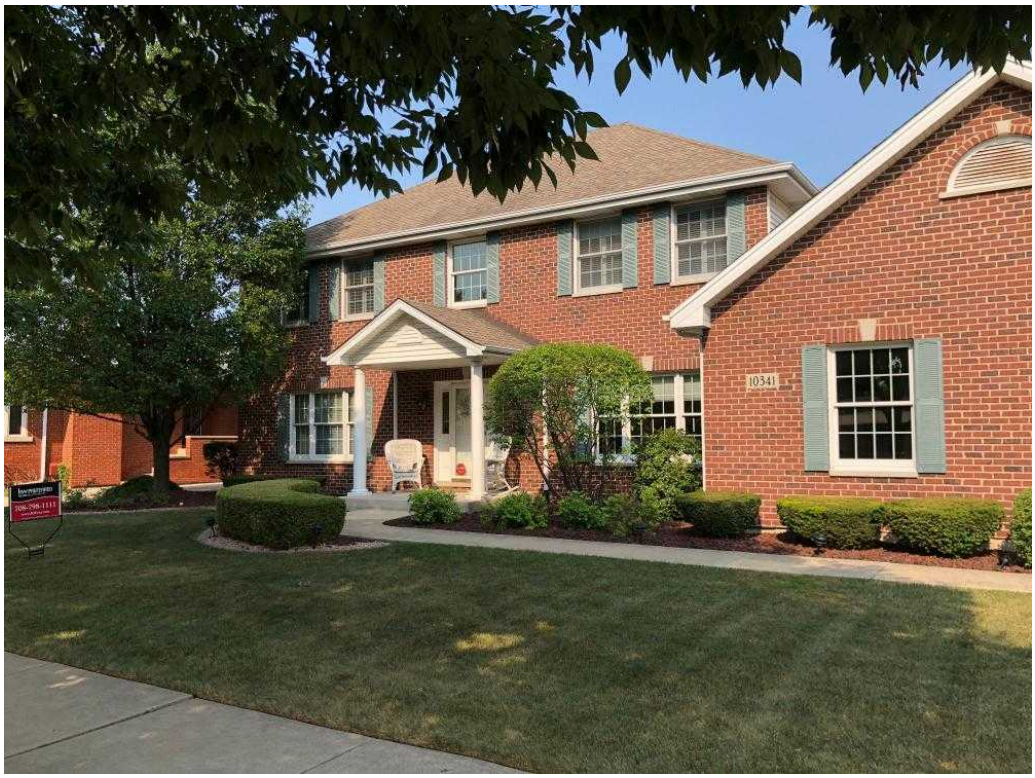
An Inspection Report

for



12/03/2021

Home Inspection Chicago
708-837-0837
michael@HomeInspectionChicago.com

Definitions

All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

1	Normal	The system, item or component is in normal or typical condition.
2	Normal (Limited)	The system, item or component is in normal or typical condition but accessibility or observations were limited as compared to other similar properties.
3	Maintenance/FYI	The system, item or component requires maintenance or typical home owner repair or, the note provided is for informational purposes.
4	Service/Repair	The system, item or component requires service, repair, replacement and/or maintenance. It is best to have the upgrades completed by a qualified professional.
5	Safety Concern	The system, item or component is a safety deficiency. Immediate repairs are recommended.
6	Defective	The system, item or component needs immediate repair, replacement or servicing. It is unable to perform its intended function and immediate repairs should be completed by a qualified professional.
7	Not Inspected	The system, item or component was not inspected (inaccessible or safety concerns) as compared to other similar properties
8	Not Present	The system, item or component was not present as compared to other similar properties

1 2 3 4 5 6 7 8

General Information

CLIENT

Name:
Email:
Referred By:

File Number: 21 1203 01

PROPERTY

Property Address
City State Illinois Zip
Type: Single family Estimated Age: Square Footage:
Bedrooms: 5 Baths: 3.5 Garage: 2 Car
Heating: Forced air (2) AC: Central Air Conditioning (2) Electrical: Breaker
Roof: Hipped Foundation: Basement (finished)
Water: Municipal Sewage: Municipal
Utilities (On/Off):
Electricity: ◉ On ○ Off Water: ◉ On ○ Off Gas: ◉ On ○ Off ○ Not Present
Upgrades: None
Client Concerns: Nothing specific

PROFESSIONALS

Inspector: Michael Pignotti
Inspector Name Michael Pignotti
Company Name Home Inspection Chicago
Home Inspection Chicago
708-837-0837
michael@HomeInspectionChicago.com

General Information (Continued)

Buying Agent:

Listing Agent: Dual agency

MISCELLANEOUS

Inspection Date: 12/03/2021
Week Day: Monday
Weather: Mostly sunny
Temperature: 83
Soil Conditions: Dry
Start Time: 2:00
End Time: 4:30
Fee: $400
Others Present: Client, Client's agent
Property Occupied: Yes

Living Space

Entry/hallway/stairs Living Space

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

1. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
2. ☒☐☐☐☐☐☐☐ Walls: Drywall
3. ☐☒☐☐☐☐☐☐ Floor: Carpeting, Hardwood, Area rug(s)
4. ☒☐☐☐☐☐☐☐ Closet: Double
5. ☒☐☐☐☐☐☐☐ Steps/Railing: Wood steps and handrail
6. ☒☐☐☐☐☐☐☐ Doors: Metal
7. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced Air
8. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting and switches
9. ☒☐☐☐☐☐☐☐ Outlets: Conventional outlets
10. ☐☒☐☐☒☐☐☐ Smoke Detector: Present (not tested):

Device(s) missing

Living room Living Space

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

11. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
12. ☐☒☐☐☐☐☐☐ Walls: Drywall

Living Space (Continued)

13. ☐☒☒☐☐☐☐☐ Floor: Hardwood and area rug(s):
    Sun stained (faded from exposure to sunlight)

14. ☐☐☒☐☐☐☐☐ Windows: Double hung:
    Screen(s) missing

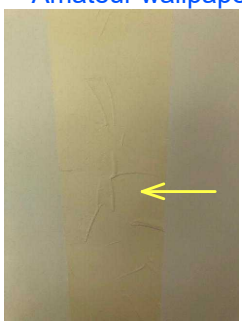
15. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced Air
16. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional switches - no lighting fixtures
17. ☐☒☐☐☐☐☐☐ Outlets: Conventional outlets
18. ☐☐☐☐☐☐☐☒ Smoke Detector:

Dining room Living Space

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

19. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
20. ☐☐☒☐☐☐☐☐ Walls: Drywall, Wallpaper:
    Amateur wallpaper application



Living Space (Continued)

21. ☐☒☐☐☐☐☐☐ Floor: Hardwood and area rug(s)

22. ☐☐☒☐☐☐☐☐ Windows: Double hung:
Screen(s) missing
23. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced Air
24. ☐☐☐☒☐☐☐☐ Lighting & Switches: Conventional lighting and switches:
Lighting not working
25. ☐☒☐☐☐☐☐☐ Outlets: Conventional outlets
26. ☐☐☐☐☐☐☐☒ Smoke Detector:

Family room Living Space

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

27. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
28. ☒☐☐☐☐☐☐☐ Walls: Drywall
29. ☒☐☐☐☐☐☐☐ Floor: Carpeting
30. ☒☐☐☐☐☐☐☐ Windows: Double hung
31. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced Air
32. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting and switches, Conventional lighting
33. ☐☒☐☐☐☐☐☐ Outlets: Conventional outlets
34. ☐☐☐☐☐☐☐☒ Smoke Detector:

Bedroom

Master Bedroom

1. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
2. ☒☐☐☐☐☐☐☐ Walls: Drywall
3. ☒☐☐☐☐☐☐☐ Floor: Carpeting
4. ☒☐☐☐☐☐☐☐ Doors: Wood
5. ☒☐☐☐☐☐☐☐ Windows: Double hung
6. ☒☐☐☐☐☐☐☐ Closet: Walk in
7. ☒☐☐☐☐☐☐☐ Heat/Cool: Forced Air
8. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting, ceiling fan and switches
9. ☐☒☐☐☐☐☐☐ Outlets: Conventional outlets
10. ☐☒☐☐☐☐☐☐ Smoke Detector: Present (not tested)

Pink Bedroom

11. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
12. ☒☐☐☐☐☐☐☐ Walls: Drywall
13. ☒☐☐☐☐☐☐☐ Floor: Carpeting
14. ☒☐☐☐☐☐☐☐ Doors: Wood
15. ☒☐☐☐☐☐☐☐ Windows: Double hung
16. ☒☐☐☐☐☐☐☐ Closet: Walk in
17. ☒☐☐☐☐☐☐☐ Heat/Cool: Forced Air

Bedroom (Continued)

18. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting, ceiling fan and switches
19. ☐☒☐☐☐☐☐☐ Outlets: Conventional outlets
20. ☐☒☐☐☐☐☐☐ Smoke Detector: Present (not tested)

Red Bedroom

21. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
22. ☒☐☐☐☐☐☐☐ Walls: Drywall
23. ☒☐☐☐☐☐☐☐ Floor: Carpeting
24. ☐☐☒☐☐☐☐☐ Doors: Wood:

Door binds in framing

25. ☒☐☐☐☐☐☐☐ Windows: Double hung
26. ☐☒☐☐☐☐☐☐ Closet: Double
27. ☒☐☐☐☐☐☐☐ Heat/Cool: Forced Air
28. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting, ceiling fan and switches
29. ☐☒☐☐☐☐☐☐ Outlets: Conventional outlets
30. ☐☒☐☐☐☐☐☐ Smoke Detector: Present (not tested)

Aqua Bedroom

31. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
32. ☒☐☐☐☐☐☐☐ Walls: Drywall
33. ☒☐☐☐☐☐☐☐ Floor: Carpeting
34. ☒☐☐☐☐☐☐☐ Doors: Wood
35. ☒☐☐☐☐☐☐☐ Windows: Double hung
36. ☒☐☐☐☐☐☐☐ Closet: Walk in
37. ☒☐☐☐☐☐☐☐ Heat/Cool: Forced Air
38. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting, ceiling fan and switches
39. ☐☒☐☐☐☐☐☐ Outlets: Conventional outlets
40. ☐☒☐☐☐☐☐☐ Smoke Detector: Present (not tested)

1st floor Bedroom

41. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
42. ☐☒☐☐☐☐☐☐ Walls: Drywall
43. ☐☒☐☐☐☐☐☐ Floor: Carpeting
44. ☒☐☐☐☐☐☐☐ Doors: Wood
45. ☒☐☐☐☐☐☐☐ Windows: Double hung
46. ☐☒☐☐☐☐☐☐ Closet: Double
47. ☒☐☐☐☐☐☐☐ Heat/Cool: Forced Air
48. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting and switches
49. ☐☒☐☐☐☐☐☐ Outlets: Conventional outlets
50. ☐☐☐☐☐☐☐☒ Smoke Detector:

Kitchen

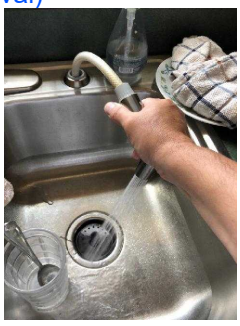
1st floor Kitchen

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

1. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
2. ☒☐☐☐☐☐☐☐ Walls: Drywall
3. ☒☐☐☐☐☐☐☐ Floor: Hardwood
4. ☒☐☐☐☐☐☐☐ Doors: Wood frame with glass
5. ☐☐☐☒☐☐☐☐ Windows: Double hung:
   Seal(s) broken: the space between the panes of glass is broken allowing dirt and debris to "cloud" view - the only remedy is replacement

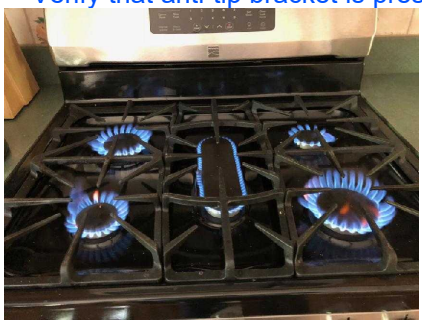
6. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting, ceiling fan and switches
7. ☐☒☐☐☐☐☐☐ Outlets & GFCI's: Conventional outlets, GFCI(s)
8. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced Air
9. ☐☒☐☐☐☐☐☐ Pantry: Walk in
10. ☒☐☐☐☐☐☐☐ Countertops: Laminate
11. ☒☐☐☐☐☐☐☐ Cabinets: Wood
12. ☒☐☐☐☐☐☐☐ Faucets: Manufacturer not determined
13. ☒☐☐☐☐☐☐☐ Sink: Stainless steel
14. ☐☐☒☐☐☐☐☐ Supply lines/Drain: Copper supply with PVC drainage:
    Leaking (yellow oval)



15. ☒☐☐☐☐☐☐☐ Disposal: Kenmore
16. ☒☐☐☐☐☐☐☐ Dishwasher: Kenmore
17. ☒☐☐☐☐☐☐☐ Refrigerator: General Electric

Kitchen (Continued)

18. ☐☐☒☐☐☐☐☐ Cooking Appliances: Kenmore:
Verify that anti-tip bracket is present and installed properly




19. ☒☐☐☐☐☐☐☐ Microwave: General Electric

20. ☒☐☐☐☐☐☐☐ Ventilator: General Electric

Bathroom

Master Bathroom

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1 2 3 4 5 6 7 8

1. ☐☐☒☐☐☐☐☐ Ceiling: Drywall:
Unusual pattern or stain on ceiling - discuss with owner

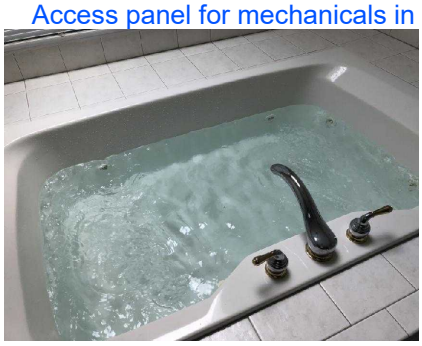
2. ☒☐☐☐☐☐☐☐ Walls: Drywall
3. ☒☐☐☐☐☐☐☐ Floor: Tile and area rug(s)
4. ☒☐☐☐☐☐☐☐ Doors: Wood
5. ☒☐☐☐☐☐☐☐ Windows: Double hung, Skylight(s)
6. ☒☐☐☐☐☐☐☐ Closet: Linen
7. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced Air
8. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting & switches
9. ☒☐☐☐☐☐☐☐ Outlets & GFCI's: GFCI(s)

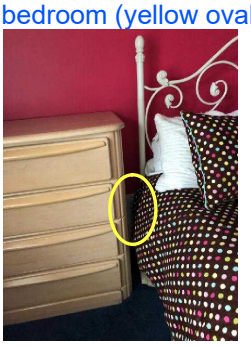
Bathroom (Continued)

10. ☐☒☐☐☐☐☐☐ Ventilation: Fan:
    See "Bathroom Vents" in Attic category
11. ☒☐☐☐☐☐☐☐ Mirror: Wall mounted
12. ☒☐☐☐☐☐☐☐ Countertop: Engineered materials
13. ☒☐☐☐☐☐☐☐ Vanity | Cabinetry: Wood
14. ☒☐☐☐☐☐☐☐ Faucet: Manufacturer not determined
15. ☒☐☐☐☐☐☐☐ Sink: Engineered materials (2)
16. ☐☐☒☐☐☐☐☐ Supply lines/Drain: Copper supply with metal drain:
    Faucet handle spins (yellow oval) - does not come to a stop

    Drainage slow (yellow arrow)

17. ☒☐☐☐☐☐☐☐ Toilet: Kohler
18. ☒☐☐☐☐☐☐☐ Shower: Plastic surround
19. ☒☐☐☐☐☐☐☐ Spa Tub: Plastic:
    Access panel for mechanicals in bedroom (yellow oval)





2nd floor Bathroom

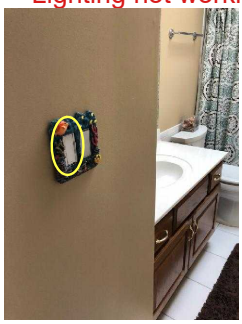
1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

20. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
21. ☒☐☐☐☐☐☐☐ Walls: Drywall
22. ☒☐☐☐☐☐☐☐ Floor: Tile and area rug(s)
23. ☒☐☐☐☐☐☐☐ Doors: Wood
24. ☒☐☐☐☐☐☐☐ Windows: Skylight(s)
25. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced Air

Bathroom (Continued)

26. ☐☐☐☒☐☐☐☐ Lighting & Switches: Conventional lighting & switches:
Lighting not working



27. ☒☐☐☐☐☐☐☐ Outlets & GFCI's: GFCI(s)
28. ☐☒☐☐☐☐☐☐ Ventilation: Fan:
See "Bathroom Vents" in Attic category
29. ☒☐☐☐☐☐☐☐ Mirror: Wall mounted
30. ☒☐☐☐☐☐☐☐ Countertop: Engineered materials
31. ☒☐☐☐☐☐☐☐ Vanity | Cabinetry: Wood
32. ☒☐☐☐☐☐☐☐ Faucet: Moen
33. ☒☐☐☐☐☐☐☐ Sink: Engineered materials
34. ☒☐☐☐☐☐☐☐ Supply lines/Drain: Copper supply with metal drain
35. ☒☐☐☐☐☐☐☐ Toilet: Kohler
36. ☐☐☒☐☐☐☐☐ Tub: Steel (porcelain finish):
Caulk around faucet to prevent water from entering wall cavity

37. ☒☐☐☐☐☐☐☐ Shower: Tile

Hallway (half) Bathroom

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

38. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
39. ☒☐☐☐☐☐☐☐ Walls: Drywall
40. ☒☐☐☐☐☐☐☐ Floor: Hardwood and area rug(s)
41. ☒☐☐☐☐☐☐☐ Doors: Wood
42. ☐☐☐☐☐☐☐☒ Heating/Cooling:
43. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting & switches
44. ☒☐☐☐☐☐☐☐ Outlets & GFCI's: GFCI(s)
45. ☐☒☐☐☐☐☐☐ Ventilation: Fan:
See "Bathroom Vents" in Attic category
46. ☒☐☐☐☐☐☐☐ Mirror: Wall mounted
47. ☒☐☐☐☐☐☐☐ Faucet: Moen
48. ☒☐☐☐☐☐☐☐ Sink: Pedestal

Bathroom (Continued)

49. ☒☐☐☐☐☐☐☐ Supply lines/Drain: Stainless supply and metal drainage
50. ☒☐☐☐☐☐☐☐ Toilet: Kohler

Lower level Bathroom

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

51. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
52. ☒☐☐☐☐☐☐☐ Walls: Drywall
53. ☒☐☐☐☐☐☐☐ Floor: Tile (ceramic)
54. ☒☐☐☐☐☐☐☐ Doors: Wood
55. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced Air
56. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting & switches
57. ☒☐☐☐☐☐☐☐ Outlets & GFCI's: GFCI(s)
58. ☐☒☐☐☐☐☐☐ Ventilation: Fan:
    See "Bathroom Vents" in Attic category
59. ☒☐☐☐☐☐☐☐ Mirror: Wall mounted
60. ☒☐☐☐☐☐☐☐ Countertop: Engineered materials
61. ☒☐☐☐☐☐☐☐ Vanity | Cabinetry: Wood
62. ☒☐☐☐☐☐☐☐ Faucet: Moen
63. ☒☐☐☐☐☐☐☐ Sink: Engineered materials
64. ☒☐☐☐☐☐☐☐ Supply lines/Drain: Stainless supply and PVC drainage
65. ☒☐☐☐☐☐☐☐ Toilet: Kohler

Fireplace

Family room Fireplace

1. Type: Natural gas
2. ☒☐☐☐☐☐☐☐ Fireplace Construction: Brick
3. ☐☐☐☐☒☐☐☐ Glass Doors/Screen: Screen only:
   Screens do not prevent all embers from escaping the firebox and risks contact with combustible materials (yellow arrow)

   Glass doors missing - installing this component adds a layer of fire safety which limits embers from contacting combustible materials. Doors will also limit or decrease air drafts

4. ☐☒☐☐☐☐☐☐ Firebox: Block
5. ☒☐☐☐☐☐☐☐ Mantel: Wood

Fireplace (Continued)

6. ☐☐☐☐☒☐☐☐ Hearth: Raised:
   Caulk missing

7. ☒☐☐☐☐☐☐☐ Damper: Iron
8. ☐☒☐☐☐☐☐☐ Flue/Smoke Chamber: Brick
9. ☐☒☐☐☐☐☐☐ Clean Out: Ashpit
10. ☒☐☐☐☐☐☐☐ Gas Starter/Supply: Black pipe

Laundry Area

1st floor Laundry Room/Area

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

1. ☒☐☐☐☐☐☐☐ Ceiling: Drywall
2. ☐☒☐☐☐☐☐☐ Walls: Drywall
3. ☒☐☐☐☐☐☐☐ Floors: Vinyl (sheet), Area rug(s)
4. ☒☐☐☐☐☐☐☐ Doors: Wood
5. ☐☒☐☐☐☐☐☐ Closet: Double
6. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting and switches
7. ☐☒☐☐☐☐☐☐ Outlets & GFCI's: Conventional outlet(s)
8. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced air
9. ☐☒☐☐☐☐☐☐ Countertops: Laminate
10. ☒☐☐☐☐☐☐☐ Cabinets: Wood
11. ☒☐☐☐☐☐☐☐ Laundry Tub: Plastic
12. ☒☐☐☐☐☐☐☐ Supply lines/Drain: Copper supply with metal drain
13. ☐☒☐☐☒☐☐☐ Washer: Kenmore:
    Mold (yellow arrow)

    Front load washer: newer models have been know to have strong odors - recommend keeping door ajar and any trays open so moisture evaporates. Also, review manufacturer instructions and maintenance guidelines

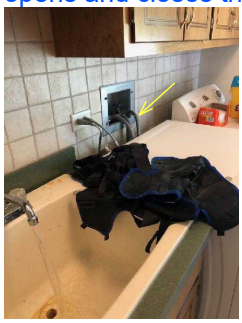
    Clothes inside - not operated

Laundry Area (Continued)

Washer: (continued)

14. ☐☐☒☐☐☐☐☐ Hoses: Rubber: Rubber hoses have a tendency to leak - recommend replacing with braided supply hoses

    Automatic washing machine water shut off valve recommended: if the current set-up develops a leak water will continue to flow since the valve is open. Installing an automatic shut off valve opens and closes the valve as needed



15. ☐☒☐☐☐☐☐☐ Washer Drain: Wall mounted drain
16. ☒☐☐☐☐☐☐☐ Dryer: Maytag

17. ☐☒☐☐☐☐☐☐ Dryer Vent: Metal flex
18. ☐☒☐☐☐☐☐☐ Dryer Gas Line: Flex

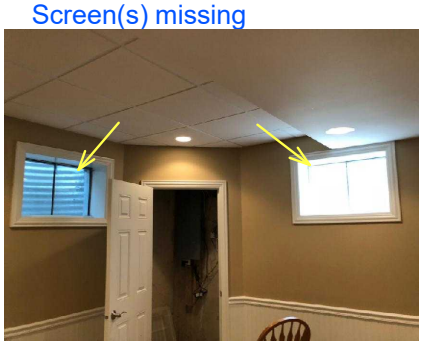
Basement

Lower level Basement

1. ☐☒☐☐☐☐☐☐ Unable to Inspect: 40%:
   Finish materials obstructing view(s)
2. ☒☐☐☐☐☐☐☐ Ceiling: Ceiling tiles, Drywall
3. ☐☒☐☐☐☐☐☐ Joists: 2 x 10
4. ☐☒☐☐☐☐☐☐ Sill Plates: Wood
5. ☐☒☐☐☐☐☐☐ Beams: Steel
6. ☐☒☐☐☐☐☐☐ Piers/Posts: Steel column(s)
7. ☐☒☒☐☐☐☐☐ Foundation: Concrete:
   Cold joint(s): the result of two or more separate pours. It is best for all the concrete to be poured at one time. Cold joints can leak and can weaken the concrete though it usually does not adversely affect the structure - recommend monitoring for any leaks, changes or movement in this area and consider obtaining an analysis by a structural engineer

8. ☒☐☐☐☐☐☐☐ Walls: Drywall
9. ☐☒☐☐☐☐☐☐ Floors: Carpeting
10. ☐☐☒☐☐☐☐☐ Doors: Wood:
    Door missing?

11. ☐☐☒☐☐☐☐☐ Windows: Hopper:
    Screen(s) missing



Basement (Continued)

12. ☐☐☐☐☒☐☐☐ Stairs/Railings: Wood steps:
Handrail(s) missing (very common) - recommend installing

13. ☒☐☐☐☐☐☐☐ Heating/Cooling: Forced air
14. ☐☒☐☐☐☐☐☐ Ducts: Rigid
15. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting and switches
16. ☐☒☐☐☐☐☐☐ Outlets & GFCI's: Conventional outlet(s)
17. ☐☐☐☐☒☐☐☐ Smoke Detector: Wiring only:
Device(s) missing

18. ☐☒☒☐☐☐☐☐ Insulation: Fiberglass:
Verify that insulation is present - discussed with owner
19. ☒☐☐☐☐☐☐☐ Moisture/Location: None seen

Heating

Basement Furnace

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

1. Manufacturer: Amana Type: Forced air Area Served: All areas
2. Capacity listed (input/output) 80,000/64,000
Square Footage: 3000
3. ☒☐☐☐☐☐☐☐ Capacity needed: 120,000 Btu's
4. ☒☐☐☐☐☐☐☐ Age: 2017 - 1 year old

Heating (Continued)

Age: (continued)

5. ☒☐☐☐☐☐☐☐ Operation: Functional
6. ☒☐☐☐☐☐☐☐ Thermostat: Electronic
7. ☒☐☐☐☐☐☐☐ Jacket: Conventional
8. ☐☒☐☐☐☐☐☐ Plenum/Ducts: Rigid
9. ☐☒☐☐☐☐☐☐ Evaporative Coil (AC system): Copper core with metal fins
10. ☐☐☒☐☐☐☐☐ Humidifier: Aprilaire:
    Damper door to remain open during heating season and closed during cooling season: failure to close damper in cooling season can result in an iced or frozen evaporative coil

11. ☐☒☐☐☐☐☐☐ Combustion Chamber: 4 Burners

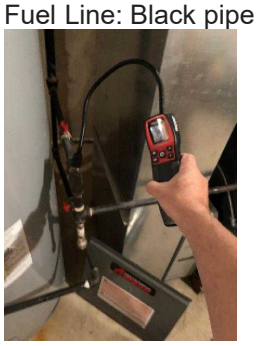
12. ☒☐☐☐☐☐☐☐ Draft Hood/Fan: Fan:
    Not fastened (yellow ovals) - best if sheet metal screws are used to fix draft hood which will prevent unhealthy gases from escaping into living spaces

    Draft was checked using a "smoke pen" and was okay (yellow arrow)

Heating (Continued)

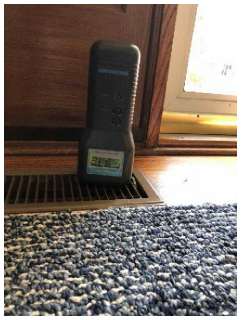
Draft Hood/Fan: (continued)


13. ☒☐☐☐☐☐☐☐ Flue Pipe: Single wall
14. ☐☒☐☐☐☐☐☐ Chimney: Double walled pipe
15. ☒☐☐☐☐☐☐☐ Blower Fan: Squirrel cage
16. ☒☐☐☐☐☐☐☐ Fuel Line: Black pipe



17. ☒☐☐☐☐☐☐☐ Filter: Electronic

18. ☒☐☐☐☐☐☐☐ Safety Shut Off: Switch
19. ☒☐☐☐☐☐☐☐ Carbon Monoxide Check: Monoxor II used



20. ☐☐☐☐☒☐☐☐ Carbon Monoxide Detectors: Not present:
Missing - recommend installing appropriate detectors

Heating (Continued)

21. ☐☐☒☐☐☐☐☐ Condensate Removal (AC system): PVC:
Poorly router in front of access panel

2nd floor Furnace

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

22. Manufacturer: Bryant Type: Forced air Area Served: All areas
23. Capacity listed (input/output) See note above for first unit
Square Footage: See note above for first unit
24. ☒☐☐☐☐☐☐☐ Capacity needed: See note above for first unit
25. ☐☒☒☐☐☐☐☐ Age (using ANSI date): 17 - ANSI year 1999: Unit approaching the end of its useful service life - most units last 15-20 years

26. ☒☐☐☐☐☐☐☐ Operation: Functional
27. ☒☐☐☐☐☐☐☐ Thermostat: Electronic
28. ☐☒☐☐☐☐☐☐ Jacket: Conventional
29. ☐☒☐☐☐☐☐☐ Plenum/Ducts: Rigid
30. ☐☒☐☐☐☐☐☐ Evaporative Coil (AC system): Copper core with metal fins
31. ☐☐☒☐☐☐☐☐ Humidifier: Aprilaire:
Damper door (yellow arrow) to remain open during heating season and closed during cooling season: failure to close damper in cooling season can result in an iced or frozen evaporative coil

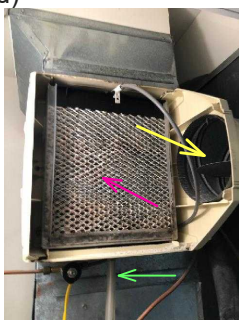
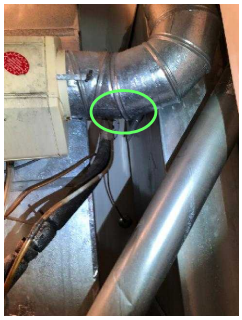
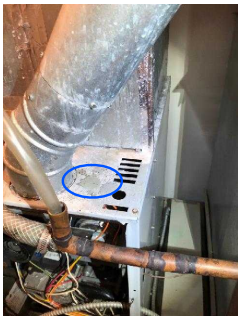
Discharge tube (lime arrow) dirty (know source of air borne bacteria) - recommend replacing

Filter scaled (pink arrow) - replace

Condensation leaking (lime and blue ovals)

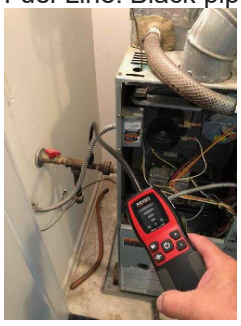
Heating (Continued)

Humidifier: (continued)

32. ☐☒☐☐☐☐☐☐ Combustion Chamber: 3 Burners

33. ☒☐☐☐☐☐☐☐ Draft Hood/Fan: Fan
34. ☒☐☐☐☐☐☐☐ Flue Pipe: Single wall
35. ☐☒☐☐☐☐☐☐ Chimney: Double walled pipe
36. ☒☐☐☐☐☐☐☐ Blower Fan: Squirrel cage
37. ☒☐☐☐☐☐☐☐ Fuel Line: Black pipe



38. ☒☐☐☐☐☐☐☐ Filter: Electronic

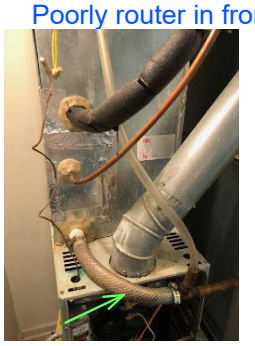
39. ☒☐☐☐☐☐☐☐ Safety Shut Off: Switch

Heating (Continued)

40. ☒☐☐☐☐☐☐☐ Carbon Monoxide Check: Monoxor II used

41. ☐☐☐☐☒☐☐☐ Carbon Monoxide Detectors: Not present:
Missing - recommend installing appropriate detectors

42. ☐☐☒☐☐☐☐☐ Condensate Removal (AC system): PVC:
Poorly router in front of access panel



Air Conditioning

Exterior - North Air Conditioning

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

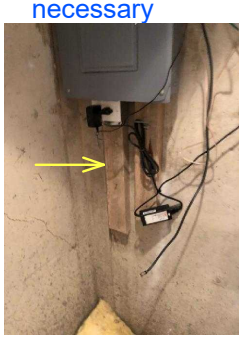
1. Type: Central air conditioning — Area Served: All areas
2. Square Footage: 3,000 — Btu's Needed: 60,000 Btu's — Tonnage Needed: 5.0 tons
3. ☒☐☐☐☐☐☐☐ Tonnage Installed: 2.5 tons each
4. ☒☐☐☐☐☐☐☐ Age: 2009 - 9 years old

5. ☒☐☐☐☐☐☐☐ Operation: Functional
6. ☒☐☐☐☐☐☐☐ Condenser (exterior unit): Goodman
7. ☒☐☐☐☐☐☐☐ Electrical Disconnect: Pull plug
8. ☒☐☐☐☐☐☐☐ Refrigerant Lines: Liquid & suction lines

Electrical

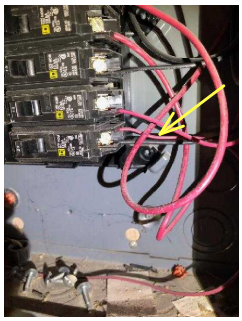
Basement Electric Panel

1. ☐☐☒☐☐☐☐☐ Panel: Square D:
   Panels are best mounted on plywood sheet (3/4"), not scrap lumber - monitor and consider repairs if panel loosens or if moisture enters. Typically, not cost effective to repair unless necessary



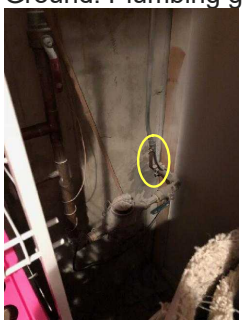
2. ☒☐☐☐☐☐☐☐ Amperage: 200 amps
3. ☒☐☐☐☐☐☐☐ Main Disconnect & Entrance Cables: 200 Amps
4. ☒☐☐☐☐☐☐☐ Main Disconnect Location: At main panel
5. ☐☐☐☐☒☐☐☐ Breakers: Single and double pole:
   Double tap(s) WITHOUT availability of unused breaker(s): breakers are designed to have one conductor (wire) connected to it. A second wire connected to the lug (screw) is called a double tap and increases the chance of loosening the lug. Loose connections can arc (spark) and start an electrical fire - double taps are not advised and repairs are recommended

6. ☐☐☐☐☒☐☐☐ Branch Circuits: Conduit:
   Conductor(s) improperly sized to breaker(s) - #14 on 20amp: each breaker is designed to correspond with a properly sized conductor. Undersized conductors and oversized breakers increase the risk of electrical failure and fire - recommend repairs by a licensed electrician



Electrical (Continued)

7. ☐☒☐☐☐☐☐☐ Ground: Plumbing ground, Grounding rod




Plumbing

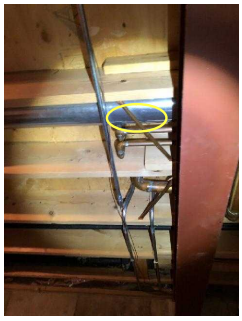
Main Plumbing Supply & DWV

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

1. ☐☒☐☐☐☐☐☐ Service Line: Copper
2. ☐☒☐☐☐☐☐☐ Main Water Shutoff: At meter

3. ☐☒☐☐☐☐☐☐ Water Lines: Copper
4. ☐☒☐☐☐☐☐☐ Drain Pipes: Cast iron
5. ☐☒☐☐☐☐☐☐ Vent Pipes: Cast iron
6. ☐☐☐☐☐☐☒☐ Cleanouts: Inaccessible
7. ☐☒☒☐☐☐☐☐ Floor Drain: Surface drain:
   Recommend flushing drain with water to reseal the trap and prevent sewer gas orders from entering the living space
8. ☐☒☒☐☐☐☐☐ Gas Service Lines: Black pipe:
   Galvanic action: electrolytic corrosion (electrolysis) occurs when two dissimilar metals are in contact. The unlike metals cause a chemical reaction that results in the deterioration of one of them, Granted, the process may takes years but it will likely occur. Check for others...

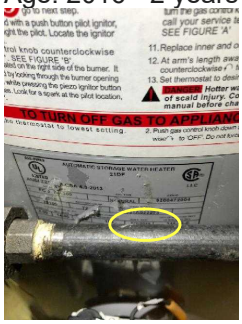



Plumbing (Continued)

9. Radon mitigation system present? ○ Yes ◉ No

Basement Water Heater

10. Manufacturer: AO Smith Type: Natural gas
Area Served: All areas
11. Capacity/Recovery Rate: 74 gallons/72.82 recovery rate Recovery rate: Recovery rate: buying water heaters base on tank capacity is misleading. These appliances should be purchased based on the "recovery rate" which is defined as how many gallons can be heated 90 degrees in one hour. In other words, if entry water into the water heater is 50 degrees then the recovery rate is how many gallons the unit can heat to 140 degrees in one hour
12. Recovery rate: buying water heaters base on tank capacity is misleading. These appliances should be purchased based on the "recovery rate" which is defined as how many gallons can be heated 90 degrees in one hour. In other words, if water entering the appliance is 50 degrees then the recovery rate is how many gallons the unit can heat to 140 degrees in one hour
13. ☒☐☐☐☐☐☐☐ Operation: Functional
14. ☒☐☐☐☐☐☐☐ Tank: Conventional
15. ☒☐☐☐☐☐☐☐ Age: 2016 - 2 years old



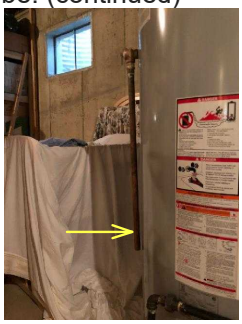
16. ☐☐☒☐☐☐☐☐ Draft Hood/Fan: Standard metal draft hood:
Not fastened (yellow ovals) - best if sheet metal screws are used to fix draft hood which will prevent unhealthy gases from escaping into living spaces

Draft was checked using a "smoke pen" and was okay (yellow arrow)

17. ☒☐☐☐☐☐☐☐ Flue Pipe: Single wall
18. ☒☐☐☐☐☐☐☐ Water Lines: Copper
19. ☐☐☐☐☒☐☐☐ T/P Valve & Drain Tube: Brass valve:
Discharge pipe opening is not within six inches of the floor

Plumbing (Continued)

T/P Valve & Drain Tube: (continued)



20. ☒☐☐☐☐☐☐☐ Thermostat: Dial
21. ☒☐☐☐☐☐☐☐ Drain: Screw type

Basement (at foundation wall) Sump

22. ☐☒☐☐☐☐☐☐ Pump: Submerged
23. ☐☒☐☐☐☐☐☐ Pit: Plastic
24. ☐☒☐☐☐☐☐☐ Drain Piping: PVC
25. ☐☒☐☐☐☐☐☐ Outlet: Dedicated circuit
26. ☐☒☒☐☐☐☐☐ Backup System: Not present: Ask home owner if back up system is included in purchase

Basement (at bathroom) Ejector

27. ☐☒☐☐☒☐☐☐ Pump: Submerged:
Completely inaccessible (remove shelving unit)

28. ☐☒☐☐☐☐☐☐ Pit: Plastic
29. ☐☒☐☐☐☐☐☐ Drain Piping: PVC
30. ☐☐☐☐☐☐☐☒ Outlet: Inaccessible:
Dedicated circuit missing?: this electrical supply should be solely for the sump pump in order to limit power overloads/failures - recommend repairs by a licensed plumbing contractor
31. ☐☐☒☐☐☐☐☐ Backup System: Not present: Back up systems are encouraged as they prevent costly repairs from water damage. Battery back up systems are common and are not too expensive. They are limited though to the charge on the battery. However, water pressure backup systems do not use or need electricity to perform. As the name implies water pressure is used to drain the pit in the event of an emergency. They are more expensive but "battery life" is no concern. Sump and/or ejector backup systems are recommended to protect system, components and personal property

Attic

2nd level Attic

1. Method of Inspection: Access panel
2. ☐☒☐☐☐☐☐☐ Unable to Inspect: 35%:
   No floor decking
3. ☐☐☒☐☐☐☐☐ Access Panel: Hardboard: Skirt missing (yellow arrow): a perimeter barrier or skirt is typically installed at panel opening to prevent blown/loose insulation from falling from opening

   Panel(s) not insulated: excessive heat loss (or heat gain) can pass through in uninsulated area - installing insulation over the panel opening or framing, not solely the panel, will eliminate a void in the insulation blanket

4. ☐☒☐☐☐☐☐☐ Roof Sheathing: Plywood
5. ☐☒☐☐☐☐☐☐ Framing: Rafter 2x8
6. ☐☒☐☐☐☐☐☐ Floor Decking: Plywood
7. ☐☒☐☐☐☐☐☐ Floor Joists: 2 x 8
8. ☐☒☐☐☐☐☐☐ HVAC Ducts: Flex, Insulated
9. ☐☒☐☐☐☐☐☐ Attic Ventilation: Roof and soffit vent(s)
10. ☐☒☐☐☐☐☐☐ Plumbing Vent(s): Cast iron
11. ☐☒☐☒☐☐☐☐ Bathroom Vent(s): Not seen:
    Bath vent(s) not visible: some contractors will install the vent between the attic floor joists and terminate it at a soffit vent. This also insulates the venting. This should be a dedicated vent and not shared as soffit vents are intended to allow air in which is contrary to bathroom fan venting. It is important to vent bathroom air to the outside because excessive moisture can cause a number of problems including damage to the structure, insulation and be a contributing cause of mold growth. It is also possible that the bathroom vent(s) are missing in which further review is recommended
12. ☐☒☐☒☐☐☐☐ Appliance Venting: Kitchen hood: Appliance vent(s) not visible: some contractors will install the vent(s) between the attic floor joists and terminate it at a soffit vent. This also insulates the venting. There should be a dedicated vent that is not shared because soffit vents are intended to allow air in which is contrary to bathroom fan venting. It is important to vent appliances to the outside because excessive moisture can cause a number of problems including damage to the structure, insulation and be a contributing cause of mold growth. It is also possible that the appliance vent(s) are missing in which further review is recommended
13. ☐☐☒☐☐☐☐☐ Lighting & Wiring: Conventional lighting:
    Lighting not working (bulbs?)
14. ☐☐☒☐☐☐☐☐ Chimney (attic view): Metal pipe:
    Combustion clearances inadequate (very common) - move insulation so it is not touching chimney

Attic (Continued)

Chimney (attic view): (continued)

15. ☐☒☐☐☐☐☐☐ Insulation: Fiberglass (batts), Cellulose
16. ☐☒☒☐☐☐☐☐ Insulation Depth: 6-9":
    Enough insulation to achieve an "R value" of 38 is recommended - most properties do not have the recommended amount of insulation
17. ☐☒☐☐☐☐☐☐ Vapor Barrier: Kraft paper
18. ☐☒☐☐☐☐☐☐ Moisture Penetration: None seen

Exterior & Grounds

Main Exterior Surface

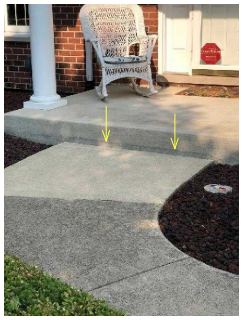
1. ☒☐☐☐☐☐☐☐ Siding: Brick
2. ☒☐☐☐☐☐☐☐ Trim & Soffits: Aluminum
3. ☐☒☒☐☐☐☐☐ Windows: Double hung:
    Mortar joint(s) likely to deteriorate over time (yellow oval): this is an excellent way for water and air to infiltrate the wall cavity - when needed, repair mortar to 1/4" of surface and top with high quality sealant. Do not create grove (finger swipe) with sealant as water will not drain on flat horizontal surface

    Masonry is reverse pitched: water will flow towards the window instead of away - recommend repairs

4. ☒☐☐☐☐☐☐☐ Doors: Metal
5. ☒☐☐☐☐☐☐☐ Steps: Concrete
6. ☐☐☒☐☐☐☐☐ Walks: Concrete:
    Settled, consider mud-jacking: this process lifts or levels sunken concrete slabs. Holes are drilled through the slab and a concrete "slurry" is pumped under the slab until it levels out. The pumped liquid eventually hardens and the holes are patched

Exterior & Grounds (Continued)

Walks: (continued)



7. ☒☐☐☐☐☐☐☐ Driveway: Concrete
8. ☐☒☐☐☐☐☐☐ Foundation: Concrete
9. ☐☐☐☐☒☐☐☐ Window Wells: Locked:

Not readily accessible in the event of an emergency (yellow arrows)

Window well cover(s) should be rigid to support someone walking in the area (lime arrow)

Add rock/fill (pink arrow) - promotes better drainage






10. ☒☐☐☐☐☐☐☐ Fencing: Composite/plastic
11. ☒☐☐☐☐☐☐☐ Grading: Minor slope
12. ☐☐☒☐☐☐☐☐ Vegetation: Trees and shrubs:

Tree limbs too close to the roof - trim to avoid limbs from damaging roof surface

13. ☒☐☐☐☐☐☐☐ Patio: Concrete
14. ☒☐☐☐☐☐☐☐ Service Cables/Mast/Meter: Standard utility meter

Exterior & Grounds (Continued)

15. ☐☒☐☒☐☐☐☐ Lighting & Switches: Conventional lighting:
Lighting not working

16. ☐☐☐☒☐☐☐☐ Outlets & GFCI's: GFCI(s):
GFCI(s) does not respond to mechanical tester: device may be defective or miswired - recommend repairs

17. ☐☐☒☐☐☐☐☐ Gas Meter: Exterior - North:
Surface rust: this condition will only get worse and possibly cause a gas leak - consideration should be given to replacing the piping or at least sealing it with a rust inhibitor

18. ☒☐☐☐☐☐☐☐ Main Gas Valve: Located at gas meter
19. ☐☐☒☐☐☐☐☐ Hose Bibs: Present:
Manifold for sprinkler system missing - discuss with owner

Roof & Chimney

Main Roof Surface

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

1. Type: Flat Method of Inspection: Roof (on surface)
2. ☐☒☐☒☐☐☐☐ Roof Surface: Shingles:
   Algae/fungi/moss (darker areas/streaks) on shingles (yellow arrow): this growth limits the drying process and accelerates aging - recommend using the appropriate methods to remove and clean area. Installing zinc strips at the ridge is a popular choice to remove algae as it does not flourish when the metal is present

   Fiberglass mat or core exposed (yellow oval): classic indication that shingles are falling and it implies that the shingle(s) is beyond it's useful service life - recommend replacing

   Some granular loss: the small rocks or pebbles embedded in the shingle protect the shingle from the ultraviolet rays of the sun. If they are missing the aging process is accelerated and they shingle dries an is no longer effective - consideration should be given to replacing the shingles


3. ☐☒☐☐☐☐☐☐ Unable to Inspect: 25%:
   Excessive roof pitch
4. ☐☐☒☐☐☐☐☐ Approximate Age: 2001 - 17 years old: Roofing materials approaching the end of their useful service life - replacing the roofing materials would be a recommend improvement
5. ☐☒☐☐☐☐☐☐ Ventilation: Roof and soffit vent(s)
6. ☒☐☐☐☐☐☐☐ Plumbing Vents: Cast iron with lead cap
7. ☐☒☐☐☐☐☐☐ Skylights: Metal frame and glass
8. ☐☒☐☐☐☐☐☐ Flashing: Asphalt composition and metal
9. ☐☐☒☐☐☐☐☐ Valleys: Asphalt composition:
   Vulnerable to ice and snow dams: water and snow melt that does not readily drain can cause an ice dam. Subsequently, when the ice begins to melt it follows the path of least resistance which is often under the shingles and into the living spaces. Consideration should be given to installing "heat tape" which can eliminate the risk

Roof & Chimney (Continued)

Valleys: (continued)

10. ☐☒☒☐☐☐☐☐ Gutters: Metal:
Debris: limits proper operation of drainage system and increases the chance of water damage. Debris also suggest that gutters may be improperly pitched (drain the wrong way) - recommend servicing

11. ☒☐☐☐☐☐☐☐ Downspouts: Metal
12. ☐☒☐☐☐☐☐☐ Leader/Extension: Underground drainage

Furnace Chimney

13. ☐☐☒☐☐☐☐☐ Chimney: Metal pipe:
Rusting - monitor accordingly and replace if condition gets worse or if appliances(s) are replaced

14. ☒☐☐☐☐☐☐☐ Chimney Flashing: Metal
15. ☒☐☐☐☐☐☐☐ Weather Cap: Metal

Fireplace, Furnace and water heater Chimney

Roof & Chimney (Continued)

16. ☐☐☒☐☐☐☐☐ Chimney: Brick:
Mortar joint(s) susceptible to water infiltration - monitor accordingly and repair if condition gets worse

17. ☒☐☐☐☐☐☐☐ Chimney Flashing: Cricket/saddle
18. ☐☐☐☒☐☐☐☐ Chimney Crown: Masonry:
Crack(s) (blue oval): these cracks typically get worse and allow water into the chimney - recommend repairs

Caulk missing (blue arrow): allows for water infiltration - recommend repairs

19. ☒☐☐☐☐☐☐☐ Weather Cap: Metal

Garage

Side Garage

1 = Normal, 2 = Normal (Limited), 3 = Maintenance/FYI, 4 = Service/Repair, 5 = Safety Concern, 6 = Defective, 7 = Not Inspected, 8 = Not Present

1 2 3 4 5 6 7 8

1. Type of Structure: Attached Car Spaces: 2
2. ☐☒☐☐☐☐☐☐ Ceilings & Walls: Drywall:
Personal property obstructing some view(s)
3. ☐☒☐☐☐☐☐☐ Floor & Foundation: Concrete
4. ☐☐☒☐☐☐☐☐ Stairs/Railings: Concrete step(s):
Effective grab bars and handrail but probably would not comply with applicable codes

Garage (Continued)

Stairs/Railings: (continued)

5. ☐☐☒☐☐☐☐☐ Windows: Double hung:
   Screen(s) missing
6. ☐☐☒☐☐☐☐☐ Service Door: Metal:
   Door closure needs adjusting/tensioning: closes too quickly and a safety concern for children
7. ☒☐☐☐☐☐☐☐ Overhead Doors: Insulated
8. ☐☐☐☐☒☐☐☐ Door Operation: Mechanized door opener(s):
   Reversing malfunction - door should reverse readily when sensors are obstructed

9. ☒☐☐☐☐☐☐☐ Lighting & Switches: Conventional lighting and switches
10. ☐☒☐☐☐☐☐☐ Outlets & GFCI's: GFCI(s)

Final Comments

The following summary does not included line items identified as "Not Inspected" or "Not Present"

Summary

Living Space

1. Entry/hallway/stairs Living Space Smoke Detector: Present (not tested): Device(s) missing
2. Living room Living Space Floor: Hardwood and area rug(s): Sun stained (faded from exposure to sunlight)
3. Living room Living Space Windows: Double hung: Screen(s) missing
4. Dining room Living Space Walls: Drywall, Wallpaper: Amateur wallpaper application
5. Dining room Living Space Windows: Double hung: Screen(s) missing
6. Dining room Living Space Lighting & Switches: Conventional lighting and switches: Lighting not working

Bedroom

7. Red Bedroom Doors: Wood: Door binds in framing

Kitchen

8. 1st floor Kitchen Windows: Double hung: Seal(s) broken: the space between the panes of glass is broken allowing dirt and debris to "cloud" view - the only remedy is replacement
9. 1st floor Kitchen Supply lines/Drain: Copper supply with PVC drainage: Leaking (yellow oval)
10. 1st floor Kitchen Cooking Appliances: Kenmore: Verify that anti-tip bracket is present and installed properly

Bathroom

11. Master Bathroom Ceiling: Drywall: Unusual pattern or stain on ceiling - discuss with owner
12. Master Bathroom Supply lines/Drain: Copper supply with metal drain: Faucet handle spins (yellow oval) - does not come to a stop

    Drainage slow (yellow arrow)
13. 2nd floor Bathroom Lighting & Switches: Conventional lighting & switches: Lighting not working
14. 2nd floor Bathroom Tub: Steel (porcelain finish): Caulk around faucet to prevent water from entering wall cavity

Fireplace

15. Family room Fireplace Glass Doors/Screen: Screen only: Screens do not prevent all embers from escaping the firebox and risks contact with combustible materials (yellow arrow)

    Glass doors missing - installing this component adds a layer of fire safety which limits embers from contacting combustible materials. Doors will also limit or decrease air drafts
16. Family room Fireplace Hearth: Raised: Caulk missing

Laundry Area

17. 1st floor Laundry Room/Area Washer: Kenmore: Mold (yellow arrow)

    Front load washer: newer models have been know to have strong odors - recommend keeping door ajar and any trays open so moisture evaporates. Also, review manufacturer instructions and maintenance guidelines

    Clothes inside - not operated
18. 1st floor Laundry Room/Area Hoses: Rubber: Rubber hoses have a tendency to leak - recommend replacing with braided supply hoses

    Automatic washing machine water shut off valve recommended: if the current set-up develops a leak water will continue to flow since the valve is open. Installing an automatic shut off valve opens and closes the valve as needed

Basement

19. Lower level Basement Foundation: Concrete: Cold joint(s): the result of two or more separate pours. It is best for all the concrete to be poured at one time. Cold joints can leak and can weaken the concrete though it usually does not adversely affect the structure - recommend monitoring for any leaks, changes or movement in this area and consider obtaining an analysis by a structural engineer

Summary (Continued)

20. Lower level Basement Doors: Wood: Door missing?
21. Lower level Basement Windows: Hopper: Screen(s) missing
22. Lower level Basement Stairs/Railings: Wood steps: Handrail(s) missing (very common) - recommend installing
23. Lower level Basement Smoke Detector: Wiring only: Device(s) missing
24. Lower level Basement Insulation: Fiberglass: Verify that insulation is present - discussed with owner

Heating

25. Basement Furnace Humidifier: Aprilaire: Damper door to remain open during heating season and closed during cooling season: failure to close damper in cooling season can result in an iced or frozen evaporative coil
26. Basement Furnace Carbon Monoxide Detectors: Not present: Missing - recommend installing appropriate detectors
27. Basement Furnace Condensate Removal (AC system): PVC: Poorly router in front of access panel
28. 2nd floor Furnace Age (using ANSI date): 17 - ANSI year 1999: Unit approaching the end of its useful service life - most units last 15-20 years
29. 2nd floor Furnace Humidifier: Aprilaire: Damper door (yellow arrow) to remain open during heating season and closed during cooling season: failure to close damper in cooling season can result in an iced or frozen evaporative coil

    Discharge tube (lime arrow) dirty (know source of air borne bacteria) - recommend replacing

    Filter scaled (pink arrow) - replace

    Condensation leaking (lime and blue ovals)
30. 2nd floor Furnace Carbon Monoxide Detectors: Not present: Missing - recommend installing appropriate detectors
31. 2nd floor Furnace Condensate Removal (AC system): PVC: Poorly router in front of access panel

Electrical

32. Basement Electric Panel Panel: Square D: Panels are best mounted on plywood sheet (3/4"), not scrap lumber - monitor and consider repairs if panel loosens or if moisture enters. Typically, not cost effective to repair unless necessary
33. Basement Electric Panel Breakers: Single and double pole: Double tap(s) WITHOUT availability of unused breaker(s): breakers are designed to have one conductor (wire) connected to it. A second wire connected to the lug (screw) is called a double tap and increases the chance of loosening the lug. Loose connections can arc (spark) and start an electrical fire - double taps are not advised and repairs are recommended

34. Basement Electric Panel Branch Circuits: Conduit: Conductor(s) improperly sized to breaker(s) - #14 on 20amp: each breaker is designed to correspond with a properly sized conductor. Undersized conductors and oversized breakers increase the risk of electrical failure and fire - recommend repairs by a licensed electrician

Plumbing

35. Main Plumbing Supply & DWV Floor Drain: Surface drain: Recommend flushing drain with water to reseal the trap and prevent sewer gas orders from entering the living space
36. Main Plumbing Supply & DWV Gas Service Lines: Black pipe: Galvanic action: electrolytic corrosion (electrolysis) occurs when two dissimilar metals are in contact. The unlike metals cause a chemical reaction that results in the deterioration of one of them, Granted, the process may takes years but it will likely occur. Check for others...
37. Basement Water Heater Draft Hood/Fan: Standard metal draft hood: Not fastened (yellow ovals) - best if sheet metal screws are used to fix draft hood which will prevent unhealthy gases from escaping into living spaces

    Draft was checked using a "smoke pen" and was okay (yellow arrow)
38. Basement Water Heater T/P Valve & Drain Tube: Brass valve: Discharge pipe opening is not within six inches of the floor
39. Basement (at foundation wall) Sump Backup System: Not present: Ask home owner if back up system is included in purchase

Summary (Continued)

40. Basement (at bathroom) Ejector Pump: Submerged: Completely inaccessible (remove shelving unit)
41. Basement (at bathroom) Ejector Backup System: Not present: Back up systems are encouraged as they prevent costly repairs from water damage. Battery back up systems are common and are not too expensive. They are limited though to the charge on the battery. However, water pressure backup systems do not use or need electricity to perform. As the name implies water pressure is used to drain the pit in the event of an emergency. They are more expensive but "battery life" is no concern. Sump and/or ejector backup systems are recommended to protect system, components and personal property

Attic

42. 2nd level Attic Access Panel: Hardboard: Skirt missing (yellow arrow): a perimeter barrier or skirt is typically installed at panel opening to prevent blown/loose insulation from falling from opening

    Panel(s) not insulated: excessive heat loss (or heat gain) can pass through in uninsulated area - installing insulation over the panel opening or framing, not solely the panel, will eliminate a void in the insulation blanket
43. 2nd level Attic Bathroom Vent(s): Not seen: Bath vent(s) not visible: some contractors will install the vent between the attic floor joists and terminate it at a soffit vent. This also insulates the venting. This should be a dedicated vent and not shared as soffit vents are intended to allow air in which is contrary to bathroom fan venting. It is important to vent bathroom air to the outside because excessive moisture can cause a number of problems including damage to the structure, insulation and be a contributing cause of mold growth. It is also possible that the bathroom vent(s) are missing in which further review is recommended
44. 2nd level Attic Appliance Venting: Kitchen hood: Appliance vent(s) not visible: some contractors will install the vent(s) between the attic floor joists and terminate it at a soffit vent. This also insulates the venting. There should be a dedicated vent that is not shared because soffit vents are intended to allow air in which is contrary to bathroom fan venting. It is important to vent appliances to the outside because excessive moisture can cause a number of problems including damage to the structure, insulation and be a contributing cause of mold growth. It is also possible that the appliance vent(s) are missing in which further review is recommended
45. 2nd level Attic Lighting & Wiring: Conventional lighting: Lighting not working (bulbs?)
46. 2nd level Attic Chimney (attic view): Metal pipe: Combustion clearances inadequate (very common) - move insulation so it is not touching chimney
47. 2nd level Attic Insulation Depth: 6-9": Enough insulation to achieve an "R value" of 38 is recommended - most properties do not have the recommended amount of insulation

Exterior & Grounds

48. Main Exterior Surface Windows: Double hung: Mortar joint(s) likely to deteriorate over time (yellow oval): this is an excellent way for water and air to infiltrate the wall cavity - when needed, repair mortar to 1/4" of surface and top with high quality sealant. Do not create grove (finger swipe) with sealant as water will not drain on flat horizontal surface

    Masonry is reverse pitched: water will flow towards the window instead of away - recommend repairs
49. Main Exterior Surface Walks: Concrete: Settled, consider mud-jacking: this process lifts or levels sunken concrete slabs. Holes are drilled through the slab and a concrete "slurry" is pumped under the slab until it levels out. The pumped liquid eventually hardens and the holes are patched
50. Main Exterior Surface Window Wells: Locked: Not readily accessible in the event of an emergency (yellow arrows)

    Window well cover(s) should be rigid to support someone walking in the area (lime arrow)

    Add rock/fill (pink arrow) - promotes better drainage
51. Main Exterior Surface Vegetation: Trees and shrubs: Tree limbs too close to the roof - trim to avoid limbs from damaging roof surface
52. Main Exterior Surface Lighting & Switches: Conventional lighting: Lighting not working
53. Main Exterior Surface Outlets & GFCI's: GFCI(s): GFCI(s) does not respond to mechanical tester: device may be defective or miswired - recommend repairs

Summary (Continued)

54. Main Exterior Surface Gas Meter: Exterior - North: Surface rust: this condition will only get worse and possibly cause a gas leak - consideration should be given to replacing the piping or at least sealing it with a rust inhibitor
55. Main Exterior Surface Hose Bibs: Present: Manifold for sprinkler system missing - discuss with owner

Roof & Chimney

56. Main Roof Surface Roof Surface: Shingles: Algae/fungi/moss (darker areas/streaks) on shingles (yellow arrow): this growth limits the drying process and accelerates aging - recommend using the appropriate methods to remove and clean area. Installing zinc strips at the ridge is a popular choice to remove algae as it does not flourish when the metal is present

    Fiberglass mat or core exposed (yellow oval): classic indication that shingles are falling and it implies that the shingle(s) is beyond it's useful service life - recommend replacing

    Some granular loss: the small rocks or pebbles embedded in the shingle protect the shingle from the ultraviolet rays of the sun. If they are missing the aging process is accelerated and they shingle dries an is no longer effective - consideration should be given to replacing the shingles

57. Main Roof Surface Approximate Age: 2001 - 17 years old: Roofing materials approaching the end of their useful service life - replacing the roofing materials would be a recommend improvement
58. Main Roof Surface Valleys: Asphalt composition: Vulnerable to ice and snow dams: water and snow melt that does not readily drain can cause an ice dam. Subsequently, when the ice begins to melt it follows the path of least resistance which is often under the shingles and into the living spaces. Consideration should be given to installing "heat tape" which can eliminate the risk
59. Main Roof Surface Gutters: Metal: Debris: limits proper operation of drainage system and increases the chance of water damage. Debris also suggest that gutters may be improperly pitched (drain the wrong way) - recommend servicing
60. Furnace Chimney Chimney: Metal pipe: Rusting - monitor accordingly and replace if condition gets worse or if appliances(s) are replaced
61. Fireplace, Furnace and water heater Chimney Chimney: Brick: Mortar joint(s) susceptible to water infiltration - monitor accordingly and repair if condition gets worse
62. Fireplace, Furnace and water heater Chimney Chimney Crown: Masonry: Crack(s) (blue oval): these cracks typically get worse and allow water into the chimney - recommend repairs

    Caulk missing (blue arrow): allows for water infiltration - recommend repairs

Garage

63. Side Garage Stairs/Railings: Concrete step(s): Effective grab bars and handrail but probably would not comply with applicable codes
64. Side Garage Windows: Double hung: Screen(s) missing
65. Side Garage Service Door: Metal: Door closure needs adjusting/tensioning: closes too quickly and a safety concern for children
66. Side Garage Door Operation: Mechanized door opener(s): Reversing malfunction - door should reverse readily when sensors are obstructed