



BSR Home Inspection, LLC

# Home Inspection Report



**145 Main St, Sparta , TN 38583**

**Inspection Date:**

Thursday, January 12, 2017

**Prepared For:**

Clients Name

**Prepared By:**

BSR Home Inspection, LLC  
370 S Lowe Ave., STE A #228  
Cookeville, TN 38501  
(931) 267-6969  
Bsrhomeinspection@yahoo.com

**Report Number:**

116-0801-1

**Inspector:**

Barry Young

**License/Certification #:**

1422

**Inspector Signature:**

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# Report Summary

## Items Not Operating

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### Major Concerns

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Improper flashing above outside storage room located on back deck, signs of previous water penetrations recommend repair by professional roofing contractor.

### Potential Safety Hazards

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Dishwasher drain line not looped beneath countertop. Recommend repair

Recommend properly venting dryer vent to exterior or cleaning trap daily to prevent fire hazard.

Recommend adding carbon Monoxide detectors safety hazard.

### Deferred Cost Items

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GFCI outlet between front windows not operable.

Tenant had whirlpool tub unplugged, reported that Pump would turn on automatically. Recommend Repair by licensed plumber.

### Improvement Items

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Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing

Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.

Recommend running exhaust fan to exterior to prevent condensation in attic.

### Items To Monitor

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# 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.

Visual Inspection Only

## Main Entrance Faces

South  
West

## State of Occupancy

Occupied  
Fully furnished

## Weather Conditions

Sunny

## Temperature

91

## Recent Rain

Yes

## Ground Cover

Damp

# Receipt/Invoice

**BSR Home Inspection,LLC**  
**370 S Lowe Ave., STE A #228**  
**Cookeville, TN 38501**  
**(931) 267-6969**

Date: Thu. Jan. 12, 2017 10:45

Inspected By: Barry Young

**Property Address**  
**145 Main St**  
**Sparta , TN 38583**

Inspection Number: I16-0801-1

Payment Method:

Client: Clients Name

**Inspection**

**Fee**

**Total**

**\$0.00**

# Grounds

## Service Walks

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

## Driveway/Parking

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

## Porch

- None  Not Visible  
**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended  
**Support Pier**  Concrete  Wood Other: .  
**Floor**  Satisfactory  Marginal  Poor  Safety Hazard  
**Comments**

## Stoops/Steps

- None  
**Material**  Concrete  Wood Other: .  Railing/Balusters recommended  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged  
 Cracked  Settled  
**Comments**

## Patio

- None  
**Material**  Concrete  Flagstone  Kool-Deck  Brick Other: .  
**Condition**  Satisfactory  Marginal  Poor  Settling cracks  Trip hazard  
 Pitched towards home (see remarks)  Drainage provided  Typical cracks  
**Comments**

## Deck/Balcony

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

## Deck/Patio/Porch Covers

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

## Fence/Wall

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

# Grounds

## 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**

## 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**

## Hose bibs

 N/A

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

**Operable**  Yes  No  Not Tested  Not On

**Comments** Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing

# Radon Test

## Radon

**Testing**       Yes  No

**Non-Interference Agreement Signed**       Yes  No

**Comment**      Radon:

# Roof

## General

**Visibility**  None  All  Partial Limited By: .  
**Inspected From**  Roof  Ladder at eaves  Ground  With Binoculars

## Style of Roof

**Type**  Gable  Hip  Mansard  Shed  Flat Other: .

**Pitch**  Low  Medium  Steep  Flat

**Roof #1** Type:

Asphalt

Layers:

1 Layer

Age:

5-10+

Location:

Main house

**Roof #2**  None

Type:

Asphalt

Layers:

1 Layer

Age:

5-10+

Location:

Bay window

**Roof #3**  None

Type:

Layers:

Age:

Location:

**Comments**

## Ventilation System

None  N/A

**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other: .

**Comments**

## Flashing

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

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing

Separated from chimney/roof  Recommend Sealing Other: .

**Comments** Improper flashing above outside storage room located on back deck, signs of previous water penetrations recommend repair by professional roofing contractor.

## Valleys

N/A

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

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

**Comments**

## Condition of Roof Coverings

**Roof #1**  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots

Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering

Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping

Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

**Roof #2**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots



# Roof

## Condition of Roof Coverings cont.

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

**Comments**

## Skylights

- N/A  Not Visible  
**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor  
**Comments**

## Plumbing Vents

- Condition**  Satisfactory  Marginal  Poor  
**Comments** .

# Exterior

## Chimney(s)

- None
- Location(s)** Back side of house
- 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 adding downspout extensions to discharge away from the house. 5-6' extensions recommended.

## 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**

## Trim

- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .
- Condition**  Satisfactory  Marginal  Poor
- Comments**

## Soffit

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

## Fascia

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

## Flashing

- None
- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting

# Exterior

## Flashing cont.

**Material cont.**  Damaged wood Other: .  
**Condition**  Satisfactory  Marginal  Poor  
**Comments**

## Caulking

**Condition**  None  
 Satisfactory  Marginal  Poor  
 Recommend around windows/doors/masonry ledges/corners/utility penetrations  
**Comments**  
**Photos**



## 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**

## Storms Windows

**Condition**  None  Not installed  
 Satisfactory  Broken/cracked  Wood rot  Recommend repair/painting  
**Material**  Wood  Clad comb.  Wood/Metal comb.  Metal  
**Putty**  Satisfactory  Needed  N/A  
**Comments**

## Slab-On-Grade/Foundation

**Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible Other: .  
**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated  
**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated  
**Comments**

## 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** GFCI outlet between front windows not operable.

## Building(s) Exterior Wall Construction

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

# Exterior

## Exterior Doors

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

## Comments

## Exterior A/C - Heat pump #1

- Unit #1**  N/A  
 Location:  
 North side  
 Brand:  
 Bryant  
 Model #:  
 213ANA036-B  
 Serial #: 1907E15588  
 Approximate Age:  
 9 yr
- 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): 35 Fuses/Breakers installed (amps): 40  
 Improperly sized fuses/breakers
- Level**  Yes  No  Recommend re-level unit
- Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory
- Insulation**  Yes  No  Replace
- Improper Clearance (air flow)**  Yes  No

## Comments

## Photos



## Exterior A/C - Heat pump #2

- Unit #2**  N/A  
 Location:  
 Brand:  
 Model #:  
 Serial #:  
 Approx. Age:
- Energy source**  Electric  Gas Other: .
- Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

# Exterior

## Exterior A/C - Heat pump #2 cont.

**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):

Improperly sized fuses/breakers

**Level**  Yes  No  Recommend re-level unit

**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory

**Insulation**  Yes  No  Replace

**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted

**Improper Clearance (air flow)**  Yes  No

**Comments**

# Garage/Carport

## Type

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

## Automatic Opener

None  N/A  
 Operable  Inoperable  
**Comments**

## Safety Reverse

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

## Roofing

Same as house  
 Type:  
 Approx. age: 9yr Approx. layers: 1  
**Comments**

## Gutters/Eavestrough

Satisfactory  Marginal  Poor  Same as house  
**Comments**

## Siding

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

## Trim

N/A  
 Same as house  Wood  Aluminum  Vinyl  
 Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting  
**Comments**

## Floor

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

## Sill Plates

None  Not Visible  
 Floor level  Elevated  
 Rotted/Damaged  Recommend repair  
**Comments**

## Overhead Door(s)

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

# Garage/Carport

## Overhead Door(s) cont.

Recommend Priming/Painting Inside & Edges  Yes  No

Comments

## Exterior Service Door

Condition  None  
 Satisfactory  Marginal  Poor  Damaged/Rusted

Comments

## Electrical Receptacles

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

Comments

## Fire Separation Walls & Ceiling

Condition  N/A  Present  Missing  Recommend repair  
 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

# Kitchen

## Countertops

Condition  Satisfactory  Marginal  Recommend repair/caulking

Comments

## Cabinets

Condition  Satisfactory  Marginal  Recommend repair/adjustment

Comments

## Plumbing

Faucet Leaks  Yes  No

Pipes leak/corroded  Yes  No

Sink/Faucet  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

Functional drainage  Satisfactory  Marginal  Poor

Functional flow  Satisfactory  Marginal  Poor

Comments

## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

Comments

## Heating/Cooling Source

Yes  No

Comments

## Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

Comments

## Appliances

Disposal  N/A  Not tested Operable:  Yes  No

Oven  N/A  Not tested Operable:  Yes  No

Range  N/A  Not tested Operable:  Yes  No

Dishwasher  N/A  Not tested Operable:  Yes  No

Trash Compactor  N/A  Not tested Operable:  Yes  No

Exhaust fan  N/A  Not tested Operable:  Yes  No

Refrigerator  N/A  Not tested Operable:  Yes  No

Microwave  N/A  Not tested Operable:  Yes  No

Other : . Operable:  Yes  No

Dishwasher airgap  Yes  No

Dishwasher drain line looped  Yes  No

Receptacles present  Yes  No Operable:  Yes  No

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

Potential Safety Hazard(s)

Open ground/Reverse polarity:  Yes  No  Potential Safety Hazard

Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

Dishwasher drain line not looped beneath countertop. Recommend repair



# Dining/living Room

## Dining Room

**Location** Rear of house

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

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

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

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

Broken/Missing hardware

**Comments**

# Laundry Room

## Laundry

- Laundry sink**  N/A  
**Faucet leaks**  Yes  No  
**Pipes leak**  Yes  No  Not Visible  
**Cross connections**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No  
**Room vented**  Yes  No  
**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard  
**Electrical** Open ground/reverse polarity:  Yes  No  Safety hazard  
**GFCI present**  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles  
**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler  
**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible  
**Gas shut-off valve**  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible  
**Comments** Recommend properly venting dryer vent to exterior or cleaning trap daily to prevent fire hazard.

# main bath

**Bath**

**Location** Adjacent to laundry room

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks

**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended

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

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments**

# hall closet

## Room

**Location** Adjacent to laundry room

**Type** Closet

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

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

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

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

Broken/Missing hardware

**Comments** Communication panel located in closet

# hall closet (1)

## Room

**Location** Adjacent to front entry

**Type** Closet

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

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

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

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

Broken/Missing hardware

**Comments**

# Room (2)

<b>Room</b>	
<b>Location</b>	Adjacent to front door
<b>Type</b>	Bed room
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
<b>Floor</b>	<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
<b>Ceiling fan</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	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 type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
<b>Comments</b>	

# Room (3)

<b>Room</b>	
<b>Location</b>	Top of stairs
<b>Type</b>	Bedroom
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
<b>Floor</b>	<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
<b>Ceiling fan</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	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 type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
<b>Comments</b>	

# Master bedroom

## Room

**Location** Adjacent to bottom of stairs

**Type** Master bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

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

**Comments**



# Master Bath

## Bath

- Location** Located in master bedroom
- 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:  
 Tenant had whirlpool tub unplugged, reported that Pump would turn on automatically. Recommend Repair by licensed plumber.  
 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**

# 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 Damper operable:  Yes  No  
 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair
- Damper modified for gas operation**  N/A  Yes  No  Damper missing
- Hearth extension adequate**  Yes  No
- Mantel**  N/A  Secure  Loose  Recommend repair/replace
- Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  
 Not evaluated

### Comments

## Stairs/Steps/Balconies

- None
- Condition**  Satisfactory  Marginal  Poor  Loose/Missing
- Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended
- Risers/Treads**  Satisfactory  Marginal  Poor  Risers/Treads uneven  Trip hazard

### Comments

## Smoke/Carbon Monoxide detectors

- Smoke Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard
- Comments** Recommend adding carbon Monoxide detectors safety hazard.
- CO Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

## 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: 10"  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
- 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** Recommend running exhaust fan to exterior to prevent condensation in attic.

# Plumbing

## Water service

**Main shut-off location** Shut located in bottom left of garage closet, inaccessible due to owners belonging.

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

**Lead other than solder joints**  Yes  No  Unknown  Service entry

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic Other: .

**Condition**  Satisfactory  Marginal  Poor

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

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

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

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A

Type:

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible  Galvanized  
 Recommend CSST be properly bonded

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

**Comments**

## Main fuel shut-off location

N/A

**Location** North side of house next to A/C

**Comments**

## Well pump

N/A

**Type**  Submersible  In basement  Well house  Well pit  Shared well

**Pressure gauge operable**  Yes  No Well pressure:  Not Visible

**Comments**

## Sanitary/Grinder pump

N/A Operable:  Yes  No

**Sealed Crock** Sealed crock:  Yes  No

**Check Valve** Check valve:  Yes  No

**Shut-off Valve** Shut-off valve:  Yes  No

**Vented**  Yes  No

**Comments**

## Water heater #1

N/A

**General**

Brand Name:

Takagi

Serial #: 23023162

Capacity:

Instant hot water

Approx. age:

9 yr

**Type**  Gas  Electric  Oil  LP Other: .

**Combustion air venting present**  Yes  No  N/A

**Seismic restraints needed**  Yes  No  N/A

# Plumbing

## Water heater #1 cont.

**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material  
**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair  
**Condition**  Satisfactory  Marginal  Poor  
**Comments**

## Water softener

None  
**Loop installed**  Yes  No  
**Plumbing hooked up**  Yes  No  
**Plumbing leaking**  Yes  No  
**Comments**

# Heating System

## Heating system

**Unit #1** Brand name: Bryant  
Approx. age: 5-10+  
 Unknown Model #: 34000KAAC007760 Serial #: 10A44573  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine

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

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

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

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

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

**Combustion air venting present**  N/A  Yes  No

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

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

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

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

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

**Heat pump**  N/A  Supplemental electric  Supplemental gas

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

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

**Comments**

## Boiler system

N/A

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

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Distribution**  Hot water  Baseboard  Steam  Radiator  Radiant floor

**Circulator**  Pump  Gravity  Multiple zones

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

**Oil fired units** Disconnect:  Yes  No

**Combustion air venting present**  Yes  No  N/A

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

**Operated** When turned on by thermostat:  Fired  Did not fire

**Operation** Satisfactory:  Yes  No  Recommend HVAC technician examine before closing

**Comments**

## Other systems

N/A

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

**Proper operation**  Yes  No

**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine

**Comments**

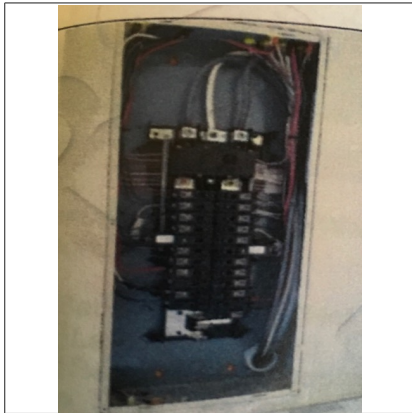
# Electric/Cooling System

## Main panel

**Location** Garage  
**Condition**  Satisfactory  Poor  
**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v  
**Adequate Clearance to Panel**  Yes  No  
**Breakers/Fuses**  Breakers  Fuses  
**Appears grounded**  Yes  No  Not Visible  
**GFCI breaker**  Yes  No Operable:  Yes  No  
**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested  
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire  
 Condition:  Satisfactory  Marginal  Poor  
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard  
**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated  
 Reason:

## Comments

## Photos



## Sub panel(s)

None apparent  
**Location(s)** Location 1:  
 Location 2:  
 Location 3:  
**Evaluation**  Panel not accessible  Not evaluated  
 Reason:  
 Recommend separating/isolating neutrals  Recommend electrician repair/evaluate box  
**Branch wire**  Copper  Aluminum  Safety hazard Neutral/ground separated:  Yes  No  
 Neutral isolated:  Yes  No  
**Condition**  Satisfactory  Marginal  Poor  
**Comments**

## Evaporator Coil Section Unit #1

N/A  
**General**  Central system  Wall unit  
 Location:  
 Age:  
 5-10+  
**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged  
**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory  
**Condensate line/drain**  To exterior  To pump  Floor drain Other: .  
**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged

# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

**Secondary condensate line/drain cont.**  Recommend technician evaluate

**Operation** Differential: 22

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

**Comments**

## Evaporator Coil Section Unit #2

**General**  N/A  
 Central system  Wall unit  
 Location:  
 Age:

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory  
 Recommend/Replace damaged/missing insulation

**Condensate line/drain**  To exterior  To pump  Floor drain Other: .

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

**Operation** Differential:

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

**Comments**