



Home Inspection Report



Inspection Date:

Thursday, August 22, 2019

Prepared For:

Prepared By:

MATTERHORN PROPERTIES LLC

Report Number:

08222019

Inspector:

David Strano

Inspector Signature:

A handwritten signature in black ink, appearing to read "David Strano", is written over a horizontal line.

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

Sunny 84

Recent Rain

No

Approximate Age

109 years

Report Summary

Items Not Operating

Third floor electrical is not operational due to owner switched off at main panel

Kitchen electrical is not operational due to owner switched off at main panel

Major Concerns

3 Chimney chases are unlined - recommend chimney sweep or mason evaluate

Third floor outlet in bedroom shows evidence of overheating, recommend electrician evaluate and make necessary repairs

Roof over rear addition is in need of maintenance and or repair. Evidence of gutters clogged and poor flashing is likely cause for water penetration in bathroom at ceiling under this section.

Kitchen sink plumbing needs connection to drain and have a proper PTrap preventing sewer gas entering living space.

Potential Safety Hazards

Water heater vent pipe has excessive rust present - recommend repairing and/or replacing

Several outlets on main floor have hot/neutral reversed - recommend electrician repair

No operating fire alarms anywhere in house, recommend a fire and CO alarm in every room and floor of house

Deferred Cost Items

Windows appear to be original single pane and are mostly in need of replacing, recommend budgeting for new windows in the near future

Improvement Items

Recommend maintaining a positive drainage slope away from the foundation or possibly installing a drain system along east side of home.

Recommend trimming trees/vegetation so it doesn't come into contact with the home

Flashing on rear addition shows signs of serious rusting, recommend replacing. Roof was in poor condition and will need repair and/or replacement soon.

Missing tabs or shingles on main roof structure, recommend repair or replacement.

Recommend installing rain cap/spark arrestor on each chimney.

Downspout on front porch not attached properly, recommend repair

Brick and mortar had some cracking recommend repair.

Report Summary

Improvement Items

Normal caulking maintenance recommended.

Trim had some deterioration recommend repair and painting.

Outside condenser unit coils dirty recommend cleaning.

Recommend trimming back bushes from around the condenser unit.

Hose bib(s) not frost-proof type, recommend turning off shut off valve inside of home to prevent freezing.

Items To Monitor

Severe moisture penetration at foundation of east side of house. Make certain gutters are clean and properly draining. Recommend specialist evaluate drainage at east side of home to eliminate further water intrusion.

Grounds

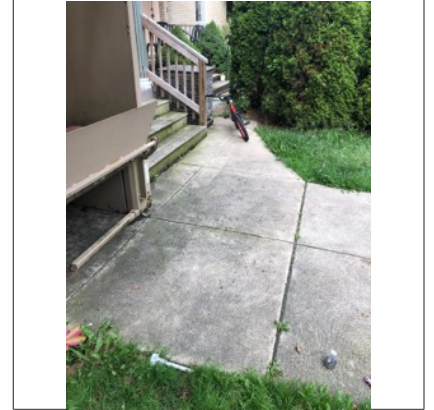
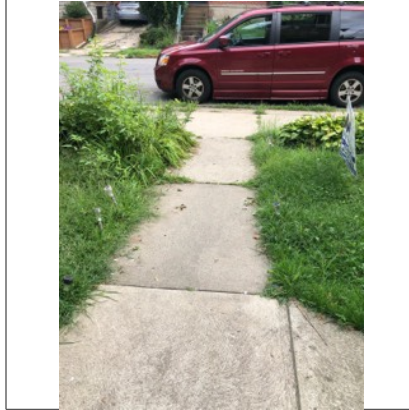
Service Walks

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

Photos



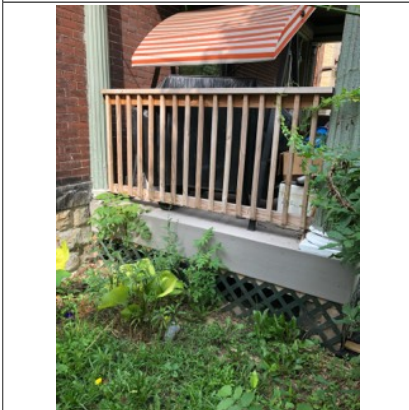
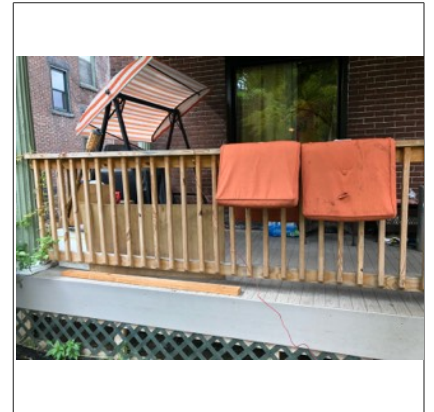
Stoops/Steps

None

Material Concrete Wood Other: composite Railing/Balusters recommended

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

Photos



Deck/Patio/Porch Covers

None

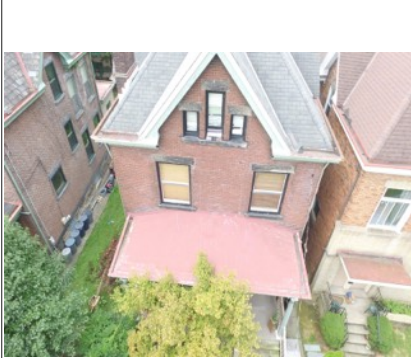
Grounds

Deck/Patio/Porch Covers cont.

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

Photos



Recommend keeping gutters clean and remove any debris at the downspouts.

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

Recommend maintaining a positive drainage slope away from the foundation..

Recommend trimming trees/vegetation so it doesn't come into contact with home.

Photos



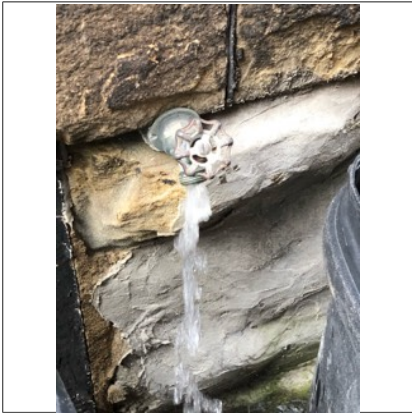


Hose bibs

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

Hose bib(s) not frost-proof type, recommend turning off shut off valve inside of home to prevent freezing

Photos



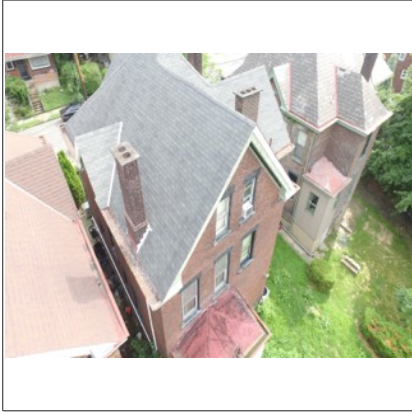
Roof

General

Visibility None All Partial Limited By:

Inspected From Roof Ladder at eaves Ground With Binoculars DRONE

Photos



Style of Roof

Type Gable Hip Mansard Shed Flat Other:

Pitch Low Medium Steep Flat

Roof #1

Type:

Asphalt

Layers:

1 Layer

Age:

1-5+

Roof #2

None

Type:

Metal

Layers:

1 Layer

Age:

25+

Location:Front porch

Roof #3

None

Type:

Metal

Layers:

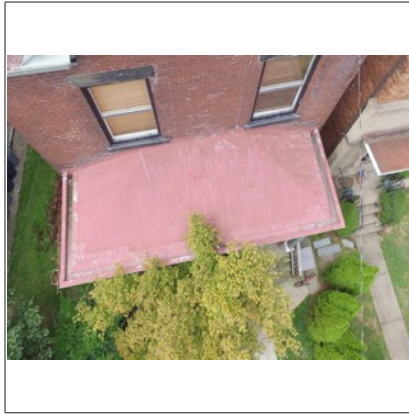
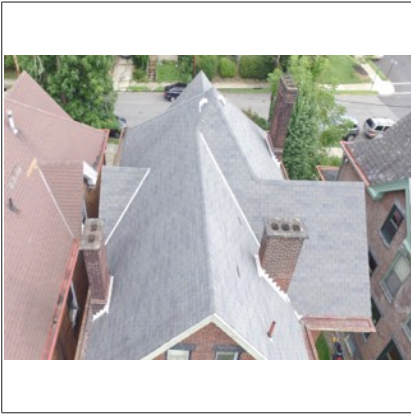
1 Layer

Age:

25+

Location:Rear addition

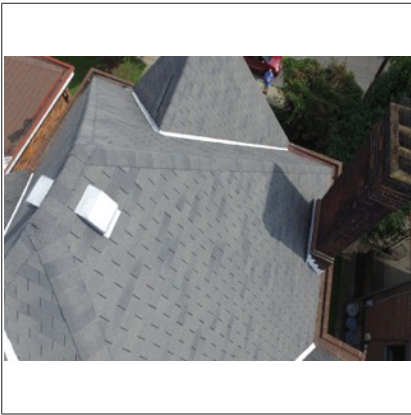
Photos



Ventilation System

- None N/A
 Soffit Ridge Gable Roof Turbine Powered Other: .

Type Photos



Flashing

- Material** Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments

Flashing shows signs of serious rusting, recommend replacing.

Photos



Flashing at roof edge and siding is in need of repair and sealing

Valleys

- N/A

Roof

Valleys cont.

Material Not Visible Galv/Alum Asphalt Lead Copper Other: _____
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Condition of Roof Coverings

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

Comments

Main roof was showing normal wear, but was in overall adequate condition.
 Missing tabs or shingles recommend repair or replacement
 Rear Addition metal roof was in poor condition and will need repair and/or replacement soon.
 Front Porch roof recommended to be evaluated as its condition is similar to rear metal roof

Photos



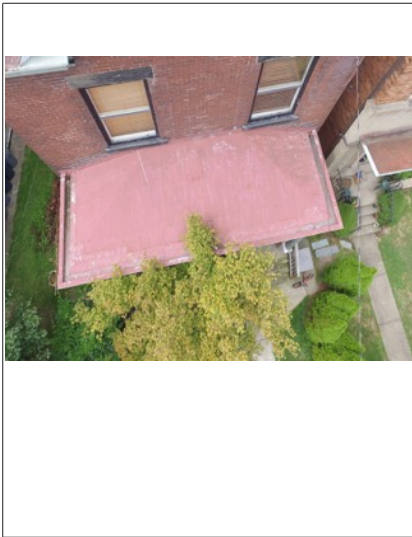
Missing tabs or shingles recommend repair or replacement.



Missing tabs or shingles recommend repair or replacement.



Poor flashing
Gutters in need of cleaning



Plumbing Vents

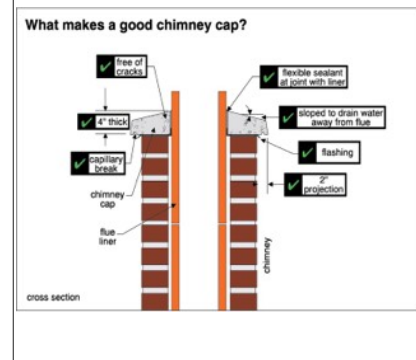
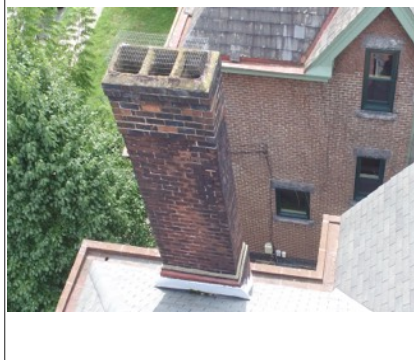
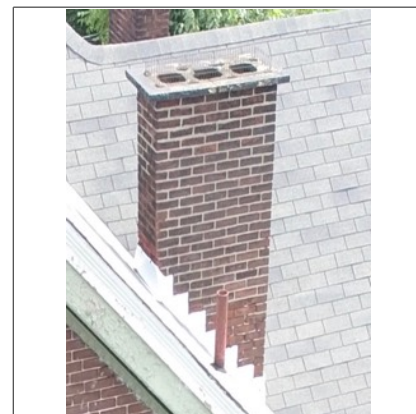
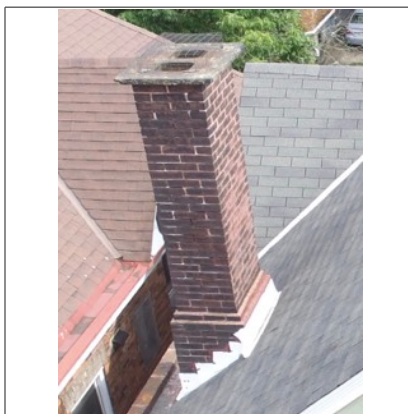
Condition Not Visible Not Present
 Satisfactory Marginal Poor

Exterior

Chimney(s)

- None
Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars DRONE
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 Recommend installing rain cap/spark arrestor
 Chimney chase is unlined -
 recommend chimney sweep or mason evaluate

Photos



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 Insides of gutters are full of debris recommend cleaning

Exterior

Gutters/Scuppers/Eavestrough cont.

Comments cont. Downspouts had some visible damage , recommend repair

Photos



Gutters are in need of cleaning



Downspout is not attached properly to other downspout for adequate drainage. This condition results in runoff puddling at foundation and contributing to water penetration in the basement



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

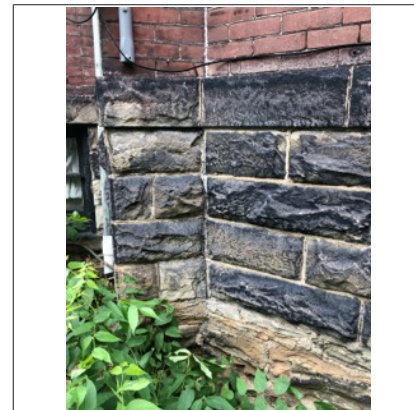
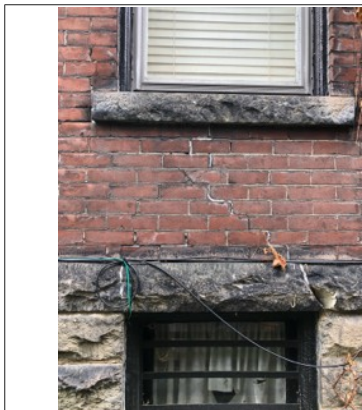
Comments

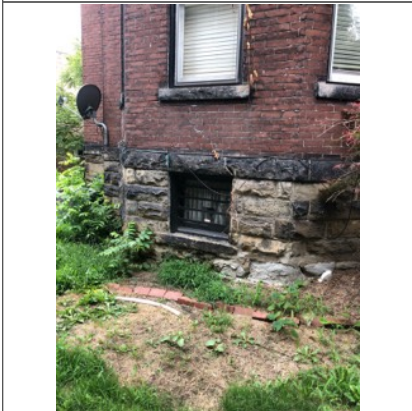
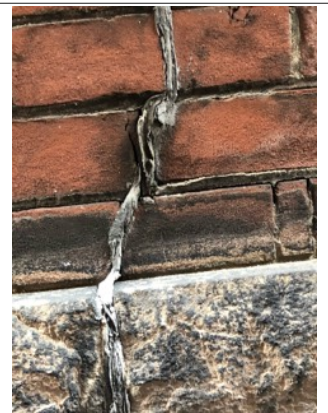
Brick and mortar was in need of tuck pointing maintenance.

Brick and mortar had some cracking recommend repair

Normal caulking maintenance recommended

Photos





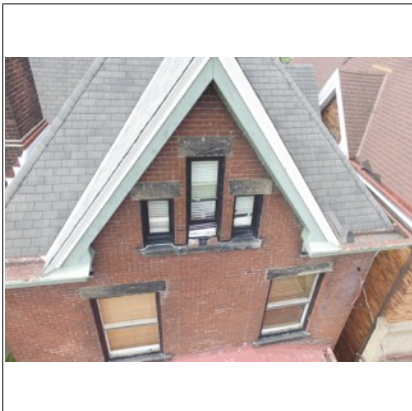
Trim

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

Condition Satisfactory Marginal Poor

Comments Trim had some deterioration recommend repair and painting

Photos



Soffit

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

Condition Satisfactory Marginal Poor

Comments Soffit damaged/rotted, recommend repair

Photos

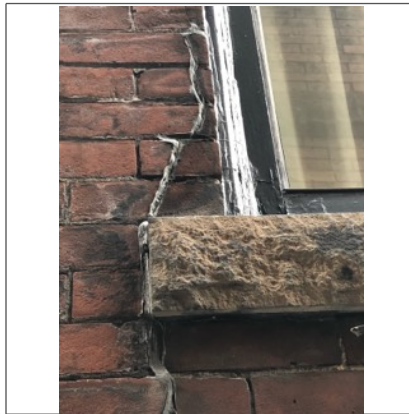
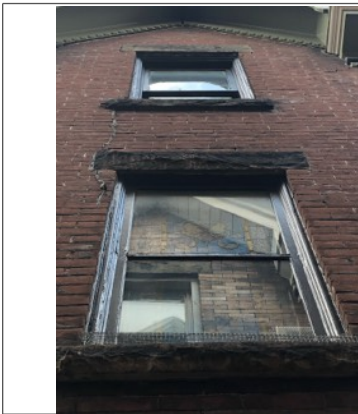


Entire soffit and trim in need of painting and repair

Caulking

- None
 - Satisfactory Marginal Poor
 - Recommend around windows/doors/masonry ledges/corners/utility penetrations
- Comments Recommend caulking around windows, doors, corners, utility penetrations.

Photos



Windows/Screens

- Satisfactory Marginal Poor Wood rot Recommend repair/painting
- Recommend repair/replace damaged screens Failed/fogged insulated glass
- Wood Metal Vinyl Aluminum/Vinyl clad
- Torn Bent Not installed Satisfactory

Comments

Window sills/trim have some damage recommend repair/replacement

Damaged wood present on the sills - recommend repair

Photos



Service Entry

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

Photos



Exterior Doors

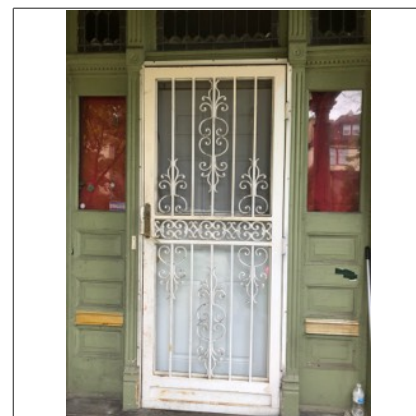
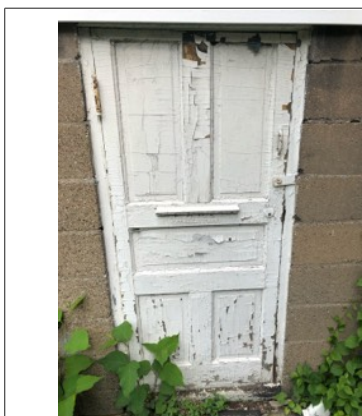
Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing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

Exterior

Exterior Doors cont.

Comments Entry door weathered, recommend paint/stain to protect from further damage.

Photos



Front storm door doesn't have safety door closer

Exterior A/C - Heat pump #1

Unit #1

N/A

Location: East side of home

Brand:

Rheem

Model #: RA1348AJ1NA

Serial #: W191523536

Approximate Age:

1-5+

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): 50 Fuses/Breakers installed (amps): 30
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

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

Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments Outside condenser unit coils dirty recommend cleaning.

Exterior

Exterior A/C - Heat pump #1 cont.

Comments cont. Recommend trimming back bushes from around the condenser unit.

Photos



Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

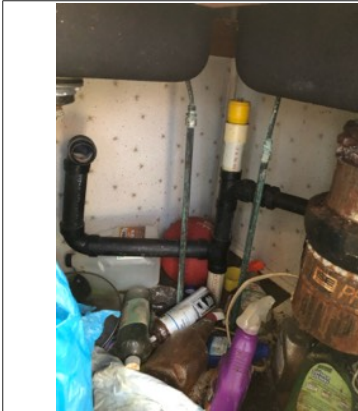
Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

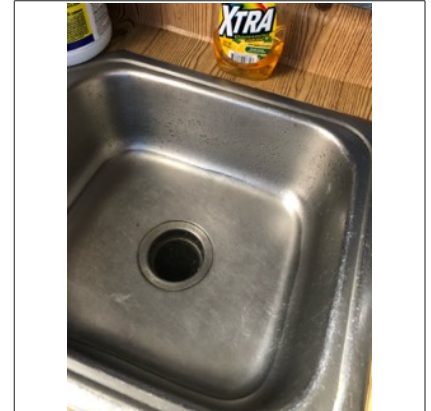
Comments

Drains show signs of leakage recommend repair

Photos



Left side of sink has no connection to drain. Connection is needed and proper P Trap installed. Sewer gases will enter living space until proper connection is performed



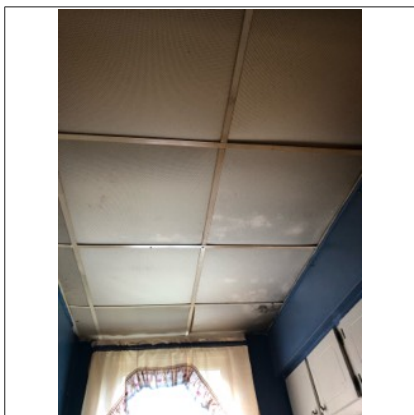


Faucet leaks at base

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Photos



Heating/Cooling Source

Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

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)

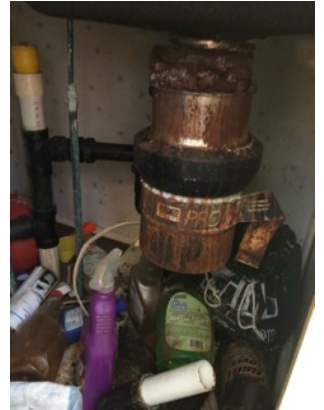
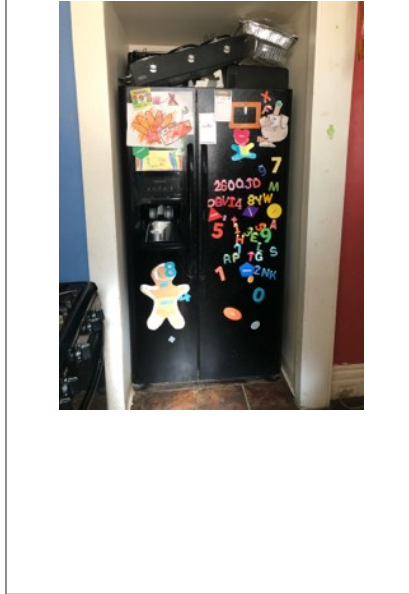
Open ground/Reverse polarity: Yes No Potential Safety Hazard

Kitchen

Appliances cont.

Comments Owner had power to kitchen off for electrical issue. Recommend electrician perform safety check. NO appliances were tested

Photos



Disposal was not tested due to power switched off at panel. Clearly the photo shows signs of leaking and rusted. Recommend plumber and or electrician replace.

Laundry Room

Laundry

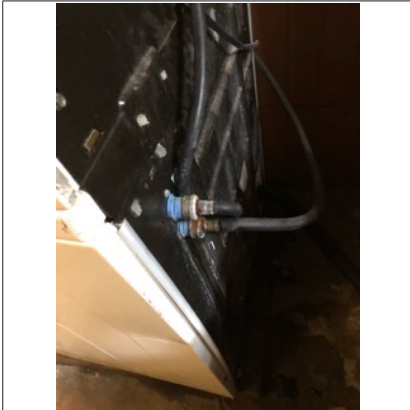
- Laundry sink** N/A
- Faucet leaks** Yes No
- Pipes leak** Yes No Not Visible
- Cross connections** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Room vented** Yes No
- Dryer vented** N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend 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

Washer located in basement. Connections are needed to be replaced due to signs of leaking.

Dryer located upstairs. There was no venting of dryer, recommend connecting dryer vent and venting to outside.

Photos

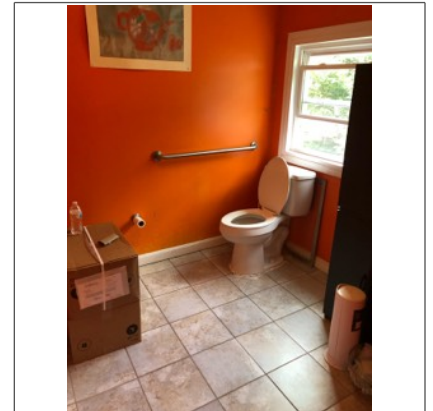
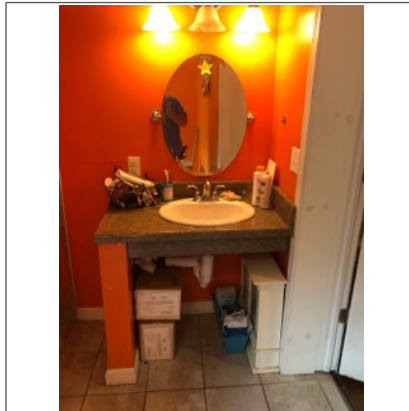


Bathroom

Bath

- Location** First floor bath
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No 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** Moisture stains present.
Damaged walls recommend repair
Damaged ceiling recommend repair
Recommend venting exhaust fan to exterior
Several areas on the ceiling and walls have active moisture stains, recommend roof/gutters repaired and walls/ceiling repaired.

Photos

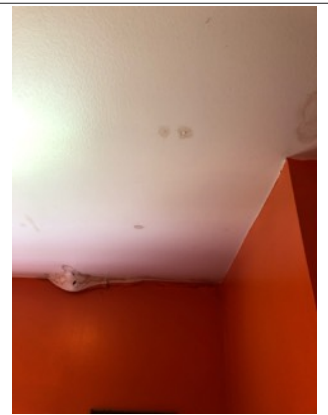




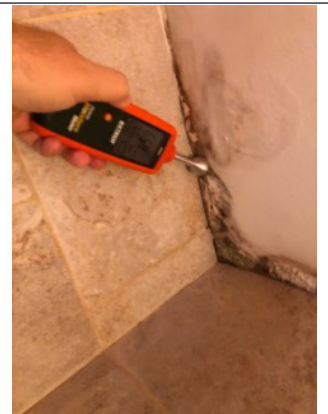
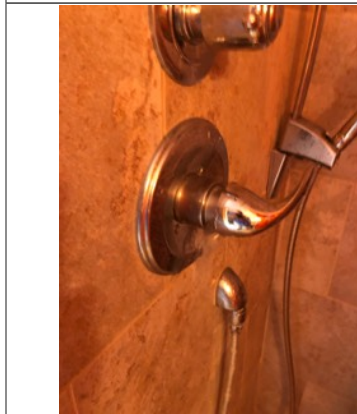
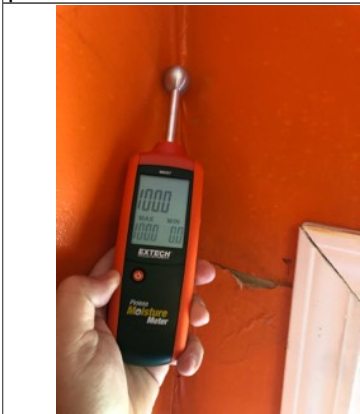
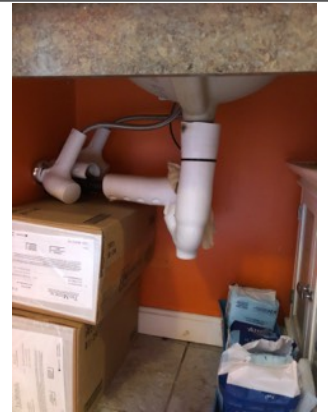
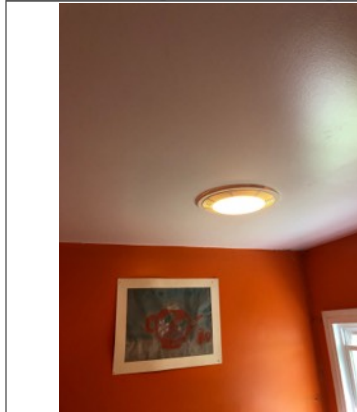
Water damage



Water damage and staining



Water damage and moisture present.



Bathroom (1)

Bath

Location Second floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

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

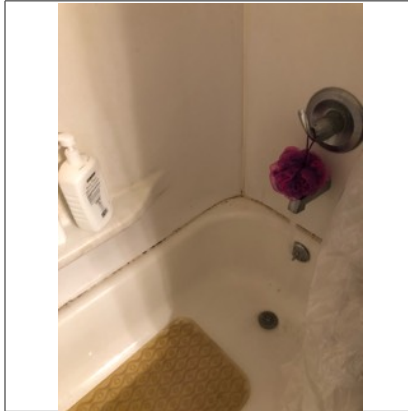
GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Photos



Room

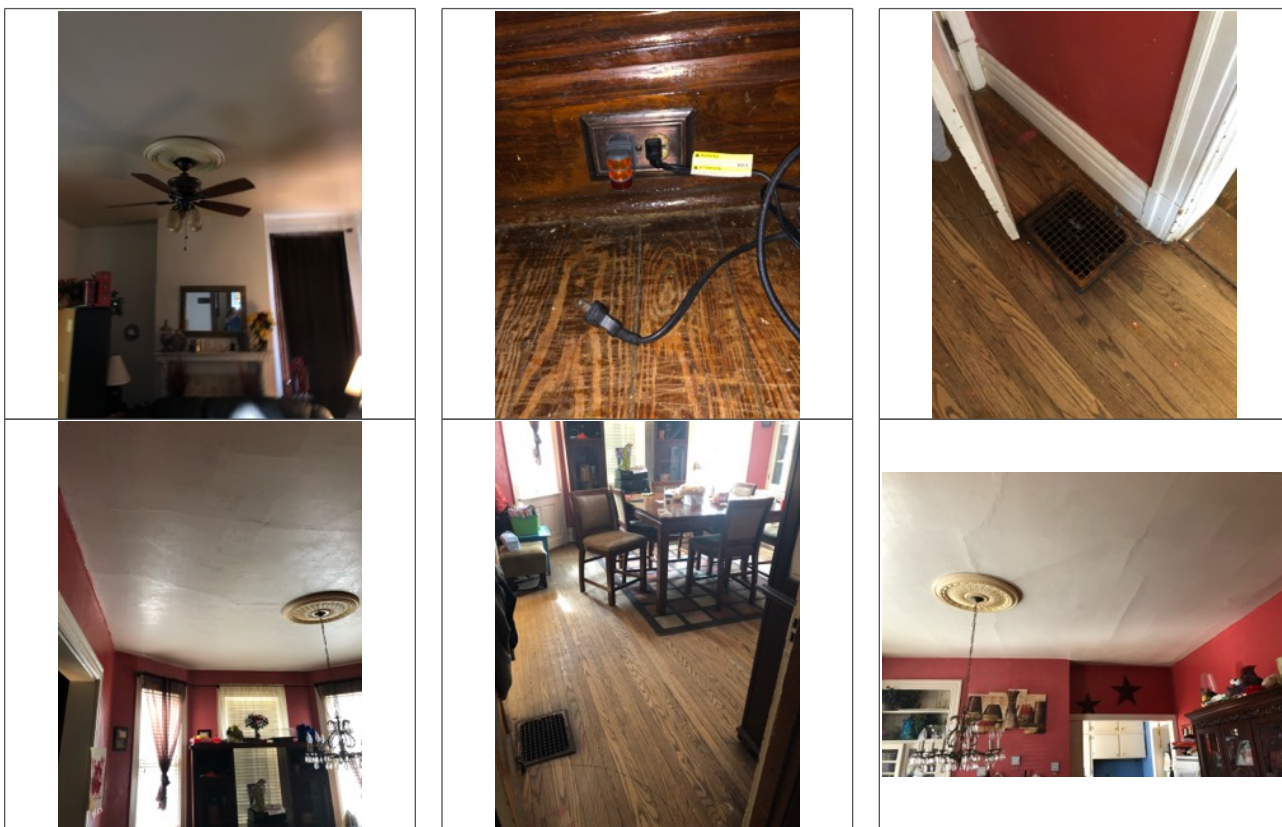
Room

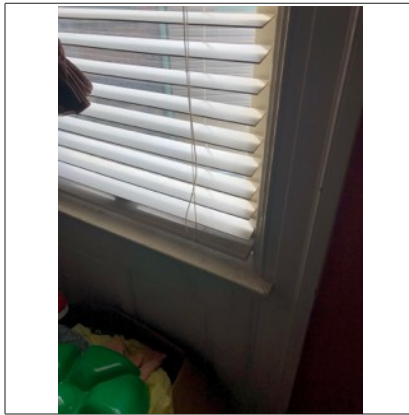
Location First floor
Type FAMILY ROOM

- Walls & Ceiling** Satisfactory Marginal **Poor** Typical cracks Damage
Moisture stains Yes No
Floor Satisfactory **Marginal** Poor Squeaks Slopes Tripping hazard
Ceiling fan None **Satisfactory** Marginal Poor Recommend repair/replace
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No **Safety hazard** Cover plates missing
Heating source present Yes No Holes: Doors Walls Ceilings
Bedroom Egress restricted N/A Yes No
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
Windows None Satisfactory **Marginal** Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Walls and ceiling contain chipped paint and cracking in plaster. Recommend repair and paint

Photos





Room (1)

Room

Location First floor

Type BEDROOM

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

Moisture stains Yes No

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

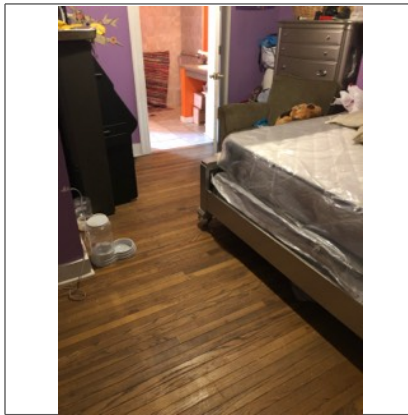
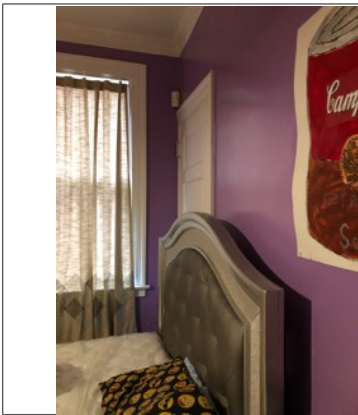
Bedroom Egress restricted N/A Yes No

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 Holes in wall/ceiling recommend repair

Photos



Room (2)

Room

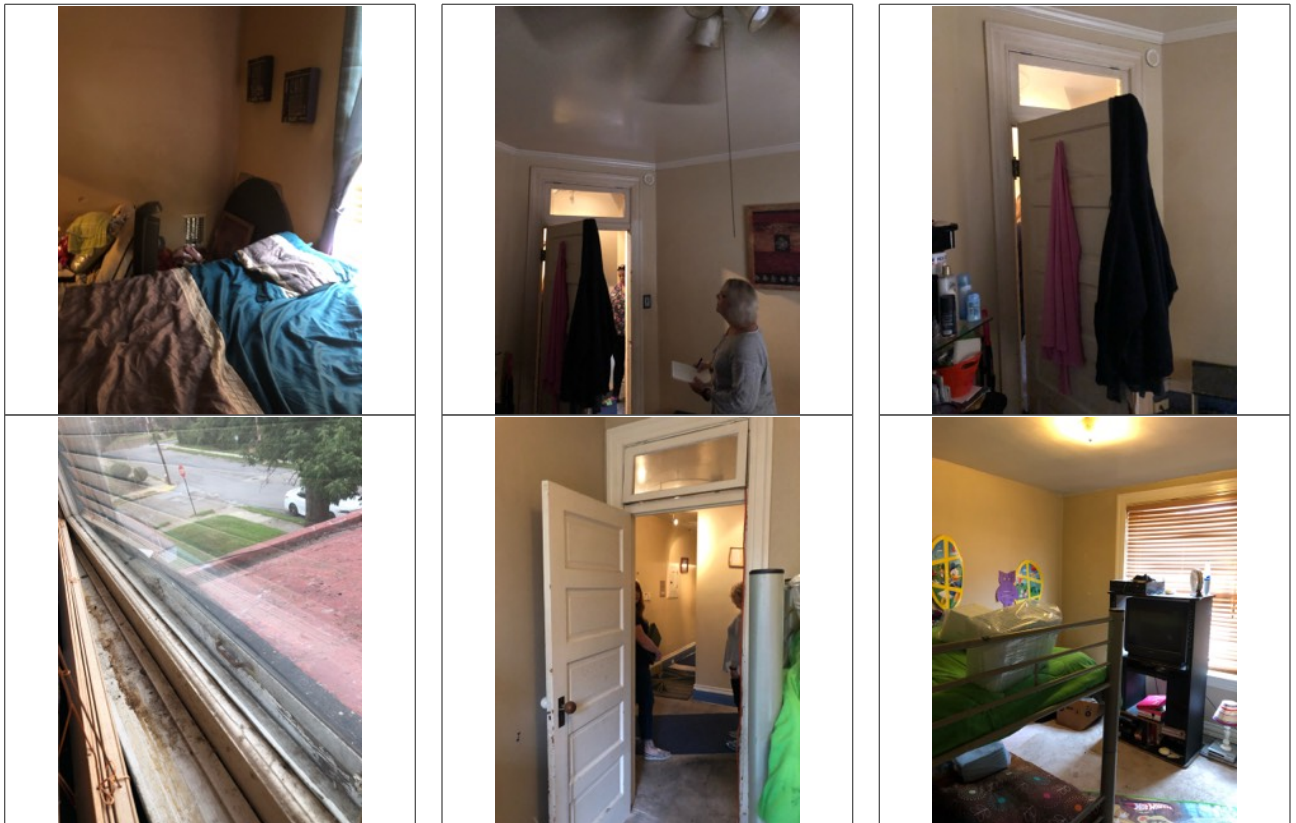
Location Second floor
Type BEDROOMS

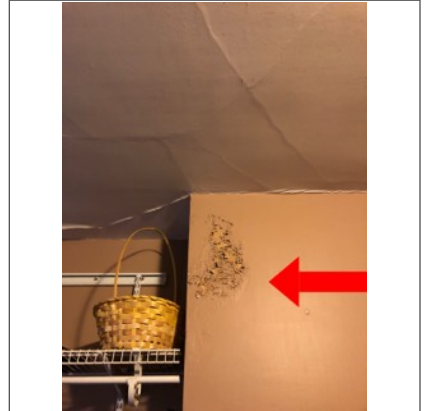
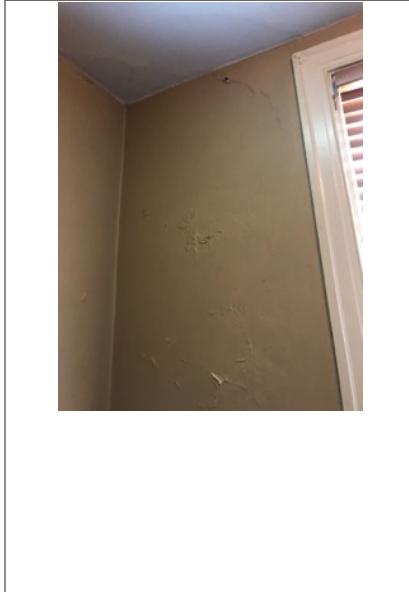
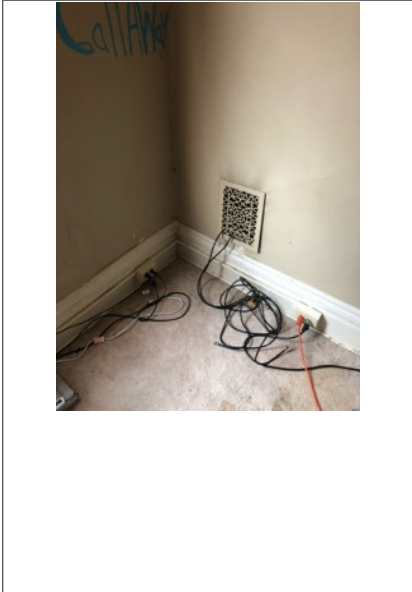
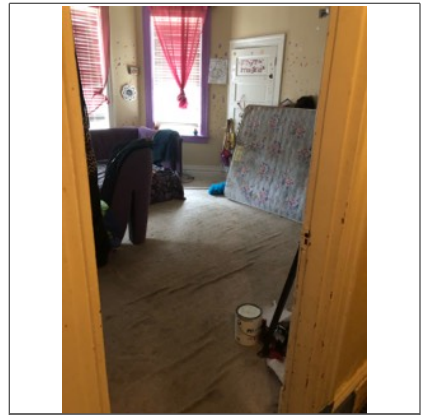
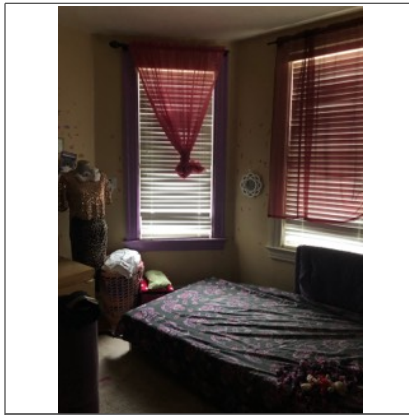
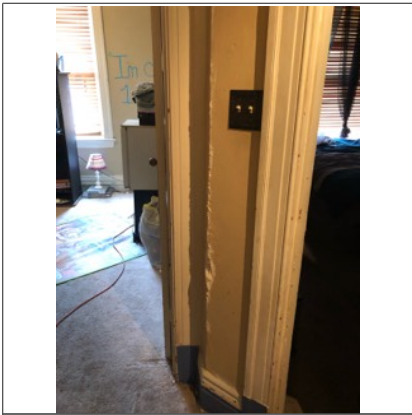
- Walls & Ceiling** Satisfactory Marginal **Poor** Typical cracks Damage
Moisture stains Yes No
Floor Satisfactory **Marginal** Poor Squeaks Slopes Tripping hazard
Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing
Heating source present Yes No Holes: Doors Walls Ceilings
Bedroom Egress restricted N/A Yes No
Doors None Satisfactory **Marginal** Poor Cracked glass Broken/Missing hardware
Windows None Satisfactory **Marginal** Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Several rooms upstairs have holes/cracks in plaster on walls and ceilings. These cracks appear to be typical of a 100 year old house with limited maintenance. Recommend repair and painting throughout house.

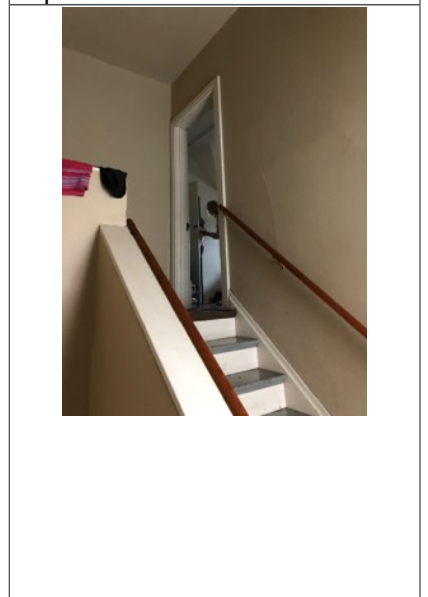
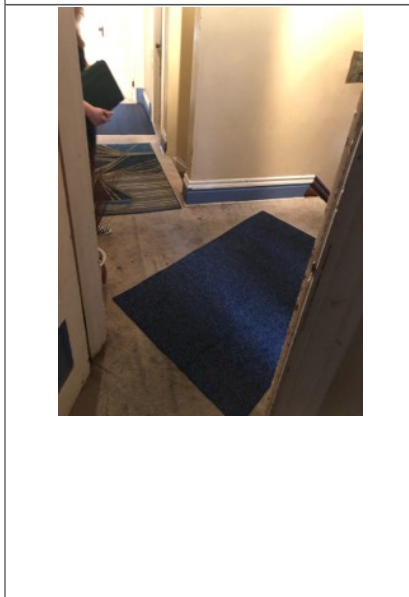
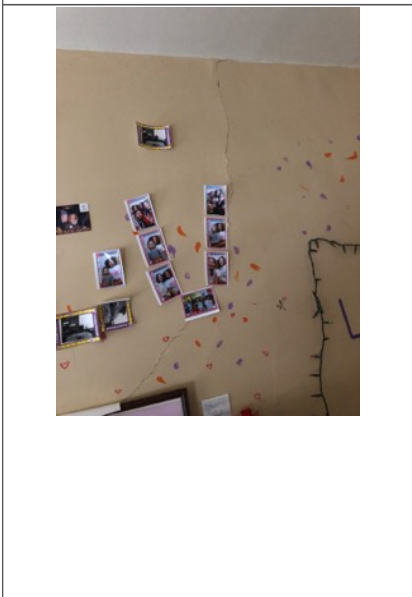
Windows appear to be original and are mostly passed their expected life, recommend budgeting for window replacement as soon as possible

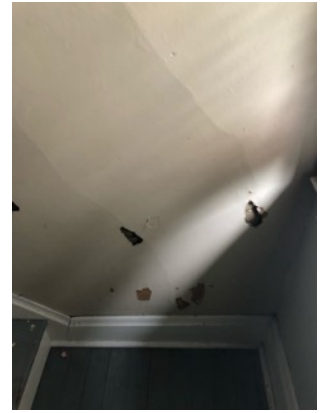
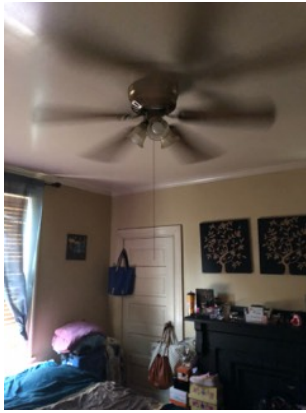
Photos





Moisture and potential ongoing water penetration at wall covering chimney chase. As suggested in report earlier, have chimney examined and rain cap installed to prevent water intrusion





Several holes and cracks in walls of steps upstairs



Owner shut off electric to entire upstairs, evidence of previous overheating and potential fire damage at outlet. Recommend electrician replace/repair and perform necessary safety checks before returning power to upstairs

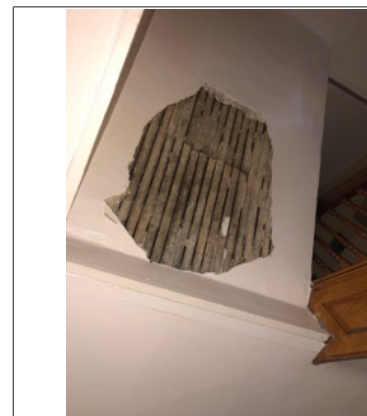
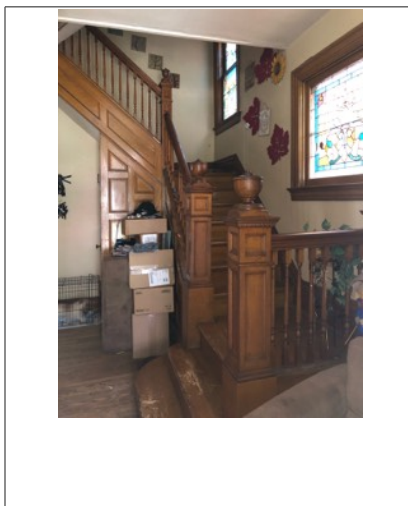
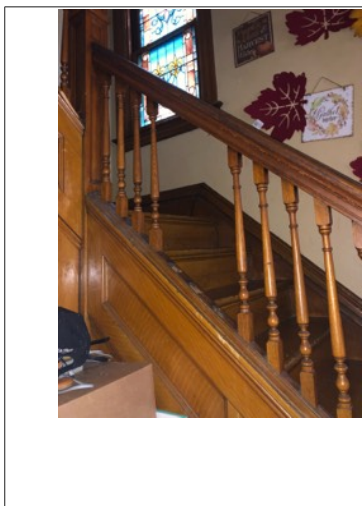


Interior

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 Large section of handrail on main staircase is missing balusters

Photos



Area under staircase at ceiling is missing large section of plaster. Recommend repair

Smoke/Carbon Monoxide detectors

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

Comments

Smoke detectors are not present in any room of house. Recommend having smoke/CO detectors in every room and hallway on every floor. This is a critical 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: 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

Interior

Attic/Structure/Framing/Insulation cont.

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 Access was blocked. Attic was not reviewed.

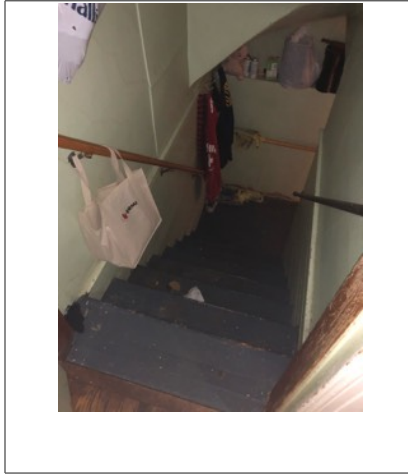
There was no attic or access.

Basement

Stairs

- Condition** Satisfactory Marginal **Poor** Typical wear and tear Need repair Risers Uneven
 Safety Hazard
- Handrail** Yes No Condition: **Satisfactory** Loose Handrail/Railing/Balusters recommended
- Headway over stairs** **Satisfactory** Low clearance Safety hazard

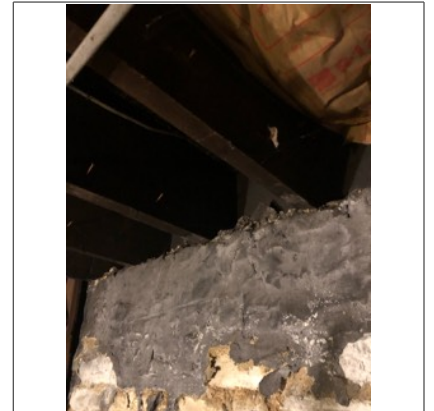
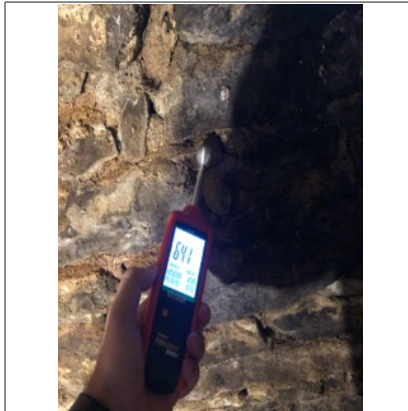
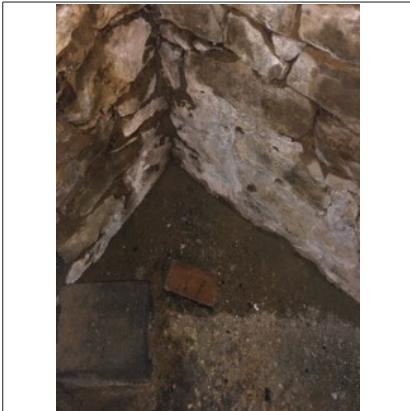
Photos

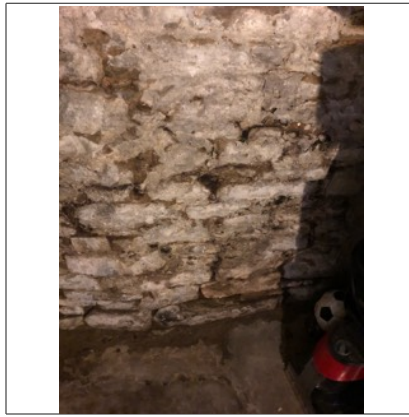


Foundation

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

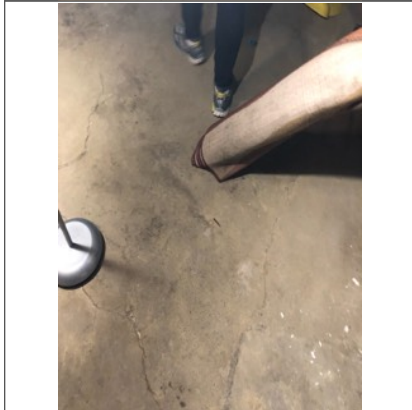
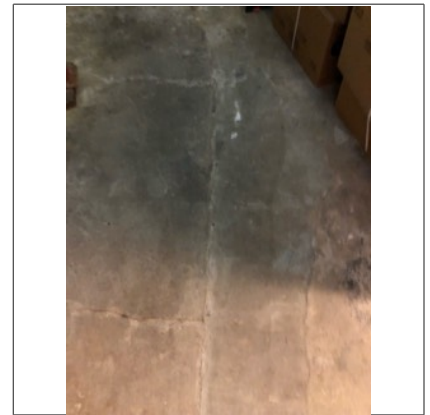
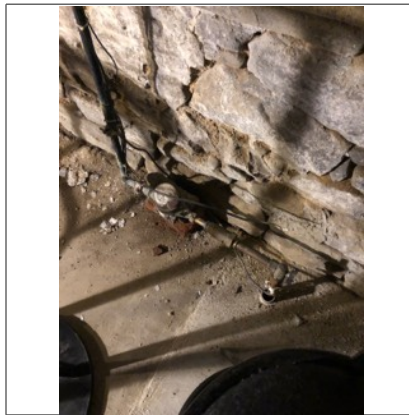
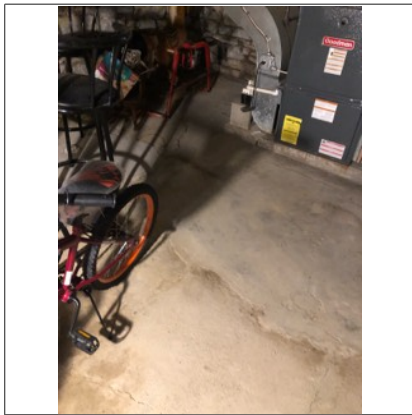
Photos





Floor

Material Concrete Dirt/Gravel Not Visible Other: .
Condition Satisfactory Marginal Poor Typical cracks Not Visible
Comments Floor had some cracking and movement, recommend repair
Photos



Drainage

Sump pump Yes No Working Not working Needs cleaning Pump not tested
Floor drains Yes Not Visible Drains not tested
Comments Some old moisture stains are present, recommend maintaining proper slope away from the house and make sure the gutters drain properly.

Some signs of past flooding is evident.

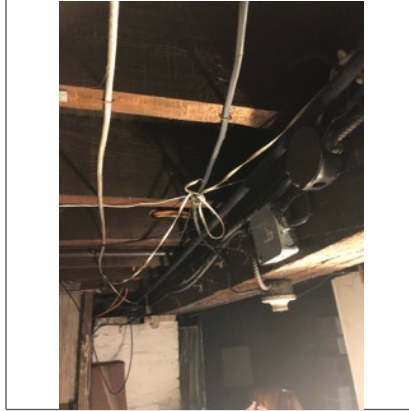
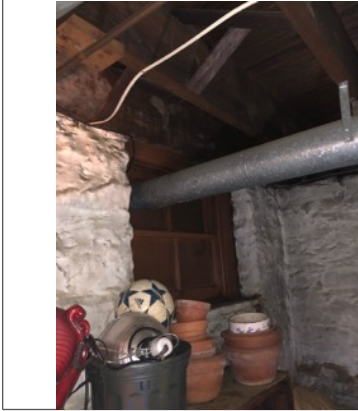
Floor drain is not visible.

Basement

Girders/Beams

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

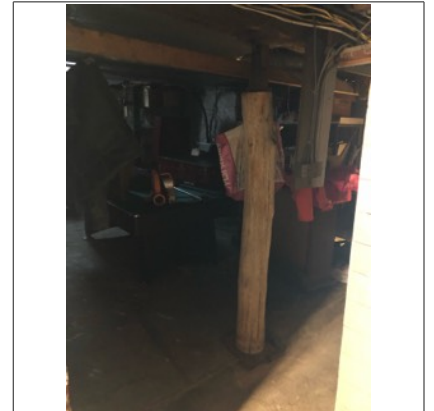
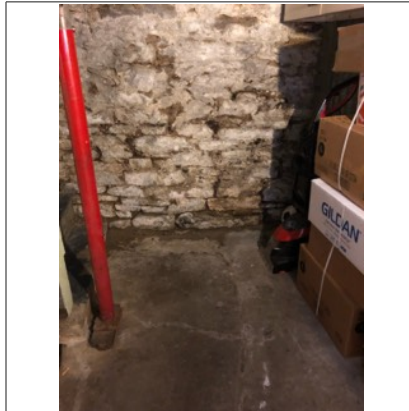
Photos



Columns

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

Photos



Joists

- Not Visible
 Satisfactory Marginal Poor
 Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/alterd joists

Photos



Plumbing

Water service

Main shut-off location In the basement

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

Lead other than solder joints Yes No Unknown Service entry

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

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

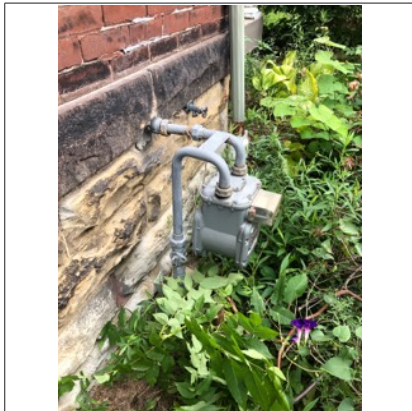
Main fuel shut-off location

N/A

Location

On the side exterior wall

Photos



Water heater #1

N/A

General

Brand Name: Rheem

Serial #: 12527282

Capacity:

40

Approx. age:

5-10+

Type Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material

Plumbing

Water heater #1 cont.

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

Condition Satisfactory Marginal **Poor**

Comments Excessive rust present on vent pipe - recommend repairing and/or replacing

Photos



Vent pipe is rusted and has a hole. Exhaust leaks into basement and is not venting properly. Backdraft upon heater fired up. Recommend licensed repair SAFETY HAZARD



Backdraft



Heating System

Heating system

Unit #1 Brand name: Goldman
 Approx. age: 5 years
 Unknown Model #: GMH951155DXAC Serial #: 0806121954 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

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)

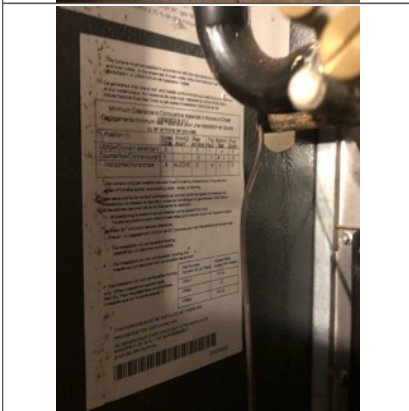
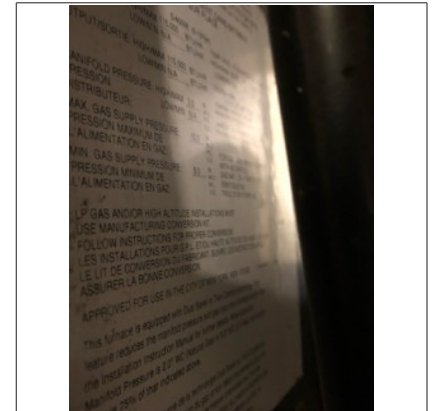
When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

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:

Photos



Electric/Cooling System

Main panel

- Location** Basement
Condition Satisfactory Poor
Adequate Clearance to Panel Yes No
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Breakers/Fuses Breakers Fuses
Appears grounded Yes No Not Visible
GFCI breaker Yes No Operable: Yes No
AFCI breaker Yes No Operable: Yes No Not Tested
Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor
Branch wire 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
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard
Comments

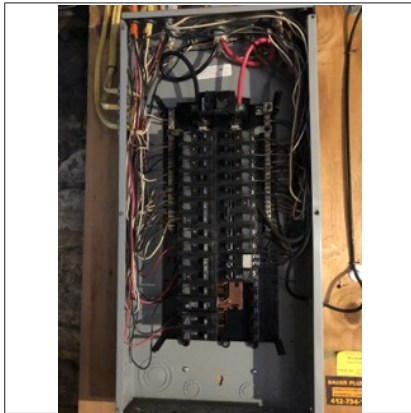
Panel size appeared to be compatible to service size.

Main wires are aluminum - recommend no-oxidation paste be applied to wires to prevent corrosion

Outlets were randomly tested and had correct polarity, except as noted.

Outlet in living room had hot and neutral wired incorrectly.

Photos



Evaporator Coil Section Unit #1

- N/A
General Central system Wall unit
 Age:5
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
Condensate line/drain To exterior To pump Floor drain Other:
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate
Operation Differential: 14.3
Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature
Comments Recommend an HVAC contractor examine.

Photos



Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

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