



# PAUL GRIESBACH HOME INSPECTIONS

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## Inspection Report



Client: Bob and Jill Doe  
Any Ave  
Anytown, ME

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### **Inspection Circumstance**

Date _____ Estimated Age <u>1921</u> Building Type* <u>Single Family</u> Stories <u>2</u>  *Condominium inspections do not include common or limited common areas.	Time:    Soil Condition <u>Dry</u> Weather/Temp <u>Sunny / 75°</u> Present: <input checked="" type="checkbox"/> Selling Realtor <input checked="" type="checkbox"/> Client <input checked="" type="checkbox"/> Listing Realtor Inspector <u>Paul Griesbach</u>
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### **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.			

## Summary

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

- Because the grade is flat next to the foundation on the sides and because the lot slopes toward the house in the rear, consider installing gutters and expect a certain amount of seepage into the basement. Pg. 4, 6, 8
- The driveway is serviceable but has crack and settlement damage. Pg. 4
- The front wood stairway is out of level and “bouncy” indicating possibly poor support below. This could be improved while at the same time correcting the damaged brick step. At this same location the concrete pier that supports the front, right column could be corrected from its out of plumb position. Also note the rot damage at the rear porch knee wall cap and window trim. Pg. 5
- The new roofing on the right side was laid over two previous layers which should have been removed prior to the installation which has caused poor nailing and some lifting of shingles. Expect roofing on the left side and front porch to last another 3-5 years and on the rear porch, the shingles should be replaced as soon as possible. Pg. 6
- The chimney was re-topped however there is a crack in the rear as viewed from the attic that should be noted and is another reason for lining the chimney, which will be a requirement when the furnace is replaced. Pg. 6, 10
- There is paint peeling from shingles and trim and some rot damage as noted earlier. Expect lead paint. Pg. 7
- Undersized columns in the basement should be supplemented with two others and be aware of the open sewer pipe in the basement. Pg. 8, 9
- The furnace is very old and in most cases would have been replaced by now. Also note the asbestos duct-wrap and the requirement to line the chimney. There is also no heat in the bedrooms on the second floor. Pg. 10
- The water heater vent piping is corroded, poorly installed and should be located closer to the chimney. Pg. 11
- In the bathroom there is no outlet, there is damage to the flooring near the toilet, the floor sags, and there is a water stain on the ceiling. Pg. 12
- In the kitchen, there is only one outlet and the base of the cabinet floor is unsuitable for kitchen use. Pg. 13
- The service entrance cable is old and frayed, the grounding is incomplete and the fuse panel needs to be upgraded to circuit breakers. There is improper wiring on the 2<sup>nd</sup> floor and attic and safety upgrades are suggested. Pg. 14
- There is damage to the ceiling tile in the kitchen closet, the basement stairs lack handrails and guardrails, and the guardrail on the second floor at the open stairway is quite low and does not meet current standards. Pg. 15
- In the attic, there are three different types of insulation one of which is vermiculite, which may have trace amounts of asbestos. Also note that the vent path from the eaves is blocked by insulation and additional insulation should be added to reduce heat costs. Pg. 16

Dear Bob and Jill Doe,

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 gradually 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"> <li>➤ Next to the foundation the grade tends to be flat. Because of this, it appears that water collects next to the foundation and during heavy rains, seeps into the basement.</li> <li>This is made evident by the existence of the french drain in the basement that pitches toward the front where it exits out an open sewer pipe.</li> <li>On the right side there are gutters that collect the water but the downspout directs the water at the front entryway, which has shifted one of the piers and damaged one of the brick step.</li> <li>Consider correcting the flow of the gutter on the right side and installing gutters on the left to more properly control roof water. See pg. 6.</li> </ul>
<u>Sidewalk and Walkways</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Asphalt    Concrete    Flagstone    Brick    Other
<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  ➤ The driveway on the right is serviceable but has been damaged with cracking and settlement. There are also humps and frost damage caused likely by poor water control.
<u>Fencing</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A	Wood    Metal
<u>Trees and Shrubbery</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	
<u>Retaining Walls</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A	Wood    Concrete    Stone    Other
<u>Patio / Terrace</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <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 <input checked="" type="checkbox"/> Brick Concrete Granite	Handrails	Guardrails
	Landings:	Wood Brick Concrete Granite	N/A	
	<ul style="list-style-type: none"> <li>➤ As mentioned earlier, there is damage to the brick step at the front entryway where bricks are loose and the mortar is deteriorated. This stairway has also shifted and is out of level.</li> <li>The stairs are quite springy. Consider rebuilding them to improve the alignment so that the porch column can be installed plumb. See below.</li> </ul>			
<u>Exterior Doors</u>  <input checked="" type="checkbox"/> Satisfactory Unsatisfactory				
<u>Porch</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<ul style="list-style-type: none"> <li>➤ At the front porch, the right front column is out of plumb. This appears to be due to some shifting of the concrete pier and is likely due to frost movement. It does appear stable however.</li> <li>There is another open porch in the rear where there is some rot damage to some of the window trim and the knee wall cap and insulating trim on the front rail. All of these areas should be painted and expect to find some rot in these areas.</li> </ul>			
<u>Deck /Balcony</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	On Grade	Raised	Handrails	Guardrails
	Pressure Treated Lumber		Concrete Piers	
<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"/> Right, upper	<input checked="" type="checkbox"/> Tab shingles	<input checked="" type="checkbox"/> 3-5 yrs	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Unsatisfactory
<input checked="" type="checkbox"/> Rear porch	<input checked="" type="checkbox"/> Tab shingles	<input checked="" type="checkbox"/> 25 + yrs	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Unsatisfactory
<input checked="" type="checkbox"/> Left house	<input checked="" type="checkbox"/> Tab shingles	<input checked="" type="checkbox"/> 20 yrs	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory
<ul style="list-style-type: none"> <li>➤ The newer shingles on the upper roof on the right were installed over two previous layers, which is generally a building code violation. These layers should have been removed. Because of this there is some humping and re-nailing that was necessary. Some of the shingles are face nailed. Not much can be done now, however, expect to remove all the shingles when next re-roofing.</li> <li>The shingles on the left side, upper roof, are older asphalt shingles that are approximately 20 years old and are in good shape for their age. You can expect these shingles to be replaced in approximately 5 years.</li> <li>This is also the case in the front porch where there are older shingles that are experiencing some cupping and curling but should last another 3-5 years.</li> <li>At the rear porch there is damage to some of the shingles. The shingles are approximately 25 years old and there is a lot of loss of material, cupping, curling, and they are very brittle and should be replaced as soon as possible before there is damage below.</li> </ul>				
<u>Flashing</u>		<input checked="" type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Galvanized    Copper    Lead    Other		
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A				
<u>Gutters and Downspouts</u>		<input checked="" type="checkbox"/> Aluminum    Galvanized    Vinyl    Wood    Other  Downspout Extensions:    Yes <input checked="" type="checkbox"/> No		
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A		<ul style="list-style-type: none"> <li>➤ There is a gutter installed only on the right side of the house. The end cap in the rear corner is missing and should be installed so that the gutter is functioning properly. Also see pg. 4 for suggestions on further installation of gutters.</li> <li>Consider upgrading the gutters to a good quality seamless aluminum gutter installed by a qualified gutter contractor.</li> </ul>		
<u>Chimney 1</u>		Location: <input checked="" type="checkbox"/> Center, 1-flue		
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A		Block <input checked="" type="checkbox"/> Brick    Metal    Other    Lined <input checked="" type="checkbox"/> Unlined		
		<ul style="list-style-type: none"> <li>➤ This chimney has been recently re-topped from the roof up. However, in the attic it is quite old and there is a crack in the rear of the chimney.</li> <li>Be aware that when the boiler is replaced the chimney will need to be lined.</li> <li>It is unlikely that the crack in the chimney is a structural concern but it is an issue because it is not lined.</li> <li>Consider discussing this further with a competent chimney sweep.</li> </ul>		

## Exterior

<u>Windows and Skylights</u>  <input checked="" type="checkbox"/> Satisfactory  Unsatisfactory	Window Flashing      Insulated Glass <input checked="" type="checkbox"/> 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>➤ These are older single-pane windows with peeling paint and loose or missing putty. Expect to do considerable maintenance and repair especially on the second floor.</p>		
<u>Exterior Siding</u> <input checked="" type="checkbox"/> Satisfactory      Unsatisfactory		
Location	Material	Condition:
<input checked="" type="checkbox"/> All	<input checked="" type="checkbox"/> Wood Shingles	<input checked="" type="checkbox"/> Satisfactory      Unsatisfactory
<p>➤ The paint is peeling on all the exterior finish – especially the shingles. You can expect the paint to be lead based.</p>		
<u>Exterior Trim</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<p>➤ There is rot damage on the window trim in the left, rear corner. Also, as noted earlier, there is some rot damage to the rear porch knee wall cap and trim on the knee wall.</p>	
<u>Garage / Carport</u>  Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Attached      Detached Door Operator      Operating      Safety Reverse	

## 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	<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> 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	<ul style="list-style-type: none"> <li>➤ There are multiple columns for the wood beam in the center in the basement, which makes up for the fact that they are undersized.</li> <li>• Generally it is not a good idea to use small or hollow columns.</li> <li>• Because of this, consider installing two additional columns. One to supplement the 1 ½" column on the right and the other to carry the left side.</li> </ul>
<u>Floor Structure</u> <u>Floor Joist</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> 2x6	2x8	2x10	2x12	Engineered Truss	Truss Joist	
<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		
➤ The floor framing should be considered "light" and because of this there is noticeable spring in the floor and sagging on the second floor especially in the bathroom.							
<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	2 x 6	<input checked="" type="checkbox"/> 2 x 4	Other				
<u>Roof Structure</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	2 x 12	2 x 10	2 x 8	<input checked="" type="checkbox"/> 2 x 4	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>	<input checked="" type="checkbox"/> Some Signs <input checked="" type="checkbox"/> Past	Extensive Present	None Observed Unknown		
<ul style="list-style-type: none"> <li>➤ It is obvious that water collects in an inside trench on a regular basis where it seeps through the foundation and makes its way to an open sewer pipe.</li> <li>A qualified plumbing contractor should be further inspect this means of drainage for two reasons. One would be to see if a check valve is in place so that there is no possible back up of sewage into the basement and the other is to discover if this is a trapped floor drain and if there is a possibility of sewer gas backing up into the house.</li> </ul>					
<u>Basement Ceiling</u>	<input checked="" type="checkbox"/> Open	Closed	% Closed	Other	
<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>	<input checked="" type="checkbox"/> Gravity Hot Air Radiant Heat	Forced Hot Water Electric Baseboard	Steam Boiler Other	
	<u>Age:</u> <input checked="" type="checkbox"/> 60+ yrs				
<u>Capacity:</u>	Satisfactory	<input checked="" type="checkbox"/> Unknown	N/A		
<u>Fuel supply:</u>	<input checked="" type="checkbox"/> Oil Tank In Basement Electricity	Wood	Outside oil tank Propane	Public Gas Supply Other	
<u>Fire Box /Heat Exchanger:</u>	<input checked="" type="checkbox"/> Partially Observed <input checked="" type="checkbox"/> Have Condition Checked Before Settlement	Not Observed	Closed Combustion	N/A	
<p>➤ Because this heating appliance is extremely old and usually upgraded at this time and because there is a considerable amount of asbestos associated with the ductwork and possibly with the boiler itself, a qualified heating contractor should be contacted and further assess the boiler. Be aware that upgrading the furnace will also require the lining of the chimney.</p>					
<u>Distribution</u>	Radiators	Convective Baseboards	<input checked="" type="checkbox"/> Radiant	Convectors	
<u>Piping:</u>	Copper	Galvanized	Cast Iron	Pipes Not Visible	
	<input checked="" type="checkbox"/> Ductwork	<input checked="" type="checkbox"/> Heat Source in each Room:		Yes	<input checked="" type="checkbox"/> No
<p>➤ This is a gravity system and it appears that there is asbestos pipe wrap on much of the ductwork. The only source of heat on the second floor is in the bathroom and in the hallway.</p>					
<u>Humidifier</u>	Atomizer	Evaporator	Steam	Not Functioning	Not Tested <input checked="" type="checkbox"/> N/A
<u>Supplementary Heat</u>	Satisfactory	Wood Stove	Fireplace	Unit Heater	Other
	Unsatisfactory				
	<input checked="" type="checkbox"/> N/A				
<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> <input checked="" type="checkbox"/> Copper      Galvanized      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> Operating      Not Operating      Frost Free <input checked="" type="checkbox"/> Not Tested
<u>Drain/Waste/Vent</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Copper <input checked="" type="checkbox"/> Galvanized      Brass      Plastic <input checked="" type="checkbox"/> 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> <input checked="" type="checkbox"/> Public      Private      Not Known
<p>➤ Be aware of the age of the waste piping, the fact that it breaches the foundation wall in the rear, and the difficulty of old plumbing. See other notes concerning the floor drain.</p>	
<u>Water Heater</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Electric <input checked="" type="checkbox"/> Gas      Oil      Integral with heating system
	Capacity: <input checked="" type="checkbox"/> 40 Gal. <input checked="" type="checkbox"/> Ample for 4-6 people
	Age: <input checked="" type="checkbox"/> ? <input checked="" type="checkbox"/> Pressure Relief Valve      Extension:      Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>➤ The vent pipe from the gas hot water heater to the chimney is corroded at the end and ill fitting.</li> <li>It also is longer than one usually finds and should be corrected and the length of pipe shortened if possible.</li> <li>The same heating contractor who discusses the furnace should be able to correct and address the gas venting as well.</li> <li>Be aware that this gas unit was also required to enter a lined chimney if it was installed after February of 1998.</li> </ul>	

## Bathrooms

<u>Bathroom 1</u>  Location: <input checked="" type="checkbox"/> 2 <sup>nd</sup> Floor	<input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Lavatory <input checked="" type="checkbox"/> Built in tub    Whirlpool    Leg Tub Stall Shower    Vanity    Window    Fan    GFCI Outlet
	<u>Shower Wall Covering:</u> Ceramic Tile    Fiberglass <input checked="" type="checkbox"/> Plastic    N/A
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<u>Floor Covering:</u> <input checked="" type="checkbox"/> Vinyl 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"> <li>➤ There was deterioration of the plastic tile tub surround and will probably not hold up if showers are taken regularly.</li> <li>Be aware that there are no outlets in the bathroom. One should be installed and it should be the ground-faulted type.</li> <li>There is damage to the vinyl flooring at the toilet and there is noticeable sagging at the outside wall toward the bathroom door.</li> <li>There is a water stain on the ceiling above the vent stack that was likely caused prior to re-roofing.</li> </ul>	

<u>Bathroom 2</u>  Location:	Toilet    Lavatory    Built in tub    Whirlpool    Leg Tub Stall Shower    Vanity    Window    Fan    GFCI Outlet
	<u>Shower Wall Covering:</u> Ceramic Tile    Fiberglass    Plastic    N/A
Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	<u>Floor Covering:</u> Ceramic Tile    Linoleum    Sheet Goods
	<u>Water Problems:</u> Leaks    Moisture Damage    Loose Toilet    N/A

<u>Bathroom 3</u>  Location:	Toilet    Lavatory    Built in tub    Whirlpool    Leg Tub Stall Shower    Vanity    Window    Fan    GFCI Outlet
	<u>Shower Wall Covering:</u> Ceramic Tile    Fiberglass    Plastic    N/A
Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	<u>Floor Covering:</u> Ceramic Tile    Linoleum    Sheet Goods
	<u>Water Problems:</u> Leaks    Moisture Damage    Loose Toilet    N/A

## Kitchen and Appliances

<u>Cabinets and Countertop</u> <input checked="" type="checkbox"/> Satisfactory	GFCI Outlets: Yes <input checked="" type="checkbox"/> No		<ul style="list-style-type: none"> <li>➤ There is only one outlet at the countertop and it is a 2-pronged ungrounded type.</li> <li>Upgrading is needed to accommodate small appliances.</li> </ul>	
<u>Sink</u> <input checked="" type="checkbox"/> Satisfactory	Plumbing Leaks: <input checked="" type="checkbox"/> none observed			
<u>Disposal:</u> Satisfactory <input checked="" type="checkbox"/> N/A	Operating Age: ____			
<u>Dishwasher</u> Satisfactory <input checked="" type="checkbox"/> N/A	Operating Age: ____			
<u>Range/Oven</u> <input checked="" type="checkbox"/> Satisfactory N/A	<input checked="" type="checkbox"/> Operating Age: ____		Gas	<input checked="" type="checkbox"/> Electric
<u>Ventilation</u> Satisfactory	Operating Exhaust fan Ductless Vented to the outside Filter Light <input checked="" type="checkbox"/> No Venting Installed			
<u>Refrigerator</u> Satisfactory <input checked="" type="checkbox"/> N/A	Operating Age: ____			
<u>Other Appliances</u> Satisfactory	Operating Type: _____ Age: ____			
<u>Floor</u> <input checked="" type="checkbox"/> Satisfactory	Resilient tile <input checked="" type="checkbox"/> Sheet goods Ceramic Hardwood Other			
<u>Clothes Washer</u> Satisfactory <input checked="" type="checkbox"/> N/A	Operating Age: ____			
<u>Clothes Dryer</u> Satisfactory <input checked="" type="checkbox"/> N/A	Operating Age: ____		Gas Electric	Vented to the outside Clean out exhaust duct
➤ The cabinets and countertops are built-in. The floor of the base cabinets is carpeted in some places and is not a suitable material for cabinets.				

## Electrical

<u>Service Entrance Cable</u>  Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Capacity: <input checked="" type="checkbox"/> 60 Amps <input checked="" type="checkbox"/> 120 /240 Volts    Outside Disconnect Service Entrance Conductors: <input checked="" type="checkbox"/> Overhead    Underground Conductor Material:    Copper <input checked="" type="checkbox"/> Aluminum ➤The service entrance cable is old and frayed at the top and should be replaced.
<u>Main Service Panel</u>  Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Location: <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Grounded    Bonded Means of Disconnect:    Circuit Breakers <input checked="" type="checkbox"/> Fuses Adequate Clearance and Working Space: <input checked="" type="checkbox"/> Yes    No Water Pipe Grounded: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ample Capacity:    Yes <input checked="" type="checkbox"/> No Capacity of Main Disconnect: <input checked="" type="checkbox"/> 60 Amps <ul style="list-style-type: none"> <li>➤To complete the grounding the water meter should be “jumped” as required.</li> <li>This is an old 60-amp fuse panel with likely overloaded circuits and multiple taps on some of the fuses.</li> <li>Be aware that 100-amp is now a minimum size service requirement and you should seriously consider upgrading to accommodate additional electrical needs noted throughout the building.</li> </ul>
<u>Circuits and Conductors</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Ample # of Circuits:    Yes <input checked="" type="checkbox"/> No Branch Circuit Wiring Type: <input checked="" type="checkbox"/> Copper    Aluminum <ul style="list-style-type: none"> <li>➤There is evidence of too many outlets on circuits on the second floor and exposed wiring that should be either in the walls or in conduit.</li> <li>There are also improper taps in the attic space where splices are made outside junction boxes and there may be some old knob and tube wiring in existence. All of this should be further inspected and upgraded as needed.</li> </ul>
<u>Ground Fault Outlets (GFCI)</u> Satisfactory Unsatisfactory	Exterior    Kitchen    Basement    Bathroom ➤For added safety, consider installing ground fault protected outlets, (gfc) in all locations listed above.
<u>Outlets, Fixtures and Switches</u> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Random Testing    Reversed Polarity    Open Ground
<u>Smoke Detectors</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Battery Operated    Hard Wired    Carbon Monoxide ➤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	Hardwood    Softwood <input checked="" type="checkbox"/> Wall-to-Wall Carpet <input checked="" type="checkbox"/> Sheet Goods
<u>Walls</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Plaster    Drywall <input checked="" type="checkbox"/> Wood Paneling    Other
<u>Ceilings</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Plaster    Drywall    Wood Paneling <input checked="" type="checkbox"/> Ceiling Tile <p>➤ There is damage to the ceiling tile in the closet near the vent stack.</p>
<u>Stairs/Railings</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<ul style="list-style-type: none"> <li>➤ The stairs to the basement lack handrails and guardrails. These should be installed to improve safety.</li> <li>Be aware that a guardrail that does not meet current height standards for guardrails protects the open stairway on the second floor. Consider extending the guardrail to make it safer.</li> </ul>
<u>Fireplace/Stove</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A	Flue liner    Damper:    Operating    Not Operating    Clean before use Metal pre-fab    Free-standing    Wood stove insert
<u>Doors (inside)</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	
<u>Windows</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Double hung    Casement    Awning    Sliding    Fixed    Storm windows Wood    Vinyl    Vinyl covered wood    Metal    Insulated glass <p>➤ See pg. 7</p>

## Attic

<u>Access</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Complete attic access    Limited attic access    Behind knee walls only				
	<input checked="" type="checkbox"/> Direct observation    Not observed    No access				
	Stairs	Pull down	<input checked="" type="checkbox"/> Access panel	<input checked="" type="checkbox"/> Not Insulated	
	➤ The access panel should be insulated to prevent heat loss into the attic.				
<u>Moisture Stains</u>	Some sign    Extensive    Mold/Mildew    Condensation <input checked="" type="checkbox"/> None observed				
<u>Storage</u>	Heavy    Light    Floored    Not floored <input checked="" type="checkbox"/> N/A				
<u>Insulation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Type:    Fiberglass <input checked="" type="checkbox"/> Cellulose <input checked="" type="checkbox"/> Rock wool    Polystyrene <input checked="" type="checkbox"/> Vermiculite				
	Amount installed at	<input checked="" type="checkbox"/> Rafters:    Avg. Inches <u>  3  </u>		<input checked="" type="checkbox"/> Approx. R Value <u>  8  </u>	
		Floor:    Avg. Inches    _____		Approx. R Value    _____	
		<input checked="" type="checkbox"/> Above Ceiling:    Avg. Inches <u>  4  </u>		<input checked="" type="checkbox"/> Approx. R Value <u>  16  </u>	
		Other:    Avg. Inches    _____		Approx. R Value    _____	
	Air baffles installed    Yes <input checked="" type="checkbox"/> No    Unnecessary Vent path from eave blocked <input checked="" type="checkbox"/> Yes (by insulation)    No				
<ul style="list-style-type: none"> <li>➤ There is a combination of insulation materials in the attic.</li> <li>It appears that vermiculite insulation was installed in the outside walls where they could be reached and at the sloped ceilings. See the attached link from the EPA on trace amounts of asbestos that could be in the vermiculite.  <a href="http://www.epa.gov/opptintr/asbestos/verm.html">http://www.epa.gov/opptintr/asbestos/verm.html</a></li> <li>There is also some loose cellulose insulation and rock wool. The total amount of insulation in the attic ceiling is approximately 4 inches, which is inadequate and will still produce considerable heat loss from below.</li> <li>To reduce heat costs and keep the bedroom warmer, consider installing 6 inches of fiberglass insulation in the opposite direction of the ceiling joists to create an effective cap.</li> <li>Be aware that, though there is apparently soffit venting at the eaves, it is not effective because the insulation blocks the vent path.</li> <li>Because there is no access to the eaves, it is unlikely this can be corrected easily but the lack of venting does not appear to be a serious concern at this time (likely because of the forgiving nature of board sheathing and some air movement).</li> </ul>					
<u>Ventilation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Windows    Attic Fan    Whole House Fan    Turbine    Roof Vents Ridge Vent <input checked="" type="checkbox"/> Soffit Vent <input checked="" type="checkbox"/> Gable End Louvers				