



PAUL GRIESBACH HOME INSPECTIONS

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Inspection Report



Client:

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Inspection Circumstance

Date <u>8-20-04</u>	Time: 10:00 am. Soil Condition <u>Dry</u>
Estimated Age <u>1988</u>	Weather/Temp <u>Sunny / 75°</u>
Building Type* <u>Single Family</u>	Present:
Stories <u>2</u>	<input checked="" type="checkbox"/> Selling Realtor Client
 *Condominium inspections do not include common or limited common areas.	<input type="checkbox"/> Listing Realtor
	Inspector <u>Paul Griesbach</u>

Payment Record

Total Fee: <input checked="" type="checkbox"/>	Paid by: <input checked="" type="checkbox"/> Check	Cash	<input checked="" type="checkbox"/> Check
Fee includes: General building inspection and septic pump tank inspection.			

Summary

The house is in very good overall condition, however several defects were found during the inspection and are noted below and throughout the report.

- Because a considerable amount of roof water drains off the roof on the right side of the garage consider installing gutters both here and in several other locations as noted. Pg. 4, 6
- The pool lacks self-closing gates and a ground-faulted outlet should be installed as required by code. Pg. 4
- It appears that a small animal is living under the retaining wall in the rear and it should be trapped and moved. Also note the need to install handrails and improve guardrails where noted on the front stairs and deck. Pg. 4, 5
- Roofing material has aged prematurely most likely due to poor venting. There are also minor roofing defects that should be corrected at this time. Pg. 6
- There is mold growth on the siding that should be properly cleaned off. Also note the mold staining to the inside of the garage doors and the need to repair the drywall ceiling in the garage where water damaged. Pg. 7
- In the basement, insulation that was removed around the perimeter rim joist should be reinstalled, the mice should be removed from the front wall area and any contaminated insulation replaced. Pg. 9
- The boiler suffers from deferred maintenance and should be cleaned and repaired as noted. Also note that the chimney is not fire stopped in the basement as required by code. Pg. 10
- One of the sewer pumps was in a failed condition and is to be replaced. Pg. 11
- Loose toilets need to be properly anchored, loose shower controls corrected, the flooring sealed at the tub base, and the whirlpool tub drain lines should be cleaned. Pg. 12
- The missing breaker in the panel should be replaced or a “blank” installed, a second outlet installed near the swimming pool, and smoke detectors upgraded. Pg. 14
- There are drywall blemishes in several locations as noted. There is no light switch at the bottom of the basement stairs, and the handrail could be tightened. Pg. 15
- At the fireplace, the damper is missing, the clearance to wood trim does not meet code standards and should be improved and the chimney needs to be cleaned. Pg. 15
- There is minor damage to screens and some missing hardware. Pg. 15
- In the attic, consider improving how the roof is vented by closing off the gable end vents and removing the insulation from between the rafters. Also important would be to insulate the bath fan ductwork. Pg. 16

Dear Ken and Deanna,

Thank you for asking me to do your home inspection. Please read the report over carefully and call me if you have any questions.

Regards,

Paul

Grounds

<u>General Grading, Slope and Drainage</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	➤ The lot slopes to the front.
<u>Grading and Slope at Foundation</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<ul style="list-style-type: none"> ➤ The grade tends to be flat next to the building, however, there is no evidence that there is any seepage into the basement. This is most likely due to an effective perimeter drainage system that was installed during initial construction and collects any water near the footing and most likely deposits it in the front, gully area. A considerable amount of roof water drains off the right side of the garage where it may travel down along the driveway and cause ice problems in the winter. Because of this consider installing gutters as this location so that the water is more properly collected and drained away from the building. Another location where gutters should be installed is in the front on the left side where poorly controlled roof water is starting to deteriorate the siding. See photos.
<u>Walkways</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	Asphalt Concrete Flagstone Brick <input checked="" type="checkbox"/> Wood
<u>Driveway</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Asphalt Concrete Gravel Other
<u>Fencing</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Wood Metal <ul style="list-style-type: none"> ➤ There is a swimming pool in the rear on the left side with a fence that surrounds and protects the pool. Code requires that gates be self-closing and self-latching. Neither of the two gates is and they should be upgraded to make the area safer for small children. Another requirement for the pool is the need for a ground fault protected outlet between 10 and 20 feet away from the pool rim. This is to avoid plugging an extension cord into an unprotected outlet. The closest ground fault protected outlet is on the deck at least 30-40 ft away from the pool. Consider upgrading to make the pool safer.
<u>Trees and Shrubbery</u> <input checked="" type="checkbox"/> Satisfactory	➤ There are some small trees and shrubbery that should be trimmed back to provide more light and ventilation around the building.
<u>Retaining Walls</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Wood Concrete <input checked="" type="checkbox"/> Stone Other ➤ There is a landscape timber retaining wall on the left side of the building and toward the rear there is evidence that an animal has dug underneath the retaining wall and has taken up residence.
<u>Patio / Terrace</u> <input checked="" type="checkbox"/> N/A	Concrete Brick Stone Flagstone

Grounds Cont.

<u>Stairs to Building</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Steps:	<input checked="" type="checkbox"/> Wood Brick Concrete Granite	Handrails Guardrails N/A
	Landings:	Wood Brick Concrete Granite	
<ul style="list-style-type: none"> ➤ There is mold staining on much of the wood surface outside including the wood walkway. See pg. 7. The stairs to the front entry area lack handrails. The guardrail for the landing at the front entry area is too low to comply with code and may be unsafe for small children. Consider extending its height. Today the requirement is that the guardrail be at least 36" high and has a minimum opening of 4". 			
<u>Exterior Doors</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory			
<u>Porch</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A			
<u>Deck /Balcony</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	On Grade <input checked="" type="checkbox"/> Raised Handrails <input checked="" type="checkbox"/> Guardrails		
	<input checked="" type="checkbox"/> Pressure Treated Lumber Concrete Piers		
<ul style="list-style-type: none"> ➤ One of the lengths of decking on the steps is cracked should be repaired or replaced before it becomes a trip hazard. There is a wide area of stairway with no handrail. Consider installing a handrail at some location along the stairway. 			
<u>Outbuildings</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A			

Roof and Chimney

<u>Roof Covering</u>						
Location:	Material:	Approx Age:	Condition:			
<input checked="" type="checkbox"/> All	<input checked="" type="checkbox"/> Tab shingles	<input checked="" type="checkbox"/> 2 yrs	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory		
<ul style="list-style-type: none"> ➤ Cathedral ceilings are a dominant architectural feature within the house and by design the venting of them is difficult. Restricted venting often results in overheating of shingles and premature wear; this has been the case with this house. • This is the second layer of shingles and already the roofing material appears to be overheating in some places (see photos). • The venting of the cathedral ceilings in this case can be improved as noted on pg. 16. This improved venting may help cool the underside of the roof, which in turn would extend the life of the roofing material and prevent ice damming. • There are minor shingle defects at this time including nail pops at the front valley area above the garage on the right side and several crack-damaged shingles on the right side as well. Repair would be minor. • Though there is an electrical outlet on the eve in the rear, most likely to accommodate heat tape, there was no evidence that ice damming has been a problem. Evidence generally includes damaged shingles at the eves. 						
<u>Flashing</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<input checked="" type="checkbox"/> Aluminum Galvanized Copper Lead Other					
<u>Gutters and Downspouts</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Aluminum Galvanized Vinyl Wood Other Downspout Extensions: Yes No					
	➤ Consider installing gutters as noted on pg. 4 especially on the right side of the garage and on the center, left area.					
<u>Chimney 1</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Location: <input checked="" type="checkbox"/> Right side, rear, 1-flue					
	Block	<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Metal	Other	<input checked="" type="checkbox"/> Lined	Unlined
	➤ This chimney vents the woodstove and has been recently cleaned.					
<u>Chimney 2</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Location: <input checked="" type="checkbox"/> Center, left, 2-flue, w/cap					
	Block	<input checked="" type="checkbox"/> Brick	Metal	Other	<input checked="" type="checkbox"/> Lined	Unlined
	➤ This chimney vents both the fireplace and the boiler. There appears to be some soot build-up in the boiler flue and the need to do some minor re-pointing just above the flashing line at the roof.					

Exterior

<u>Windows and Skylights</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Window Flashing <input checked="" type="checkbox"/> Insulated Glass Storm Windows	
	Window Type: <input checked="" type="checkbox"/> Double Hung Casement Awning Sliding Fixed	
	Window Material: Metal Vinyl Vinyl covered Wood <input checked="" type="checkbox"/> Wood Other	
<p>➤ There is minor damage to some of the screens particularly on the second floor and missing hardware that is used to hold the screen in place. This is the case on 8-10 windows (see photos).</p>		
<u>Exterior Siding</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory		
Location	Material	Condition:
<input checked="" type="checkbox"/> All	<input checked="" type="checkbox"/> Cedar Shingles	<input checked="" type="checkbox"/> Satisfactory Unsatisfactory
<ul style="list-style-type: none"> ➤ There is considerable mold staining on the siding at all locations but, most especially, in the rear. This is normal and to some degree it is a result of the excessively wet weather and the location of the house in this wooded area. The mold should be washed off with an appropriate solution and the siding should be sealed. 		
<u>Exterior Trim</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory		
<u>Garage / Carport</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<input checked="" type="checkbox"/> Attached Detached <input checked="" type="checkbox"/> Door Operator <input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Safety Reverse	
	<ul style="list-style-type: none"> ➤ There is water damage on some of the ceiling drywall possibly from a leak at the bathroom above or from before the roofing was replaced. The drywall should be repaired as needed. See photos. 	

Structure

<u>Type of Building</u>	<input checked="" type="checkbox"/> Single Family	Multi-Unit	Condominium Unit	Other			
<u>Construction Type</u>	<input checked="" type="checkbox"/> Wood Frame	Other					
<u>Roof Design</u>	<input checked="" type="checkbox"/> Gable	Shed	Hip	Gambrel	Flat	Dormer	Other
<u>Foundation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Poured Concrete Slab on Grade	Brick	Block	Stone	Granite	Other	
<u>Posts / Supports</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Steel	Masonry	Wood	None	Not Visible	Other	
<u>Floor Structure</u> <u>Floor Joist</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	2x6	2x8	2x10	<input checked="" type="checkbox"/> 2x12	Engineered Truss	Truss Joist	Other
<u>Joist Spacing</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	24" o.c.	<input checked="" type="checkbox"/> 16" o.c.	12" o.c.	Random	Other		
<u>Carrying Beam</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Wood	Steel	Other				
<u>Wall Structure</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> 2 x 6	2 x 4	Other				
<u>Roof Structure</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> 2 x 12	2 x 10	2 x 8	2 x 6	Engineered Truss	Post and Beam	Other

Basement (or Lower Level)

<u>Basement Type</u>	<input checked="" type="checkbox"/> Full	Partial	None	Slab on Grade
<u>Basement Walls</u>	<input checked="" type="checkbox"/> Open	Closed	% Closed	Other
<u>Basement Dampness</u>	Some Signs Past	Extensive Present	<input checked="" type="checkbox"/> None Observed	Unknown
<u>Basement Ceiling</u>	<input checked="" type="checkbox"/> Open	Closed	% Closed	Other
<ul style="list-style-type: none"> ➤ Some of the insulation around the perimeter has been removed and should be replaced to prevent excessive heat loss. Mice were found in the walls behind the insulation in the front where the sewer pipe exits the building. 				
<u>Floor</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Concrete	Dirt	Other	Carpet N/A
<u>Crawl Space</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Not Accessible / Not Observed		Vapor Barrier	Insulation Ventilation
	Floor:	Concrete	Dirt	Other
	Dampness:	Some Signs	Extensive	None Observed
<u>Floor Drain:</u>	Satisfactory	Unsatisfactory	<input checked="" type="checkbox"/> N/A	
<u>Sump Pump:</u>	Tested	Not Tested	Satisfactory	Unsatisfactory <input checked="" type="checkbox"/> N/A

Heating System

<u>Heating System</u>	<u>Fuel:</u>	Gas	<input checked="" type="checkbox"/> Oil	Electric	Wood
	<u>Heat Source:</u>	Forced Hot Air	<input checked="" type="checkbox"/> Forced Hot Water	Electric Baseboard	Steam Boiler
	<u>Age:</u> <input checked="" type="checkbox"/> 16 yrs	Radiant Heat			Other
<u>Capacity:</u>	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory	N/A		
<u>Fuel supply:</u>	<input checked="" type="checkbox"/> 2 Oil Tanks In Basement	Outside oil tank	Public Gas Supply		
	Electricity	Wood	Propane	Other	
<u>Fire Box /Heat Exchanger:</u>	<input checked="" type="checkbox"/> Partially Observed	Not Observed	Closed Combustion	N/A	
	<input checked="" type="checkbox"/> Have Condition Checked Before Settlement				
<ul style="list-style-type: none"> ➤ There are multiple small leaks at the boiler that indicate deferred maintenance. There is a leak at the coupling in front of the boiler, at circulator pump gaskets, and at the hot water jacket. All indicate the need for maintenance and repairs. The chimney is not properly fire stopped as required by code. 26-gage sheet metal (galvanized drip edge is the preferred product) should be installed between the chimney block and the framing (minor). 					
<u>Distribution</u>	Radiators	<input checked="" type="checkbox"/> Convective Baseboards	Radiant	Convectors	
<u>Piping:</u>	<input checked="" type="checkbox"/> Copper	Galvanized	Cast Iron	Pipes Not Visible	
	Ductwork	<input checked="" type="checkbox"/> Heat Source in each Room:		<input checked="" type="checkbox"/> Yes	No
<u>Humidifier</u>	Atomizer	Evaporator	Steam	Not Functioning	Not Tested <input checked="" type="checkbox"/> N/A
<u>Supplementary Heat</u>	Wood Stove		<input checked="" type="checkbox"/> Fireplace	Unit Heater	Other
Satisfactory					
<input checked="" type="checkbox"/> Unsatisfactory					
N/A					
➤ See pg. 15					
<u>Cooling:</u>	<input checked="" type="checkbox"/> N/A	Tested	Not Tested		Age of System:
Room Units	Central Air	Exterior AC Components	Other		Satisfactory
					Unsatisfactory

Plumbing

<u>Water Service</u>	<input checked="" type="checkbox"/> Public Private <input checked="" type="checkbox"/> Satisfactory Unsatisfactory
	<u>Pipes:</u> Copper Galvanized <input checked="" type="checkbox"/> Plastic Pipes Not Visible
<u>Piping</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<input checked="" type="checkbox"/> Copper Galvanized Brass Plastic Not Visible
	<u>Leaks:</u> Some Signs Extensive <input checked="" type="checkbox"/> None Observed
	<u>Cross Connections:</u> <input checked="" type="checkbox"/> None Observed
	<u>Hose Bibbs:</u> <input checked="" type="checkbox"/> Operating Not Operating <input checked="" type="checkbox"/> Frost Free Not Tested
<u>Drain/Waste/Vent</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Copper Galvanized Brass <input checked="" type="checkbox"/> Plastic Cast Iron
	<u>Leaks</u> Extensive <input checked="" type="checkbox"/> None Observed
	<u>Drain Function</u> Slow <input checked="" type="checkbox"/> Satisfactory
	<u>Waste Disposal</u> Public <input checked="" type="checkbox"/> Private Not Known
<ul style="list-style-type: none"> ➤ There is a combination grinder-pump and pump station in the front of the house that was inspected and found to be defective. A qualified pump contractor was contacted and was replacing the pump during the inspection. A new 2-horsepower pump was to be installed. The installation of the wiring and pump was well done and be aware that what caused the damage to this pump was a rag that made its way into this pump station. Contact Stevens Pump Service (933-9638) for more information on care and maintenance of the pump station. 	
<u>Water Heater</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Electric Gas <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Integral with heating system
	Capacity: <input checked="" type="checkbox"/> 6-8 Gal. <input checked="" type="checkbox"/> Ample for 3-5 people Age: <input checked="" type="checkbox"/> ? <input checked="" type="checkbox"/> Pressure Relief Valve Extension: <input checked="" type="checkbox"/> Yes No

Bathrooms

Bathroom 1 Location: <input checked="" type="checkbox"/> 1 st Floor	<input checked="" type="checkbox"/> Toilet Lavatory Built in tub Whirlpool Leg Tub <input checked="" type="checkbox"/> Stall Shower <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Window <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> GFCI Outlet
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory N/A	<u>Shower Wall Covering:</u> Ceramic Tile <input checked="" type="checkbox"/> Fiberglass Plastic N/A <u>Floor Covering:</u> <input checked="" type="checkbox"/> Ceramic Tile Linoleum Sheet Goods <u>Water Problems:</u> Leaks Moisture Damage <input checked="" type="checkbox"/> Loose Toilet N/A
<ul style="list-style-type: none"> ➤ The toilet is loose and should be properly anchored. The shower controls and showerhead are “floating” and should be properly shimmed. The fan motor is sluggish and should be replaced. A poorly operating fan is the likely reason for the mold on the ceiling. 	
Bathroom 2 Location: <input checked="" type="checkbox"/> 1 st Floor	<input checked="" type="checkbox"/> Toilet Lavatory Built in tub Whirlpool Leg Tub <input checked="" type="checkbox"/> Stall Shower <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Window Fan <input checked="" type="checkbox"/> GFCI Outlet
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory N/A	<u>Shower Wall Covering:</u> Ceramic Tile <input checked="" type="checkbox"/> Fiberglass Plastic N/A <u>Floor Covering:</u> <input checked="" type="checkbox"/> Ceramic Tile Linoleum Sheet Goods <u>Water Problems:</u> Leaks Moisture Damage <input checked="" type="checkbox"/> Loose Toilet N/A
<ul style="list-style-type: none"> ➤ There is a loose toilet in this bathroom as well that should be properly anchored. There is no fan and it is obvious that the ceiling above the shower is vulnerable to moisture and needs to be kept painted. 	
Bathroom 3 Location: <input checked="" type="checkbox"/> 2 nd Floor	<input checked="" type="checkbox"/> Toilet Lavatory <input checked="" type="checkbox"/> Built in tub Whirlpool Leg Tub Stall Shower <input checked="" type="checkbox"/> 2 Vanities <input checked="" type="checkbox"/> Skylight <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> GFCI Outlet
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory N/A	<u>Shower Wall Covering:</u> Ceramic Tile <input checked="" type="checkbox"/> Fiberglass Plastic N/A <u>Floor Covering:</u> Ceramic Tile Linoleum <input checked="" type="checkbox"/> Sheet Goods <u>Water Problems:</u> Leaks Moisture Damage Loose Toilet <input checked="" type="checkbox"/> N/A
<ul style="list-style-type: none"> ➤ The joint between the vinyl flooring and the tub base needs to be properly sealed. There are several drywall cracks at the bottom of the skylight opening that should be repaired prior to repainting. 	
Bathroom 4 Location: <input checked="" type="checkbox"/> 2 nd Floor (Master)	<input checked="" type="checkbox"/> Toilet Lavatory Built in tub <input checked="" type="checkbox"/> Whirlpool Leg Tub <input checked="" type="checkbox"/> Stall Shower <input checked="" type="checkbox"/> Vanity Window Fan GFCI Outlet
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory N/A	<u>Shower Wall Covering:</u> Ceramic Tile <input checked="" type="checkbox"/> Fiberglass Plastic N/A <u>Floor Covering:</u> <input checked="" type="checkbox"/> Ceramic Tile Linoleum Sheet Goods <u>Water Problems:</u> Leaks Moisture Damage Loose Toilet <input checked="" type="checkbox"/> N/A
<ul style="list-style-type: none"> ➤ An odor from the whirlpool tub indicates the need to clean it with a 3-1-bleach solution. Whirlpool tubs often develop mold on the inside of the piping if they are not cleaned or used regularly (minor). Also see notes on venting these two second-floor bathrooms on pg. 16. 	

Kitchen and Appliances

<u>Cabinets and Countertop</u> <input checked="" type="checkbox"/> Satisfactory	GFCI Outlets: <input checked="" type="checkbox"/> Yes No				
<u>Sink</u> <input checked="" type="checkbox"/> Satisfactory	Plumbing Leaks: <input checked="" type="checkbox"/> none observed				
<u>Disposal:</u> <input checked="" type="checkbox"/> Satisfactory N/A	<input checked="" type="checkbox"/> Operating Age: ____				
<u>Dishwasher</u> <input checked="" type="checkbox"/> Satisfactory N/A	<input checked="" type="checkbox"/> Operating Age: ____				
<u>Range/Oven</u> <input checked="" type="checkbox"/> Satisfactory N/A	<input checked="" type="checkbox"/> Operating Age: ____	<input checked="" type="checkbox"/> Gas	Electric		
<u>Ventilation</u> <input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Exhaust fan Ductless <input checked="" type="checkbox"/> Vented to the outside Filter Light No Venting Installed				
<u>Refrigerator</u> <input checked="" type="checkbox"/> Satisfactory N/A	<input checked="" type="checkbox"/> Operating Age: ____				
<u>Other Appliances</u> Satisfactory	Operating Type: Age: ____				
<u>Floor</u> <input checked="" type="checkbox"/> Satisfactory	Resilient tile	Sheet goods	Ceramic	<input checked="" type="checkbox"/> Hardwood	Other
<u>Clothes Washer</u> <input checked="" type="checkbox"/> Satisfactory N/A	<input checked="" type="checkbox"/> Operating Age: ____				
<u>Clothes Dryer</u> <input checked="" type="checkbox"/> Satisfactory N/A	<input checked="" type="checkbox"/> Operating Age: ____	Gas	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Vented to the outside Clean out exhaust duct	

Electrical

<u>Service Entrance Cable</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Capacity: <input checked="" type="checkbox"/> 200 Amps <input checked="" type="checkbox"/> 120 /240 Volts Outside Disconnect
	Service Entrance Conductors: Overhead <input checked="" type="checkbox"/> Underground
	Conductor Material: Copper <input checked="" type="checkbox"/> Aluminum
<u>Main Service Panel</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Location: <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Bonded
	Means of Disconnect: <input checked="" type="checkbox"/> Circuit Breakers Fuses
	Adequate Clearance and Working Space: <input checked="" type="checkbox"/> Yes No
	Water Pipe Grounded: <input checked="" type="checkbox"/> Yes No
	Ample Capacity: <input checked="" type="checkbox"/> Yes No
	Capacity of Main Disconnect: <input checked="" type="checkbox"/> 200 Amps
	➤ There is a missing circuit breaker in the panel resulting in potential exposure to live parts. This could be a dangerous situation and should be sealed by installing an approved “blank” or a spare circuit breaker.
<u>Sub panel</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	Location: <input checked="" type="checkbox"/> Basement Fuses <input checked="" type="checkbox"/> Circuit Breakers
<u>Circuits and Conductors</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Ample # of Circuits: <input checked="" type="checkbox"/> Yes No
	Branch Circuit Wiring Type: <input checked="" type="checkbox"/> Copper Aluminum
<u>Ground Fault Outlets (GFCI)</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Bathrooms
	➤ As mentioned earlier, a ground fault protected outlet should be installed near the swimming pool as per code. Consult a licensed electrician.
<u>Outlets, Fixtures and Switches</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Random Testing Reversed Polarity Open Ground
<u>Smoke Detectors</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Battery Operated <input checked="" type="checkbox"/> Hard Wired Carbon Monoxide
	<ul style="list-style-type: none"> • ➤ There are no smoke detectors in the basement area. • For additional safety, consider installing ‘hard wired’ smoke detectors on each floor and in the bedrooms. • Detectors should be interconnected with battery backup.

Interior

<u>Floors</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Hardwood Softwood <input checked="" type="checkbox"/> Wall-to-Wall Carpet Other
<u>Walls</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Plaster <input checked="" type="checkbox"/> Drywall Wood Paneling Other
<u>Ceilings</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Plaster <input checked="" type="checkbox"/> Drywall Wood Paneling Other <ul style="list-style-type: none"> • ➤ There is drywall movement and blemishes at several ceiling locations as noted in photos. • There are cracks and screw pops along the outside wall in the front in the living room, there is cracking at some of the bottom of the skylight area and there is some wear and tear and screw popping on the stairway. • All of the drywall movement would be considered typical, does not indicate any structural concern and should simply be repaired prior to repainting.
<u>Stairs/Railings</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<ul style="list-style-type: none"> • ➤ There is no light switch at the bottom of the basement stairs. There is a light switch for these stairs when one enters from the outside, however for improved convenience consider installing another light switch at the bottom of the stairs. • The handrail is a loose and should be tightened.
<u>Fireplace/Stove</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Flue liner Damper: Operating <input checked="" type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Clean before use Metal pre-fab Free-standing Wood stove insert <ul style="list-style-type: none"> • ➤ The clearance at the top of the fireplace opening does not meet code standards. • The wood trim is too close to the fireplace opening and projects too far beyond the face of the fireplace to meet safety standards. • Consider upgrading this by installing a metal trim piece at the top of the fireplace opening and/or installing glass doors. • Also be aware that the damper handle is missing and the fireplace should be cleaned. • A qualified chimney sweep should be contacted to clean the chimneys, install the damper, and correct the clearance.
<u>Doors (inside)</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	

Attic

<u>Access</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Complete attic access <input checked="" type="checkbox"/> Limited attic access Behind knee walls only											
	<input checked="" type="checkbox"/> Direct observation Not observed No access											
	Stairs <input checked="" type="checkbox"/> Pull down Access panel <input checked="" type="checkbox"/> Insulated											
<u>Moisture Stains</u>	Some sign Extensive Mold/Mildew Condensation <input checked="" type="checkbox"/> None observed											
<u>Storage</u>	Heavy <input checked="" type="checkbox"/> Light <input checked="" type="checkbox"/> Floored Not floored N/A											
<u>Insulation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Type: <input checked="" type="checkbox"/> Fiberglass Cellulose Rock wool Polystyrene Other											
	<table border="1"> <tr> <td rowspan="3">Amount installed at</td> <td><input checked="" type="checkbox"/> Rafters: Avg. Inches <u>10</u></td> <td><input checked="" type="checkbox"/> Approx. R Value <u>30</u></td> </tr> <tr> <td>Floor: Avg. Inches _____</td> <td>Approx. R Value _____</td> </tr> <tr> <td><input checked="" type="checkbox"/> Above Ceiling: Avg. Inches <u>10</u></td> <td><input checked="" type="checkbox"/> Approx. R Value <u>30</u></td> </tr> </table>	Amount installed at	<input checked="" type="checkbox"/> Rafters: Avg. Inches <u>10</u>	<input checked="" type="checkbox"/> Approx. R Value <u>30</u>	Floor: Avg. Inches _____	Approx. R Value _____	<input checked="" type="checkbox"/> Above Ceiling: Avg. Inches <u>10</u>	<input checked="" type="checkbox"/> Approx. R Value <u>30</u>				
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		<input checked="" type="checkbox"/> Above Ceiling: Avg. Inches <u>10</u>	<input checked="" type="checkbox"/> Approx. R Value <u>30</u>									
	Air baffles installed <input checked="" type="checkbox"/> Yes No Unnecessary Vent path from eave blocked Yes <input checked="" type="checkbox"/> No											
<ul style="list-style-type: none"> ➤ As mentioned on pg. 6, overheating of the roof has caused premature wear of shingles. To extend shingle life and provide more proper venting to the roof, consider making the following improvements; • Because ridge vents have been installed with new roofing, the gable end vents should be closed as recommended in the attached link. Doing this should provide more proper airflow from the eave area up into the attic. http://www.airvent.com/professional/resources/troubleshooting.shtml • Since the goal is to keep the underside of the roof as cold as possible, consider changing the method of insulation in the attic area. To do this, remove the insulation and the propa vent air baffles between the rafters and instead, install it on the floor where possible. • Also remove plastic vapor barriers that surround the skylight shafts because vapor barriers must be on the warm side of a wall and could cause condensation. • Once this is finished and because this now becomes cold space, the bath fan ductwork that leads from the skylight shafts should be properly terminated on the outside and the ductwork should be insulated as noted below. 												
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<p>➤ Any bath fan exhaust ductwork that travels through the attic should be vented to the outside and heavily insulated so that condensation does not form on the inside of the duct in the winter as the warm moist air from the bathroom hits the cold temperature of the attic.</p>												