to supporting post.



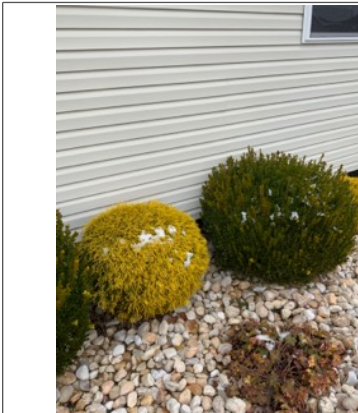
Landscaping affecting foundation

☐ 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 General site drainage was properly sloping away from the house.
The vegetation is encroaching on the structure, and should be kept at a minimum of 12 inches away from the foundation and exterior walls.

Photos



The vegetation is encroaching on the structure, and should be kept at a minimum of 12 inches away from the foundation and exterior walls.

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 Retaining wall was leaning and had areas of separation at the block joints, recommend repair.

Photos



Retaining wall was leaning and had areas of separation at the block joints, recommend repair.



Retaining wall was leaning and had areas of separation at the block joints, recommend repair.

Hose bibs

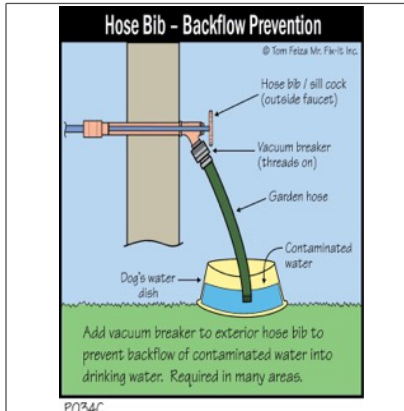
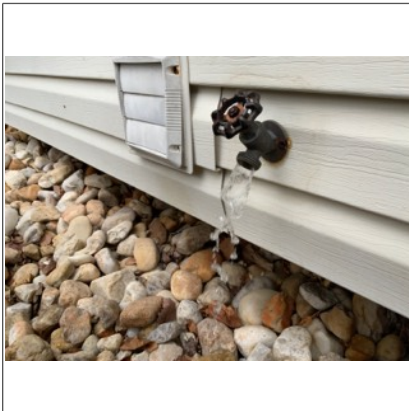
Condition Operable Comments

☐ N/A
☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend Anti-siphon valve
☒ Yes ☐ No ☐ Not Tested ☐ Not On

Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Exterior water supply faucets were missing an anti-siphon device to prevent contaminants from entering the water supply. Lack of anti-siphon devices at exterior water supply faucets is a SAFETY HAZARD.

Photos



P034C

Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By:
Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground

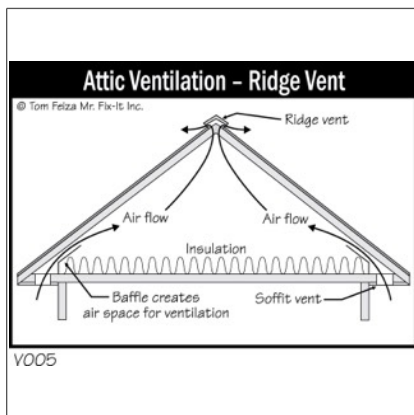
Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other:
Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat
Roof #1 Type:Asphalt
 Demential/Architectural design
 Rated for 30-35 years
 Layers:1+ Layers
 Age:15+

Comments

Ventilation System

Type ☐ None ☐ N/A
☒ Soffit ☒ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered Other:
Comments
Photos



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 Further evaluation is recommended of north flashing near valley due to leaking concerns and damaged wood sheathing.

Valleys

Material ☐ N/A
☐ Not Visible ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper Other:
Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing
Comments

Photos



Condition of Roof Coverings

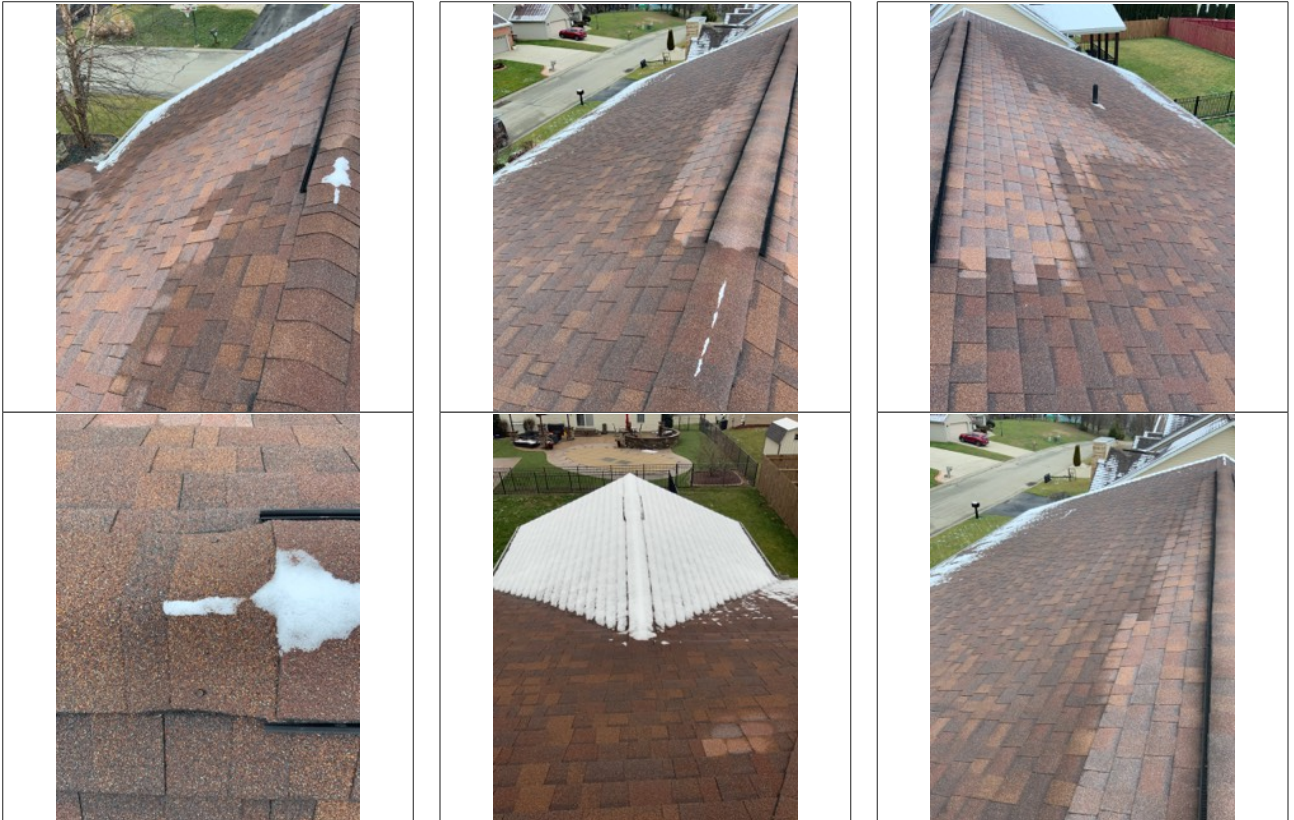
Roof #1

- ☐ 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

Comments

Deflection or sagging of the roof surface was observed on north roof near valley. The cause of deflected or sagging roof surfaces and or decking should be determined and repaired as needed by a qualified specialist. (North eave above entry)

Photos





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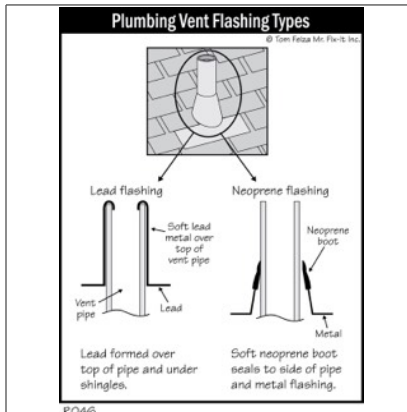


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Plumbing Vents

☐ Not Visible ☐ Not Present
☒ Satisfactory ☐ Marginal ☐ Poor

Condition
 Comments
 Photos



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 Recommend monitoring downspouts that discharge into the ground for signs of backup.

Photos



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 Siding appeared to be all intact and in overall satisfactory condition.

Brick and mortar appeared to be in overall adequate condition.

Photos



North exterior



East Exterior



South Exterior



West exterior

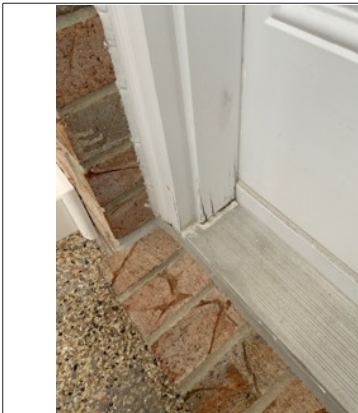
Trim

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments Wood trim was in need of normal painting maintenance.

Photos



Wood trim was in need of normal painting maintenance.

Soffit/Fascia

Material ☐ None ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other:

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

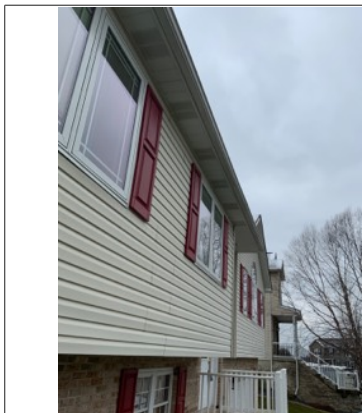
Comments Water stains/leaking were observed at the soffit or eaves that may be an indication of water penetration

Exterior

Soffit/Fascia cont.

Comments cont. through the roof covering. The cause of water stains at the soffit or eaves should be determined and repaired as needed by a certified, licensed roof covering specialist. (North exterior near entry)

Photos



Water stains/leaking were observed at the soffit or eaves that may be an indication of water penetration through the roof covering. The cause of water stains at the soffit or eaves should be determined and repaired as needed by a certified, licensed roof covering specialist. (North exterior near entry)

Caulking

Condition

☐ None
☐ Satisfactory ☒ Marginal ☐ Poor

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

Comments

Exterior sealants (caulking) were deteriorated or missing in some areas. Sealants applied in appropriate locations prevent moisture intrusion.

Photos

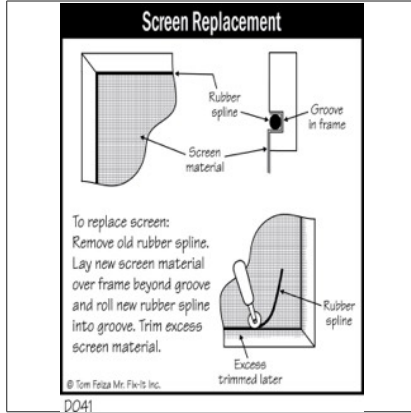


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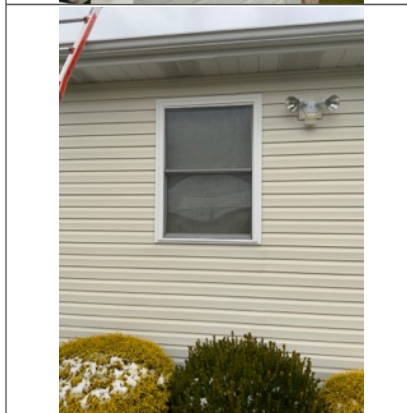
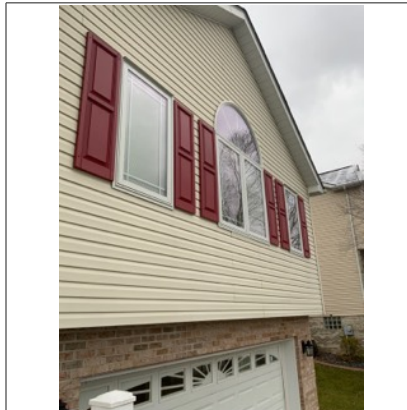
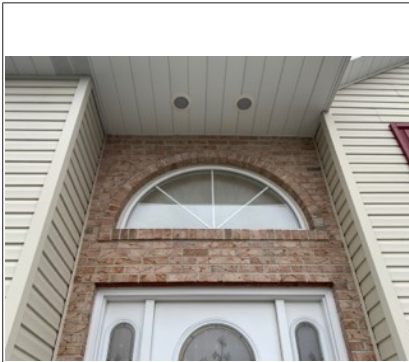
Exterior

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

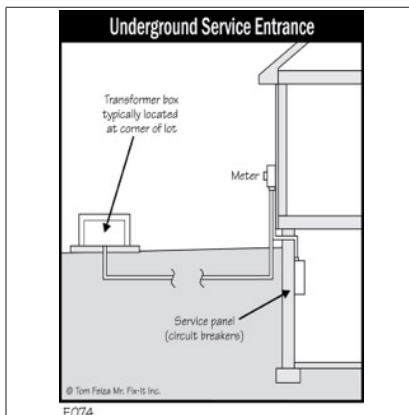
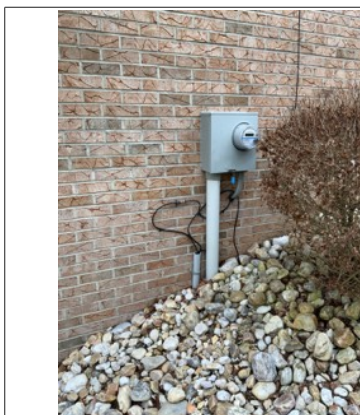


Comments Some screens are torn recommend repair
Photos

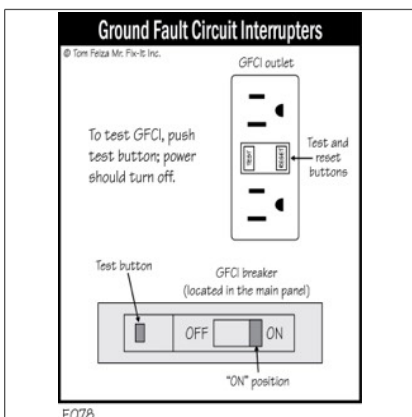


Service Entry

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 Northwest exterior GFCI receptacle was not functioning, won't reset. Replacement is recommended.
 Photos



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:

Exterior

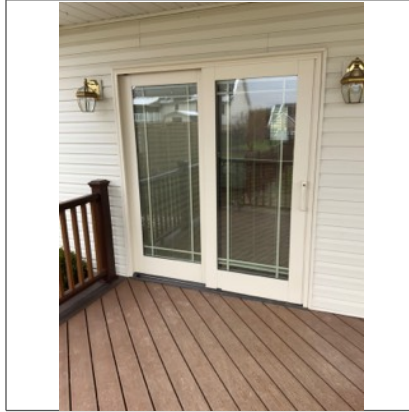
Exterior Doors cont.

☐ Marginal ☐ Poor

Other door ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Exterior A/C - Heat pump #1

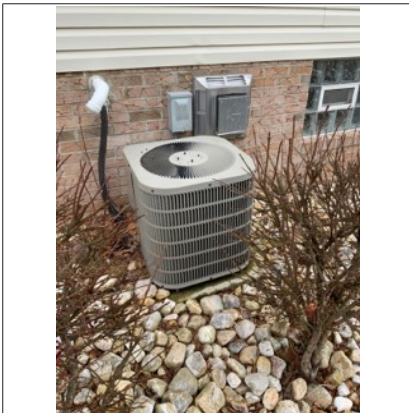
Unit #1 ☐ N/A

Location: East exterior wall

Brand: Goodman

Serial #: 0405155811

Approximate Age: 16+

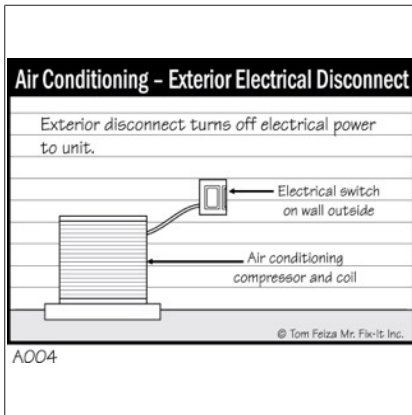


Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

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):
☐ 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

Exterior condenser unit is nearing its manufactured life expectancy but shows no signs of failure. Recommend serving unit and budgeting for replacement.

Recommend trimming back bushes from around the condenser unit.

The cooling equipment could not be operated or properly inspected for performance due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit. Inspection of the cooling equipment was limited to visual observation.

The HVAC refrigerant lines were not properly insulated or the insulation was damaged and in need of replacement at the exterior equipment. Inadequate cooling line insulation at the exterior HVAC equipment may result in equipment damage, inadequate performance, reduced equipment life or other defects.

Photos



The HVAC refrigerant lines were not properly insulated or the insulation was damaged and in need of replacement at the exterior equipment.

Garage/Carport

Type

Type
Comments
Photos

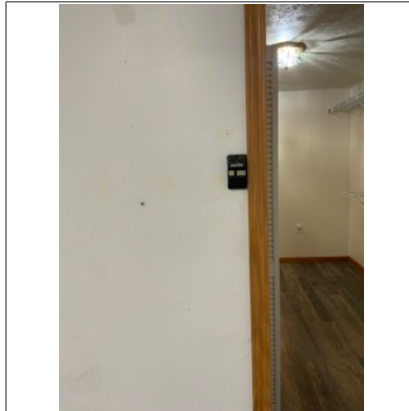
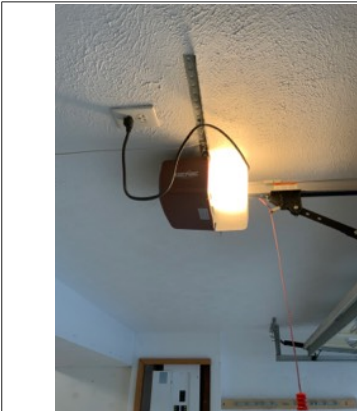
- ☐ None
☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport



Automatic Opener

Operation
Comments
Photos

- ☐ None ☐ N/A
☒ Operable ☐ Inoperable



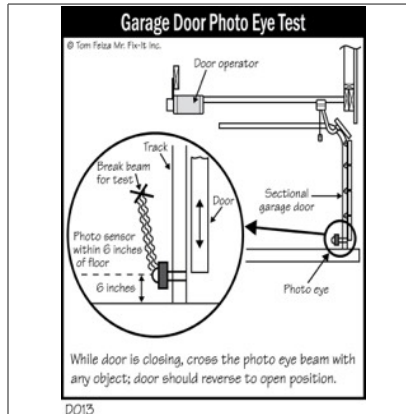
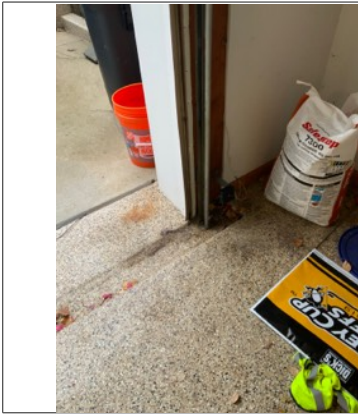
Safety Reverse

Operation

Comments

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

Photos



Floor/Foundation

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

Photos

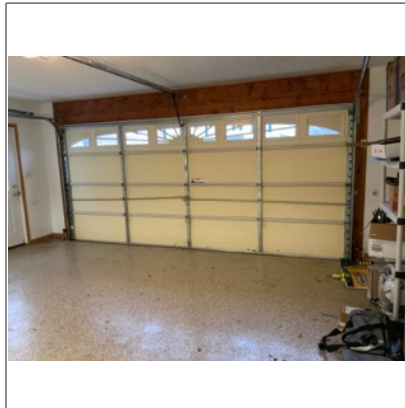


Overhead Door(s)

☐ 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

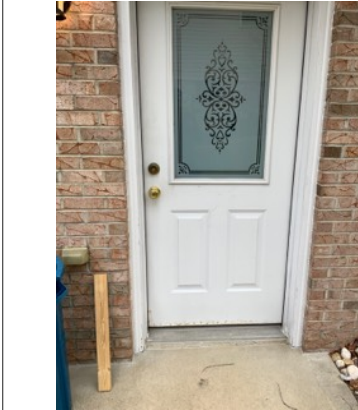
Photos



Garage/Carport

Exterior Service Door

☐ None
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Damaged/Rusted
Comments Minor rusting was observed on exterior service door
Photos



Minor rusting was observed on exterior service door

Electrical Receptacles

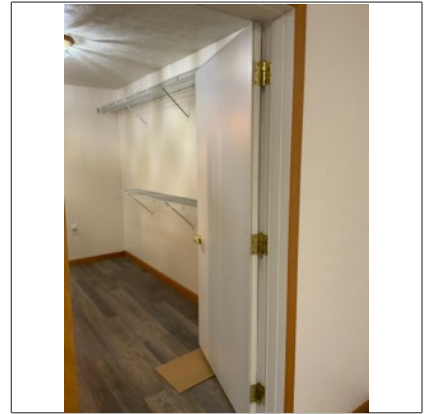
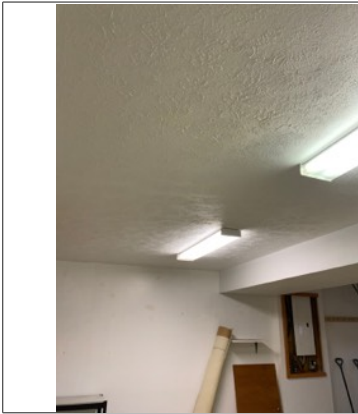
☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No
Reverse polarity ☐ Yes ☒ No
Open ground ☐ Yes ☒ No ☐ Safety Hazard
GFCI Present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring
☐ Recommend GFCI Receptacles
Comments
Photos



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 Door between garage and living area appeared to be a proper fire rated door but was missing fire rating verification.

Photos



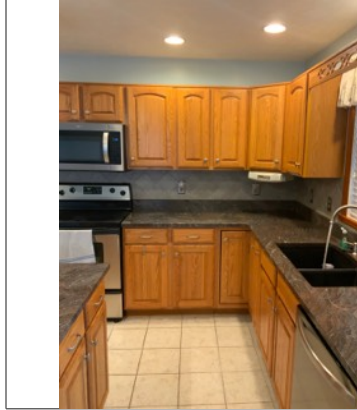
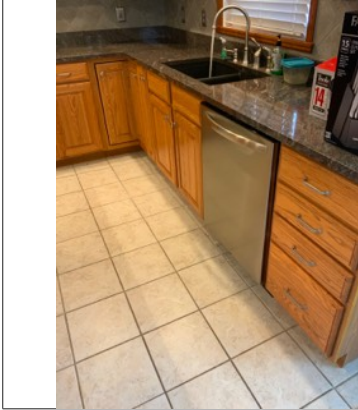
Kitchen

Countertop/Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

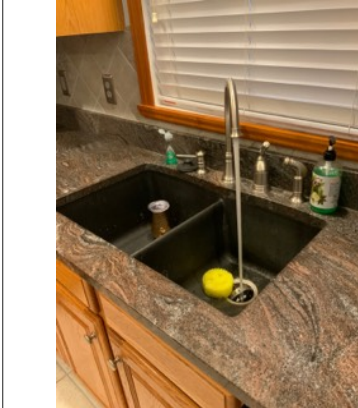
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Photos



Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

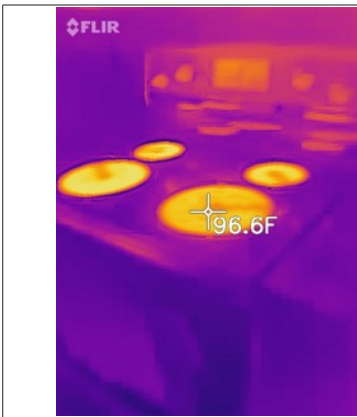
Comments

Photos

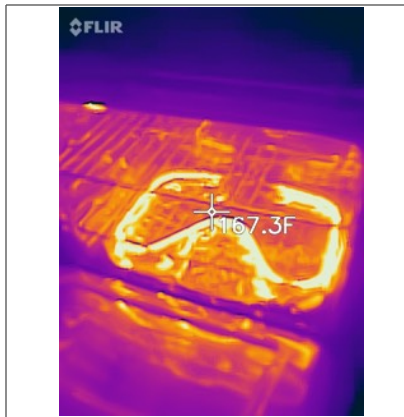


Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

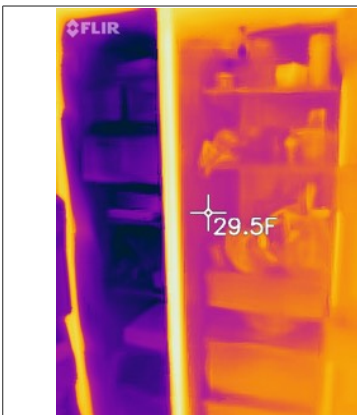


Range



Oven

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



Refrigerator/freezer

Microwave ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

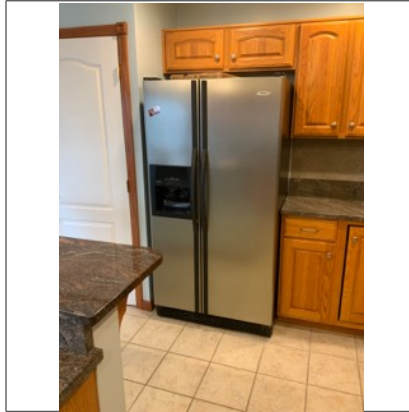
Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☒ Yes ☐ No

Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No

Kitchen

Appliances cont.**GFCI cont.** ☐ 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**Photos**

Laundry Room

Laundry

Faucet leaks ☐ Yes ☒ No ☐ N/A

Pipes leak ☐ Yes ☒ No ☐ Not Visible ☐ N/A

Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☒ Needs Cleaning ☒ Separated
☒ Recommend repair ☐ Safety hazard

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles

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

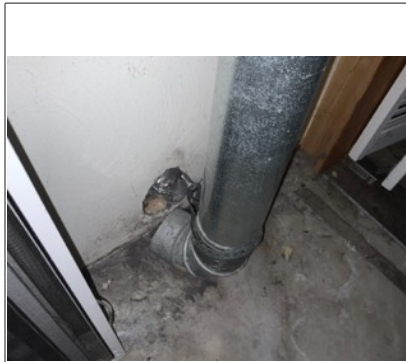
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments The dryer vent and duct were in need of cleaning. Flammable lent and other debris should be removed from the dryer vent and duct for reasons of SAFETY.
 Dryer was set up for electric supply.

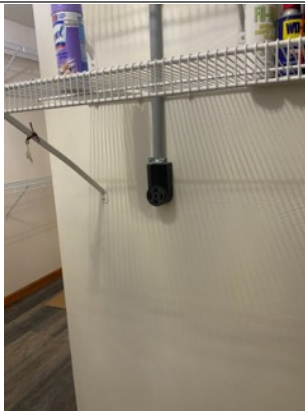
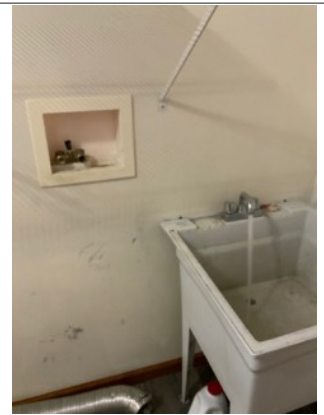
Photos



The dryer vent and duct were in need of cleaning. Flammable lent and other debris should be removed from the dryer vent and duct for reasons of SAFETY.



Separated dryer vent at wall connection



Bathroom (Basement half bath)

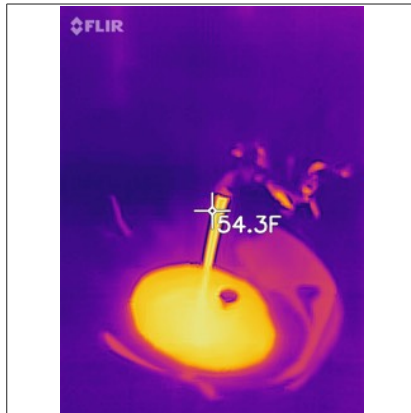
Bath

Location

Basement half bath

Sinks

Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No



Tubs

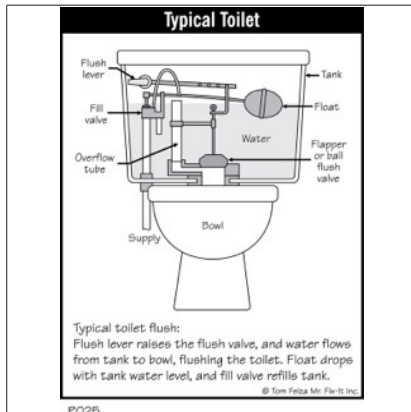
☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Showers

☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Toilet

Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☒ Continuous Running



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

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

Toilet water runs which is an indication that water valves, flappers or other components are in need of repair or replacement.

Photos



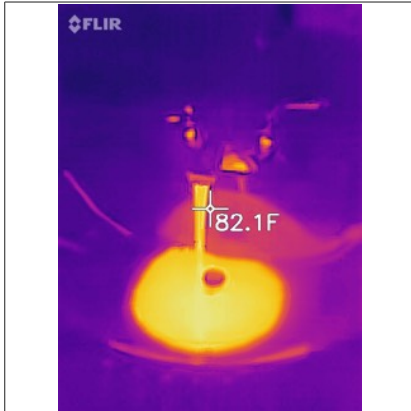
Bathroom (First floor bath)

Bath

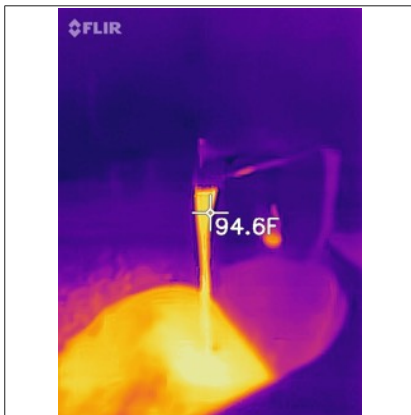
Location

First floor bath

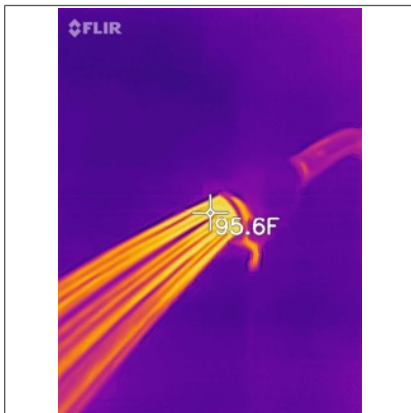
Sinks

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:

Bathroom (First floor bath)

Bath cont.

Shower/Tub area cont. ☐ 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 Leaking showerhead fixtures should be repaired or replaced.

Photos



Leaking showerhead fixtures should be repaired or replaced.

Bathroom (Master bath)

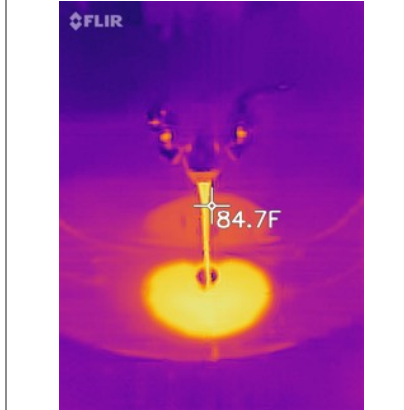
Bath

Location Sinks

Master bath

Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

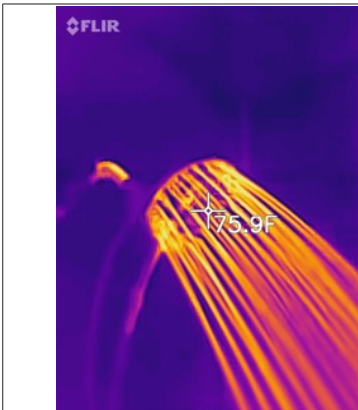

Cracks/damage wash basin
master bathroom was in need of
repairs.



Tubs

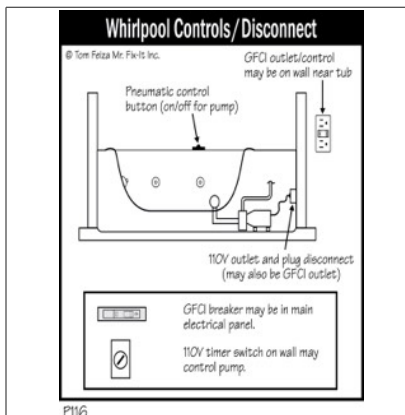
☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible


Showers

☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible


Toilet Whirlpool

Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

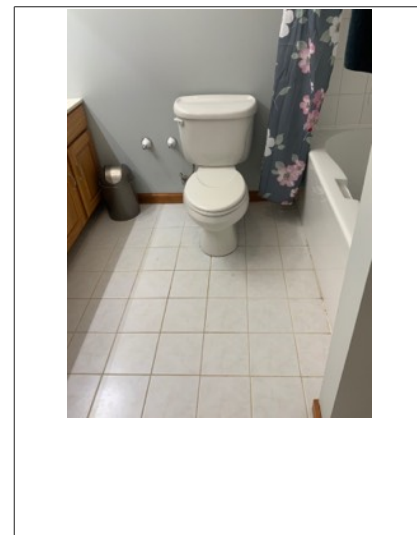
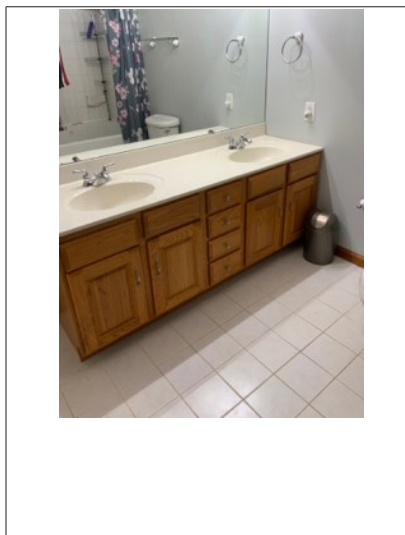


Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☐ Satisfactory ☒ Marginal
☐ Poor ☐ Rotted floors ☒ Chipped Tub Finish Caulk/Grouting needed: ☒ Yes ☐ No
 Where:
☐ N/A

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

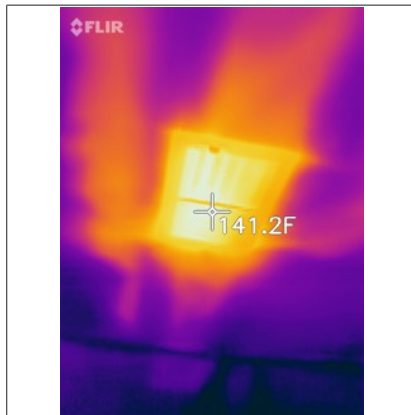
Comments Chipped/damaged tub finish was in need of repairs to prevent worsening conditions or leaking issues. Cracks/damage washbasin master bathroom was in need of repairs.

Photos

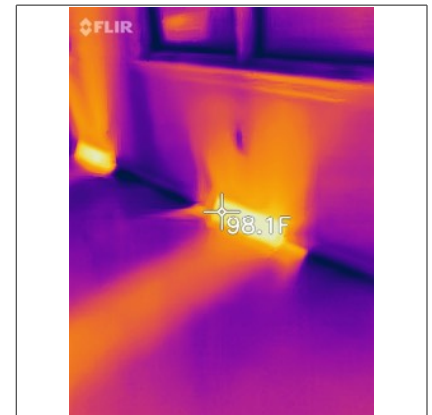
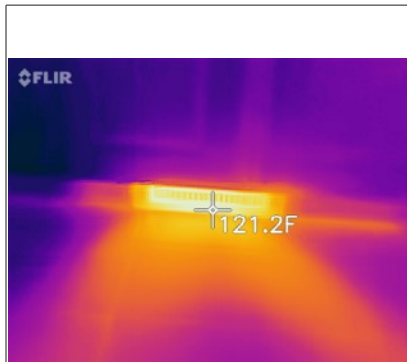


Common Rooms

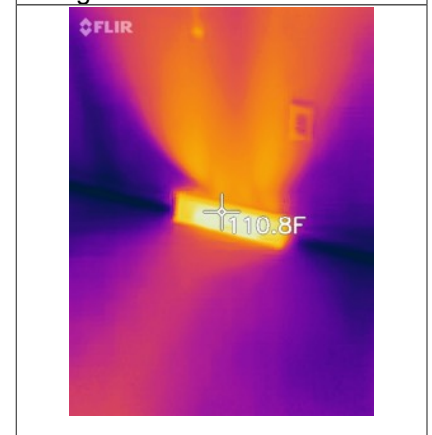
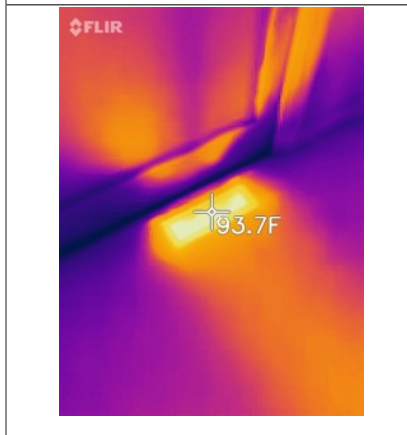
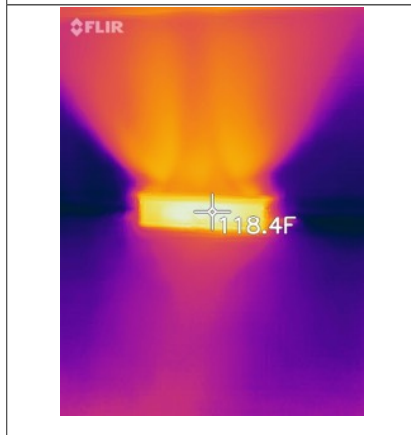
Room		
Location	First floor	
	Basement	
Type	LIVING ROOM	
	DINING ROOM	
	FAMILY ROOM	
	BEDROOM	
	MASTER BEDROOM	
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Where:	
Floor	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable	
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing	
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings

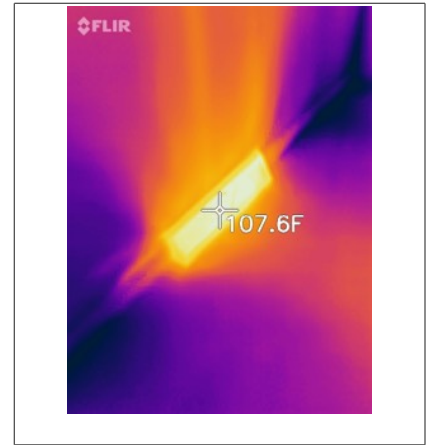
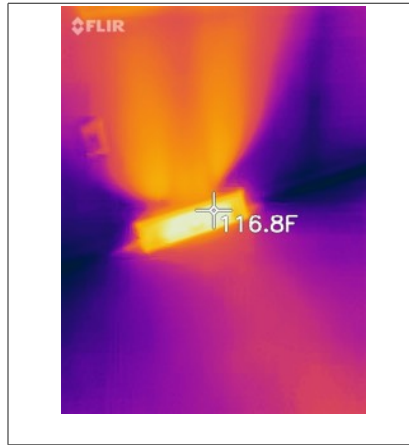
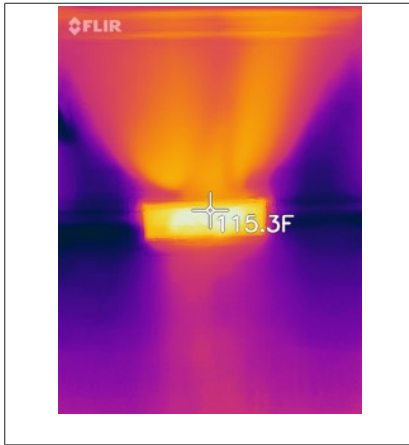


Basement



Living room

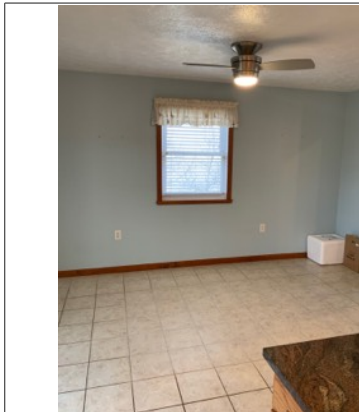




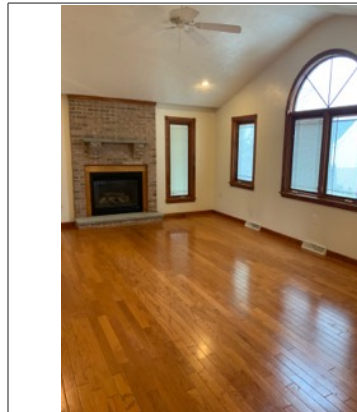
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

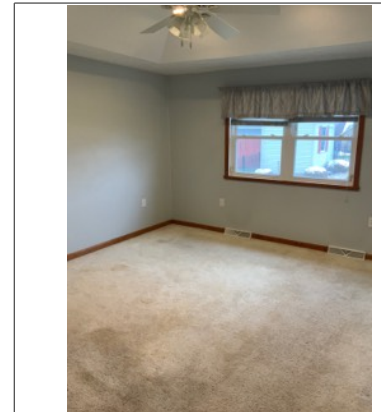
Comments
Photos



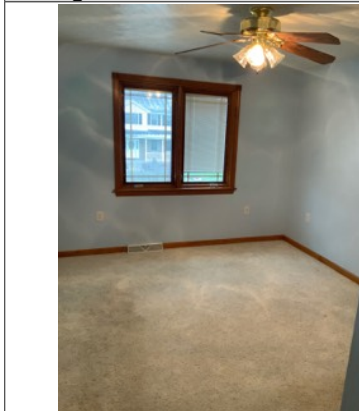
Dining room



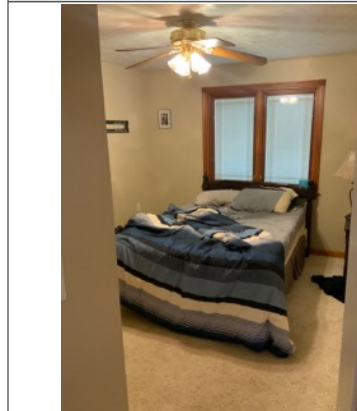
North bedroom



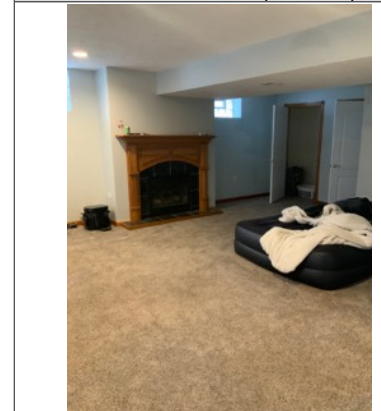
Southeast bedroom (Master)



Northeast Bedroom

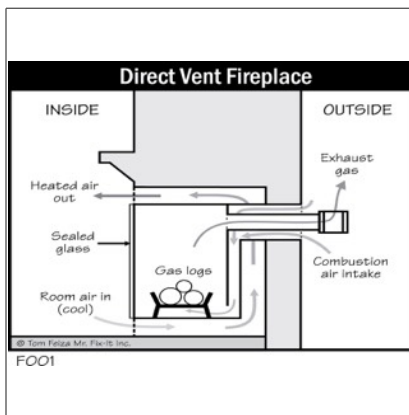
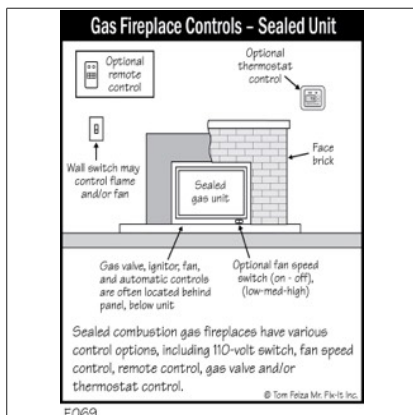


North bedroom



Interior

Fireplace

☐ None

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 ☒ Handyman Extension Cord Wiring Damper operable:

☐ Yes ☒ No ☐ Open joints or cracks in firebrick/panels should be sealed

☐ Fireplace doors need repair ☐ N/A

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

Hearth extension adequate ☒ Yes ☐ No

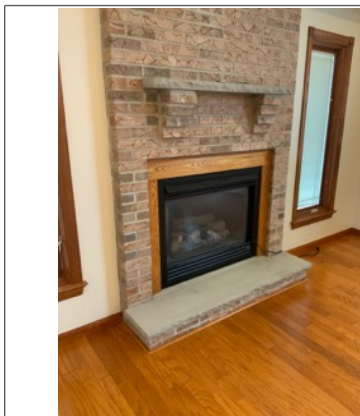
Mantel ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace

Physical condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined

☐ Not evaluated

Comments Handyman extension cord wiring was observed for blower motor. This is not recommended for concerns of safety.

Photos



Handyman extension cord wiring is not recommended for concerns of safety. Repairs are recommended.



Fireplace (Family Room)

☐ None

Location(s) Family room
(Basement)

Type ☒ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

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

Interior

Fireplace (Family Room) cont.

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 ☒ N/A

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 re-examined ☐ Not evaluated

Comments Remote start for family room gas fireplace was lacking functional batteries. This restricted testing and should be further evaluated before closing to ensure proper operation.

Photos



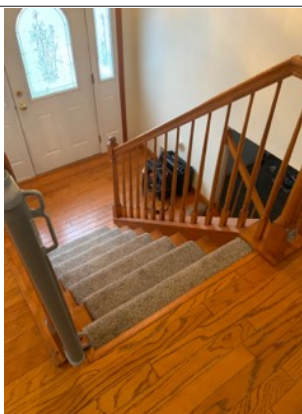
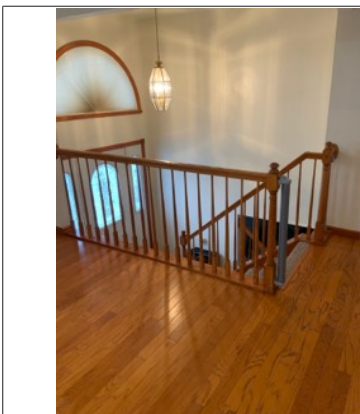
Remote start for family room gas fireplace was lacking functional batteries. This restricted testing and should be further evaluated before closing to ensure proper operation.

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

Photos



Smoke/Carbon Monoxide detectors

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

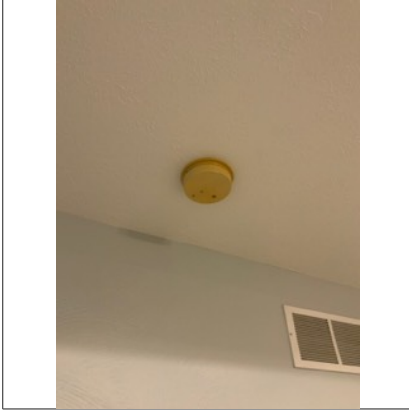
Comments It is recommended to replace smoke and fire alarm batteries with each change of ownership and once

Interior

Smoke/Carbon Monoxide detectors cont.

Comments cont. annually for reasons of safety. Replacement of smoke and fire alarms older than 10 years is recommended.

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: 6-8+ ☐ 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

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



Moisture entry was found at the north eave. Sagging roof sheathing wood rot and deterioration was documented. Water streaking and staining was found on the soffit eave. Recommend consulting with a qualified roofing contractor for appropriate repairs deemed necessary before closing.



Moisture entry was found at the north eave. Sagging roof sheathing wood rot and deterioration was documented. Water streaking and staining was found on the soffit eave. Recommend consulting with a qualified roofing contractor for appropriate repairs deemed necessary before closing.

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

Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring

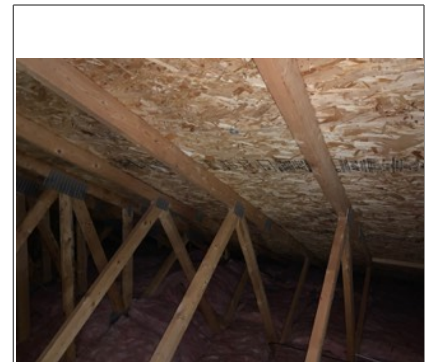
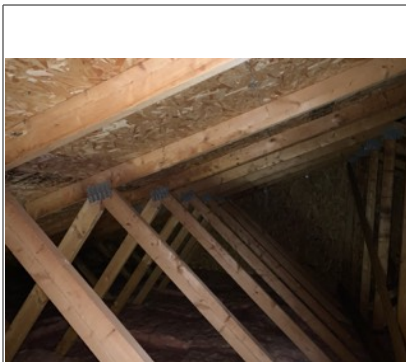
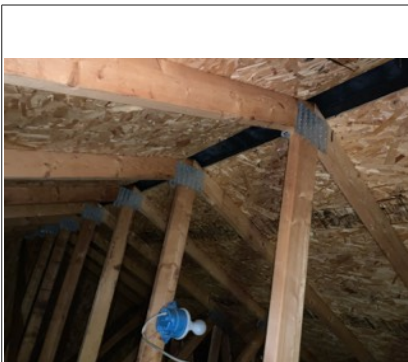
☐ Knob and tube covered with insulation ☐ Safety Hazard

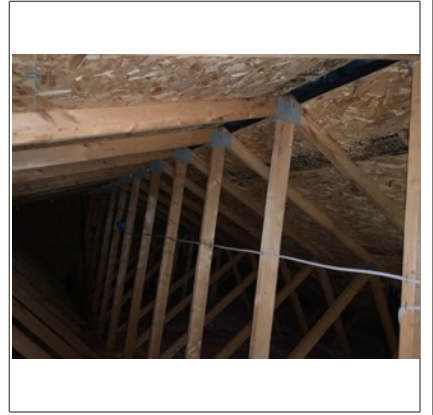
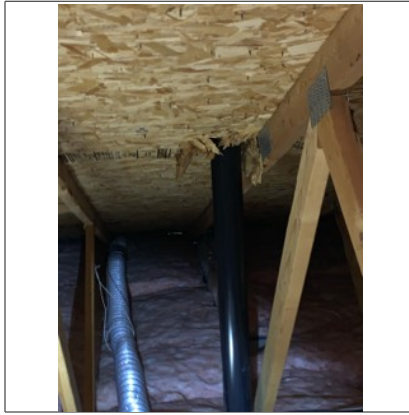
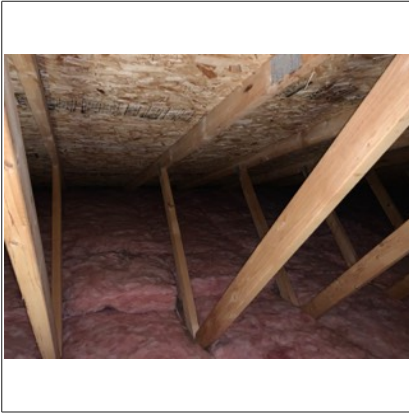
Comments Evidence of roof leakage was observed on the underside of the roof sheathing near north eave. **These areas were wet and appeared active at the time of the inspection.** Further evaluation and repairs are recommended.

Moisture entry was found at the north eave. Sagging roof sheathing wood rot and deterioration was documented. Water streaking and staining was found on the soffit eave. Recommend consulting with a qualified roofing contractor for appropriate repairs deemed necessary before closing.

Bathroom exhaust fans appeared to be vented to the exterior.

Photos





Basement

Stairs

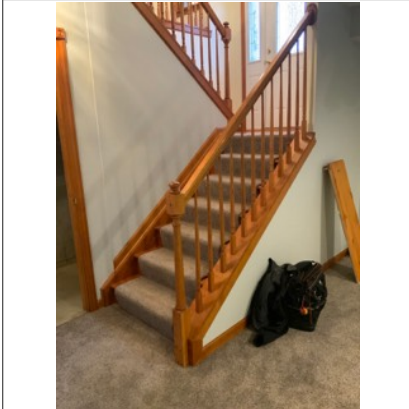
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair ☐ Risers Uneven
☐ Safety Hazard

Handrail ☒ Yes ☐ No Condition: ☐ Satisfactory ☐ Loose ☐ Handrail/Railing/Balusters recommended

Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments

Photos



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 ☒ Limited Visibility

Step cracks ☐ None ☐ North ☐ South ☐ East ☐ West ☒ Limited Visibility

Vertical cracks ☐ None ☐ North ☐ South ☐ East ☐ West ☒ Limited Visibility

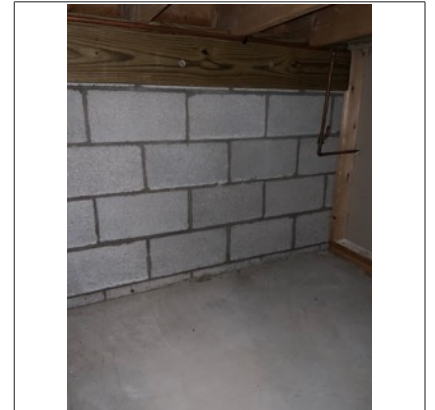
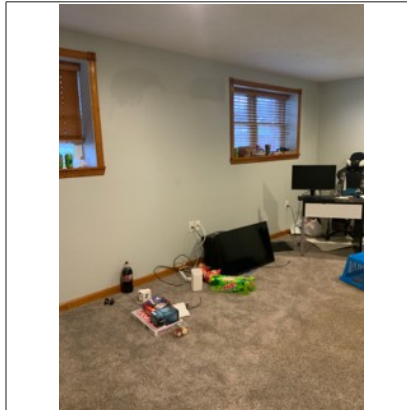
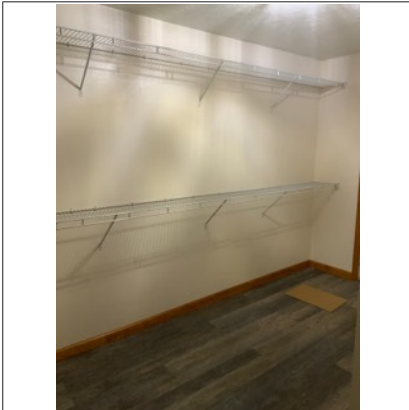
Covered walls ☐ None ☒ North ☒ South ☒ East ☐ West

Movement apparent ☒ None ☐ North ☐ South ☐ East ☐ West

Indication of moisture ☐ Yes ☒ No ☐ Fresh ☐ Old stains

Comments Foundation walls were covered with paneling/drywall and were not fully visible.

Photos



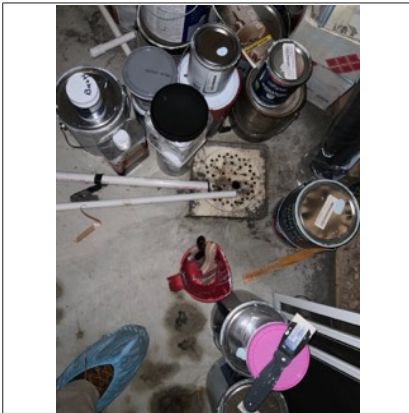


Floor

Material ☒ Concrete ☐ Dirt/Gravel ☐ Not Visible Other: _____
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Not Visible
Comments Unfinished portions of the floor appeared to be in overall adequate condition.

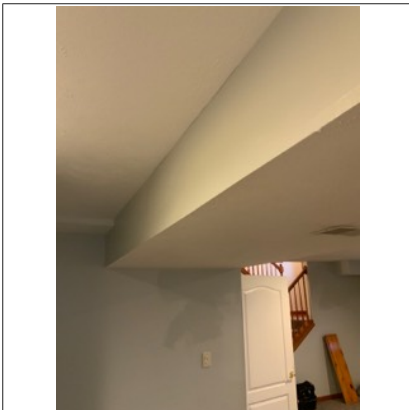
Drainage

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



Girders/Beams

Condition ☒ Not Visible
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
Material ☒ Steel ☐ Wood ☐ Concrete ☐ LVL ☐ Not Visible
Comments Unfinished portions of the basement ceiling showed the support beam in overall adequate condition.
Photos



Basement

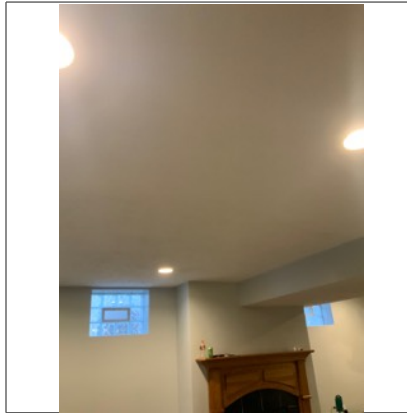
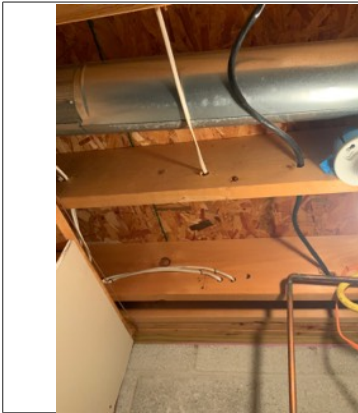
Columns

☒ Not Visible
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted
☐ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible
Comments

Joists

☐ Not Visible
☒ Satisfactory ☐ Marginal ☐ Poor
☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/altered joists
Comments Unfinished portions of the basement ceiling showed the floor joists in overall adequate and satisfactory condition.

Photos



Subfloor

☒ Not Visible
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture stains/rotting
Comments Subfloor was not visible due to finished walls and ceilings throughout the basement.

Plumbing

Water service

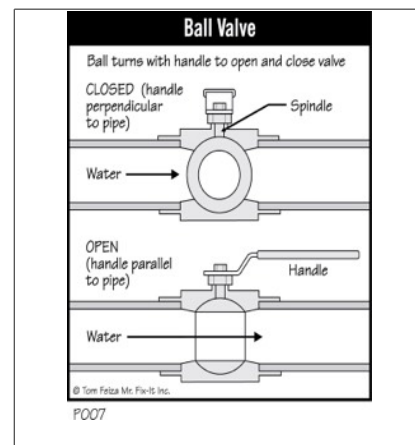
Main shut-off location **In the basement**
North Interior Wall



Main water shut off valve



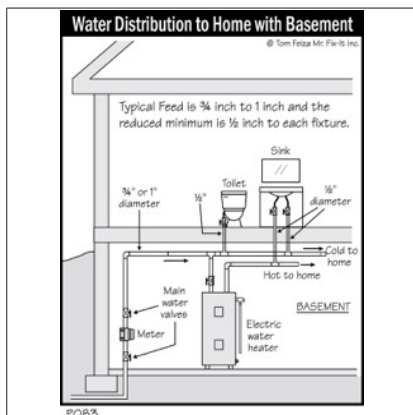
Main water shut off location



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
Flow

☐ Satisfactory ☒ **Marginal** ☐ Poor
☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator



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

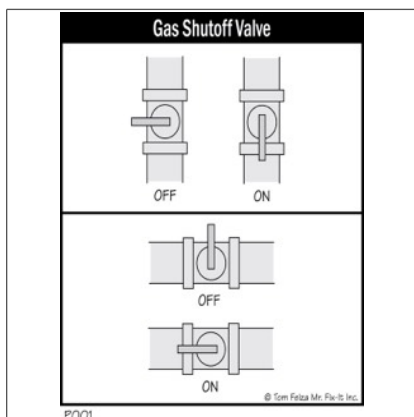
Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☐ PVC ☐ ABS ☐ Brass ☒ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A

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

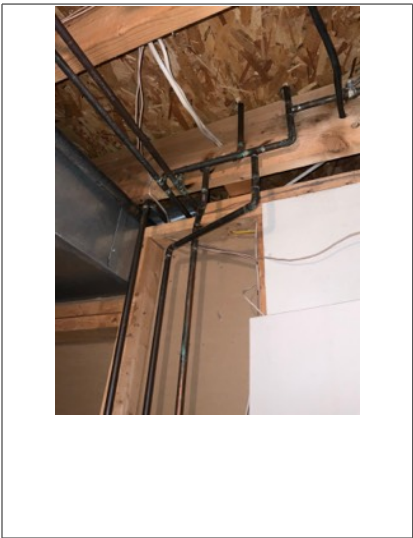


Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments Corrosion and/ or signs of an intermittent water leaks were observed at the water supply valve and plumbing connections. Water leaks and corrosion at the joints and valves should be repaired.

Supply pipes are leaking at the joint(s) - Recommend licensed plumber repair and/or replace (water heater supply)

Photos



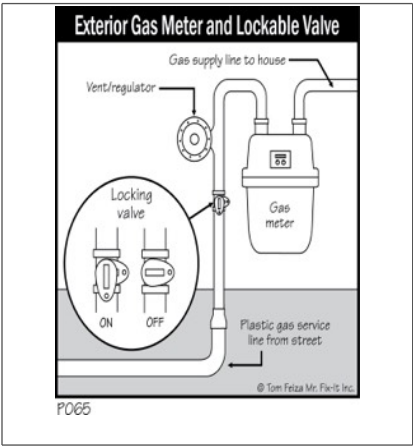
Main fuel shut-off location

☐ N/A

Location East Exterior Wall



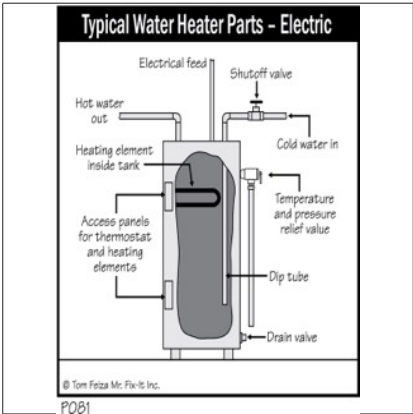
Main gas shut off location



Comments Gas meter on exterior of home.

Water heater

☐ N/A



Plumbing

Water heater cont.

General

Brand Name: Rheem
Serial #: Q451908826
Capacity: 50
Approx. age: 2+

Type

☐ Gas ☒ Electric ☐ Oil ☐ LP Other: .

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

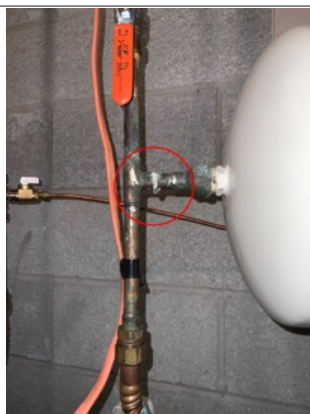
Condition

☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Leakage around water heating equipment water supply connections was observed. Leaking water heater water supply connections may cause water damage and should be repaired or replaced as needed by a certified, licensed water heating equipment specialist.

Photos



Leakage around water heating equipment water supply connections was observed. Leaking water heater water supply connections may cause water damage and should be repaired or replaced as needed by a certified, licensed water heating equipment specialist.



Heating System

Heating system

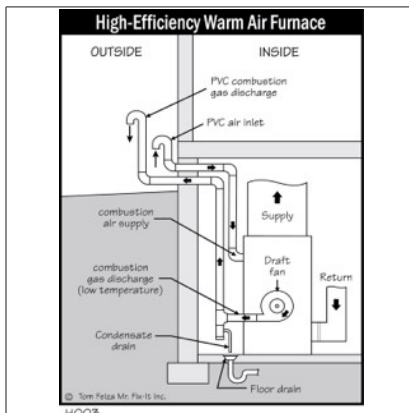
Unit #1

Brand name: Goodman

Approx. age: 16+

☐ Unknown Serial #: 0407536593 ☒ 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

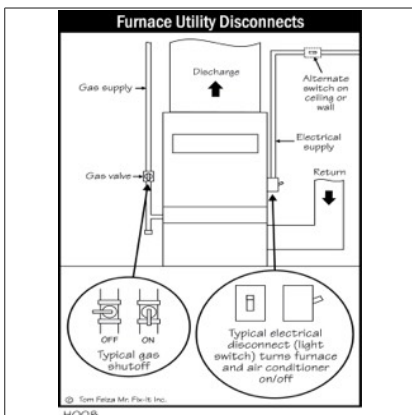
Heat exchanger ☐ N/A ☐ Sealed ☒ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusty
☐ Carbon/soot buildup

Carbon monoxide ☐ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not Detected

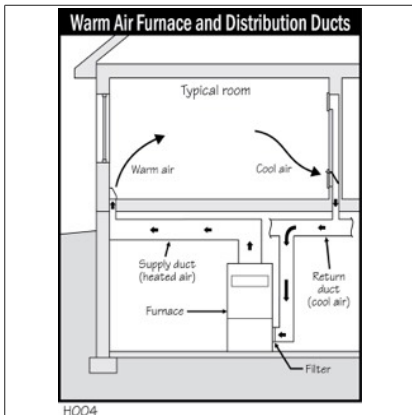
Tester: ET110

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

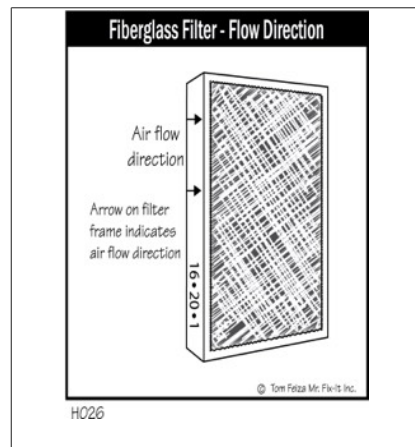


**Flue piping
Filter**

☐ N/A ☒ **Satisfactory** ☐ Rusty ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace
☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing
☐ Electronic (not tested) Filter Size: 16 x 20 x 10



Filter size 16 x 20 x 1



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

Heat pump ☒ N/A ☐ Supplemental electric ☐ Supplemental gas

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

Comments

Visible rust was observed in the heating chamber. This rust is often found in older furnaces. To improve efficiency it is recommended to have a qualified HVAC technician clean and adjust the furnace.

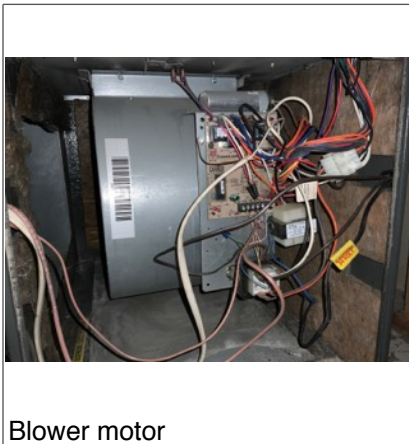
Heating equipment showed signs of being dirty and a lack of maintenance. Improperly maintained heating equipment may not perform as intended. The inspector recommends cleaning, servicing, and further evaluation of the heating equipment by a licensed professional.

This was lacking a proper power disconnect and should be added by a qualified HVAC technician.

Photos

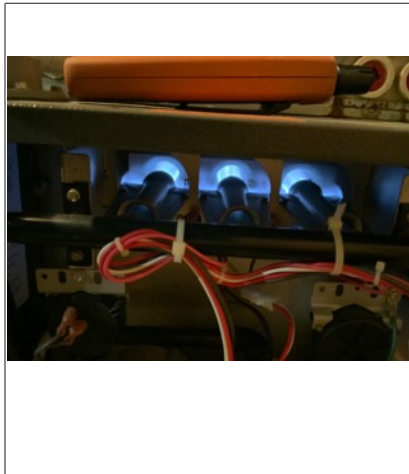


Gas shut off for furnace



Blower motor





Photograph of thermostat at the end of the inspection

Electric/Cooling System

Main panel

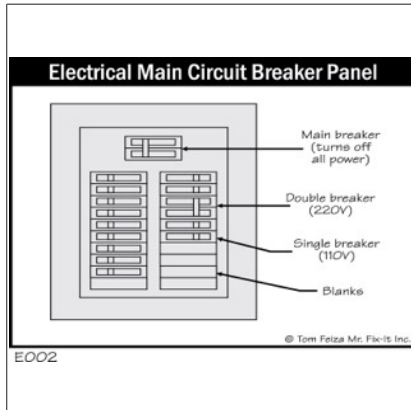
Location Garage

Condition ☒ Satisfactory ☐ Recommend Electrician Evaluation

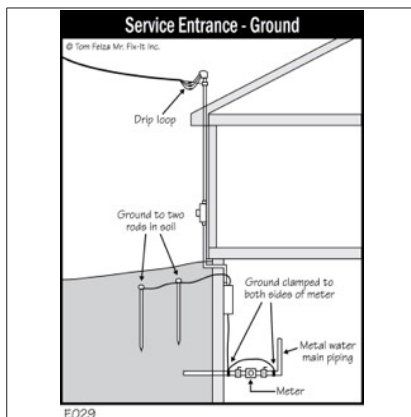
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v

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

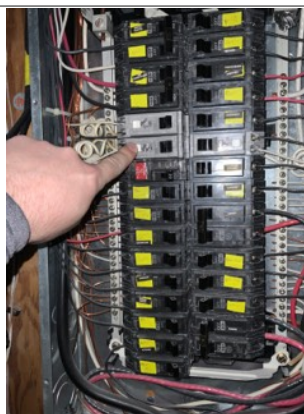
Reason:

Comments Arc-fault breakers were not operating properly, won't trip, recommend replacing.

Electrical panel was installed in a professional manner.

No signs of overheating were evident at the time of the inspection.

Photos



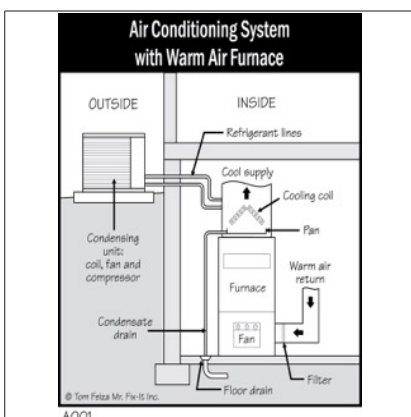
Arc-fault breakers were not operating properly, won't trip, recommend replacing.



Main power disconnect location

Evaporator Coil Section Unit #1

☐ N/A



General

☒ Central system

Location: In the basement

Age: 16+

Evaporator coil ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☒ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Recommend Evaluation

Condensate line/drain ☐ To exterior ☐ To pump ☒ Floor drain Other:

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service

☒ Not operated due to exterior temperature

Comments

Refrigerant line showed signs of previous leaks. Recommend consulting with the seller regarding previous repairs. It is recommended service and clean HVAC equipment.

The cooling equipment could not be operated or properly inspected for performance due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit. Inspection of the cooling equipment was limited to visual observation.

Photos

