



PAUL GRIESBACH HOME INSPECTIONS

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Inspection Report



Client: Bob and Jill Doe
Any Drive
Anytown, ME

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Inspection Circumstance

Date _____ Estimated Age _____ 1980,s Building Type* _____ Single Family Stories _____ 3 *Condominium inspections do not include common or limited common areas.	Time: Soil Condition _____ Dry _____ Weather/Temp _____ Sunny / 70° Present: <input checked="" type="checkbox"/> Selling Realtor <input checked="" type="checkbox"/> Client Listing Realtor Inspector _____ Paul Griesbach
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Payment Record

Total Fee: <input checked="" type="checkbox"/>	Paid by:	Check	Cash	Check #
Fee includes: General building inspection and radon-air test.				

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 the lot tends to be flat in the rear and there was evidence of moisture in the crawl spaces, the disposition of the roof water should be monitored and if it seeps into the crawl space, install gutters with downspouts that carry the water away from the building. Pg. 4, 6
- The granite step of the front deck has settled and there are encroaching trees that should be kept trimmed back as needed. Pg. 4
- There is loose mortar at the front entry steps that needs to be repaired. There is minor damage to the garage door to the house, scratches on the glass door to the front deck and the outer square front storm door. Pg. 5
- The roofing is in good condition and should last another 8-10 years. There is a crimp at the two bottom panels of the overhead garage door and extension cord connections to the door operators should be eliminated. Pg. 6,7
- There is moisture in the crawl space at the locations noted. Install an effective vapor barrier on the floor to reduce moisture and also to control radon (this will likely be part of the radon mitigation work). Consider changing the method of insulating the crawl space to reduce heat loss and eliminate nesting for rodents. Pg. 9
- One of the oil tanks may be leaking and the other should be used or removed. There are multiple leaks at the boiler and it is overdue for service. There appears to be an asbestos pipe wrap on old heat distribution piping in the crawl space. Pg.10
- A qualified heating contractor should more properly assess the superfluous expansion tanks in the crawl space behind the boiler. There is a leak in the front crawl space of both the supply and waste piping. Pg. 11
- Of the six bathrooms, four of the toilets are loose and need to be properly anchored. There are some minor caulking and re-grouting that is needed and adjusting a shower door. Pg. 12, 13
- The ceramic tile floor grout joints butting thresholds at the rear entry are cracked and deteriorated and needs to be repaired. There is some cracking of drywall at a common location on the stairway and a section of handrail is missing on the stairs to the second floor near the top. Pg 16
- The fireplace on the right side needs to be cleaned. The fireplace in the rear of the dining room is said to have poor draft, but also is obstructed at the top. Re-pointing of brickwork at the hearth extension is needed in the living room. Also be aware of the poor clearing at the top of this fireplace opening. Pg. 16
- The attic and crawl space areas have evidence of mice infestation. An exterminator should be contacted. Pg. 17

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 falls off 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 on the left side of the building in the rear. Because the entire structure is built on a crawlspace and ledge, there is always a tendency for surface water to travel over the ledge where it could seep into the crawlspace. This does not seem to be a chronic problem for the structure because the crawlspace, except for the left side in the rear, is quite dry and there has been a considerable amount of rain in the past few days. The conditions in the crawl space should be monitored however and, if water seeps into the crawl space, consider installing gutters in more locations than mentioned on pg. 6.
<u>Sidewalk and Walkways</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	Asphalt Concrete Flagstone <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stone ➤ The granite slab step at the front door area is settled somewhat and is out of level. Consider raising it to make this step more consistent.
<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 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	<ul style="list-style-type: none"> ➤ There are a considerable number of large trees with branches that overhang the house. This caused some algae growth on the roof in the rear and is most likely simply one of the drawbacks of a well-landscaped lawn in this location. There is a small tree, however, in the rear on the left side of the garage that should be trimmed back or removed.
<u>Retaining Walls</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	Wood Concrete <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Unsatisfactory	Steps:	Wood <input checked="" type="checkbox"/> Brick Concrete <input checked="" type="checkbox"/> Stone	Handrails Guardrails N/A
	Landings:	Wood <input checked="" type="checkbox"/> Brick Concrete <input checked="" type="checkbox"/> Stone	
<p>➤ At the front doorway, the mortar joints between the stones are loose and need to be re-pointed.</p>			
<u>Exterior Doors</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<ul style="list-style-type: none"> ➤ The doors are in good condition, however, there is some damage to the weather stripping at the door from the garage to the house. Also there is poor seal on the threshold of this door and it should be adjusted as needed. The front storm door is out of square and binds on the bottom of the threshold and the weather stripping is damaged. One of the glass front doors to the deck has scratch marks on the glass where the film has been scratched. 		
<u>Porch</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory N/A			
<u>Deck /Balcony</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory N/A	On Grade <input checked="" type="checkbox"/> Raised <input checked="" type="checkbox"/> Handrails <input checked="" type="checkbox"/> Guardrails <input checked="" type="checkbox"/> Pressure Treated Lumber <input checked="" type="checkbox"/> Concrete Piers		
	<p>➤ The deck is well constructed and in good condition though there is some mildew staining on the deck surface. This should be washed off with appropriate cleaner and kept stained and sealed.</p>		
<u>Outbuildings</u> Satisfactory <input type="checkbox"/> 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 (architectural)	<input checked="" type="checkbox"/> 8-10 yrs	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory		
<ul style="list-style-type: none"> ➤ As mentioned on pg. 4, there is a considerable amount of algae growth on the roof in the rear. Also note that some of the shingles along the eave on the right side and right front have been replaced. Expect the roofing to last another 8-10 years. 						
<u>Flashing</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<input checked="" type="checkbox"/> Aluminum	Galvanized	<input checked="" type="checkbox"/> Copper	Lead	Other	
<u>Gutters and Downspouts</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<input checked="" type="checkbox"/> Aluminum	Galvanized	Vinyl	Wood	Other	
	Downspout Extensions:		Yes	<input checked="" type="checkbox"/> No		
<ul style="list-style-type: none"> ➤ The only place there are gutters is at the rear entryway and they are clogged and should be cleaned out. Also extend the downspout so that the water is carried farther from the building. Because there is the expectation that melting snow will tend to cause ice conditions on the driveway, consider installing gutters across the eave at this location with a downspout located on the right side and extended. Water should be monitored the first year to be sure that it does not enter the crawl space in any direction, and if it becomes a problem then gutters should be installed. 						
<u>Chimney 1</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Location: <input checked="" type="checkbox"/> Left, ext, 2-flue, w/cap					
	Block	<input checked="" type="checkbox"/> Brick	Metal	Other	<input checked="" type="checkbox"/> Lined	Unlined
	<ul style="list-style-type: none"> ➤ This chimney vents the fireplace in the living room and is in good condition, however, there is a crack between the hearth extension and the hearth that should be re-pointed. Also be aware of the poor clearance between the wood trim and the firebox opening, especially above the opening. 					
<u>Chimney 2</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Location: <input checked="" type="checkbox"/> Right, ext, 2-flue, w/cap					
	<input checked="" type="checkbox"/> Block	<input checked="" type="checkbox"/> Brick	Metal	Other	<input checked="" type="checkbox"/> Lined	Unlined
	➤ This chimney vents both the boiler and a fireplace.					
<u>Chimney 3</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Location: <input checked="" type="checkbox"/> Rear, ext, 2-flue					
	Block	<input checked="" type="checkbox"/> Brick	Metal	Other	<input checked="" type="checkbox"/> Lined	Unlined

➤ This chimney vents the fireplace in the dining room and apparently has poor draft. Part of the reason for the poor draft may have to do with one of the flues being sealed at the top of the chimney. This should be further examined.

Exterior

<u>Windows and Skylights</u>		Window Flashing	<input checked="" type="checkbox"/> Insulated Glass	Storm Windows	
<input checked="" type="checkbox"/> Satisfactory		Window Type:	<input checked="" type="checkbox"/> Double Hung	<input checked="" type="checkbox"/> Casement	Awning Sliding Fixed
Unsatisfactory		Window Material:	Metal Vinyl	<input checked="" type="checkbox"/> Vinyl covered Wood	<input checked="" type="checkbox"/> Wood Other
<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		
<u>Exterior Trim</u>					
<input checked="" type="checkbox"/> Satisfactory					
Unsatisfactory					
<u>Garage / Carport</u>		<input checked="" type="checkbox"/> Attached	Detached		
		<input checked="" type="checkbox"/> Door Operator	<input checked="" type="checkbox"/> Operating	<input checked="" type="checkbox"/> Safety Reverse	

<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<ul style="list-style-type: none"> The two bottom panels on the large door are crimped on the inside; however, this does not affect the door function and cannot be seen from the front. There are extension cord connections at the door operators on the ceiling instead of individual receptacles. This is minor, but consider upgrading and installing the outlets where needed.
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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 <input type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Poured Concrete Slab on Grade	Brick	Block	Stone	Granite	Other	
<u>Posts / Supports</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Steel	<input checked="" type="checkbox"/> Masonry	Wood	None	Not Visible	Other	
<u>Floor Structure</u> <u>Floor Joist</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	2x6	2x8	<input checked="" type="checkbox"/> 2x10	2x12	Engineered Truss	Truss Joist	
		Post and Beam	Other				
<u>Joist Spacing</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	24" o.c.	<input checked="" type="checkbox"/> 16" o.c.	<input checked="" type="checkbox"/> 12" o.c.	Random	Other		
<u>Carrying Beam</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> 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	2 x 12 <input checked="" type="checkbox"/> 2 x 10 2 x 8 2 x 6 Engineered Truss Post and Beam Other

Basement (crawl space)

<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 Extensive None Observed <input checked="" type="checkbox"/> Past <input checked="" type="checkbox"/> Present Unknown
	<ul style="list-style-type: none"> ➤ The crawl space in the front under the living room is wet where there is plumbing leaking in the center. Also note that the crawl space is wet under the dining room in the rear on the left side. The wet conditions in the crawl space have caused some minor mold staining on the framing, which is a symptom of poor venting and excessive moisture.
<u>Basement Ceiling</u>	Open <input checked="" type="checkbox"/> Closed <input checked="" type="checkbox"/> 100% Closed Other
	<ul style="list-style-type: none"> ➤ The ceiling of the crawl space has been insulated with fiberglass and is a nesting area for mice. Much of the insulation has been disturbed so its effectiveness is questionable. Note that there has been sill replacement and repair of the ends of rotten floor joists in the front crawlspace toward the rear.
<u>Floor</u>	Concrete <input checked="" type="checkbox"/> Dirt <input checked="" type="checkbox"/> Ledge Carpet <input checked="" type="checkbox"/> Sand

<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	<ul style="list-style-type: none"> ➤ There is a partial vapor barrier on the crawl space floor. It is most professionally done on the right side toward the rear where there is newer construction and the vapor barrier is intact and fulfilling its primary function of controlling moisture. This is not the case in the small crawl space on the left under the dining room and is also not the case in the crawl space in the front on the left side. Because of high radon readings and to control moisture, it is important that an effective vapor barrier be installed. Along with this vapor barrier work, consider changing the way this crawl space is insulated. As discussed during the inspection, much has been learned about crawl space insulation. Instead of insulating the ceiling with fiberglass, remove the fiberglass and install 2 inches of rigid foam insulation on the concrete walls and rim joists. This crawl space should be treated more like a warm basement space and should not be vented at any time of the year. Lastly, a dehumidifier should be installed and the space monitored for any moisture that may enter the crawl space. See photos and attached concept plan.
<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
<ul style="list-style-type: none"> ➤ There is some sort of drainage piping within the crawl space toward the rear that likely picks up any excess water and removes it to the front. This appears to be effective at controlling and eliminating any large amount of water concerns. 	

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 Steam Boiler Radiant Heat Electric Baseboard Other
	<u>Age:</u> <input checked="" type="checkbox"/> ?	
<u>Capacity:</u>	<input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	
<u>Fuel supply:</u>	<input checked="" type="checkbox"/> Oil Tanks In Crawlspace Outside oil tank Public Gas Supply Electricity Wood Propane Other	
<u>Fire Box /Heat Exchanger:</u>	Partially Observed <input checked="" type="checkbox"/> Not Observed Closed Combustion N/A <input checked="" type="checkbox"/> Have Condition Checked Before Settlement	
<ul style="list-style-type: none"> ➤ The oil tank on the right side in the crawl space is not installed to code and may be leaking. This should be more fully inspected by a qualified heating contractor and replaced or reinstalled as required. Also note the existence of another tank in the front crawlspace that is no longer functioning. The existence of this tank should be further assessed and decisions made to either use it or remove it. The oil supply line from the active tank should be more fully protected at the crawl space entrance and the unprotected line to the garage area should be terminated if it is no longer being used. There are leaks at the boiler. These include small leaks at the air vents, valves and at the pressure relief valve. The boiler is due for routine maintenance and service. It should be serviced correcting all leaks, the firebox should be inspected, and also consider relocating the emergency shut off switch to the ceiling instead of just over the burner and the expansion tanks in the crawl space behind the boiler should be assessed and removed if unnecessary. . 		

<u>Distribution</u>	Radiators	<input checked="" type="checkbox"/> Convective Baseboards	Radiant	Convectors
<u>Piping:</u>	<input checked="" type="checkbox"/> Copper	Galvanized	Cast Iron	<input checked="" type="checkbox"/> Pipes Not Visible
	Ductwork	<input checked="" type="checkbox"/> Heat Source in each Room:	<input checked="" type="checkbox"/> Yes	No
<p>➤ There is some old piping that appears to have asbestos pipe wrap insulation on it. There are also the remnants of some pipe wrap on the crawl space floor in the front. An asbestos mitigation contractor should more properly assess this.</p>				
<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"/> 3 Fireplaces	Unit Heater	Other
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory 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>	Copper	Galvanized	Plastic
				<input checked="" type="checkbox"/> Pipes Not Visible
<u>Piping</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Copper	Galvanized	Brass	Plastic
				<input checked="" type="checkbox"/> 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	Frost Free
			Not Tested	
<p>➤ There is a slight water leak from a valve in the front crawl space approximately in the middle. This and other areas should be more thoroughly scrutinized once the insulation is removed and any other small leaks corrected.</p>				
<u>Drain/Waste/Vent</u>	Copper	Galvanized	Brass	<input checked="" type="checkbox"/> Plastic
				<input checked="" type="checkbox"/> Cast Iron
<input checked="" type="checkbox"/> Satisfactory	<u>Leaks</u>	<input checked="" type="checkbox"/> Some Signs	None Observed	

Unsatisfactory N/A	<u>Drain Function</u> Slow <input checked="" type="checkbox"/> Satisfactory
	<u>Waste Disposal</u> Public <input checked="" type="checkbox"/> Private Not Known
➤ In the front crawl space there is an open waste pipe that appears to have failed at a cleanout location and needs to be corrected as it is allowing water to drip into the crawl space.	
<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"/> 40 Gal. <input checked="" type="checkbox"/> Ample for 4-6 people Age: <input checked="" type="checkbox"/> ? <input checked="" type="checkbox"/> Pressure Relief Valve Extension: <input checked="" type="checkbox"/> Yes No

Bathrooms

<u>Bathroom 1</u> 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
	<u>Shower Wall Covering:</u> Ceramic Tile <input checked="" type="checkbox"/> Fiberglass Plastic N/A
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory 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
➤ The glass shower door binds on the threshold and should be adjusted.	

<u>Bathroom 2</u> Location: <input checked="" type="checkbox"/> 1 st Floor (1/2 Bath)	<input checked="" type="checkbox"/> Toilet Lavatory Built in tub Whirlpool Leg Tub Stall Shower <input checked="" type="checkbox"/> Vanity Window <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> GFCI Outlet
	<u>Shower Wall Covering:</u> Ceramic Tile Fiberglass Plastic <input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory 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

<u>Bathroom 3</u> 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"/> Vanity <input checked="" type="checkbox"/> Window Fan <input checked="" type="checkbox"/> GFCI Outlet
	<u>Shower Wall Covering:</u> <input checked="" type="checkbox"/> Ceramic Tile Fiberglass Plastic N/A
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory 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
<p>➤ There are several tiles at the base of the tub that need to be re-grouted. This will prevent water from damaging the sub-floor in the future.</p>	

Bathrooms (continued)

<u>Bathroom 4</u> Location: <input checked="" type="checkbox"/> 2 nd Floor	<input checked="" type="checkbox"/> Toilet Lavatory Built in tub Whirlpool Leg Tub Stall Shower <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Window <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> GFCI Outlet
	<u>Shower Wall Covering:</u> <input checked="" type="checkbox"/> Ceramic Tile Fiberglass Plastic N/A
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory 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
<p>➤ There is a crack in the ceramic tile grout joint in the front corner that needs to be re-caulked.</p>	

<u>Bathroom 5</u> 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 <input checked="" type="checkbox"/> Window <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> GFCI Outlet
	<u>Shower Wall Covering:</u> <input checked="" type="checkbox"/> Ceramic Tile Fiberglass Plastic N/A
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory 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 <input checked="" type="checkbox"/> N/A
➤ Be aware that baths 2, 3, 4, and 5 have loose toilets that need to be properly anchored.	

<u>Bathroom 6</u> Location: <input checked="" type="checkbox"/> 3 rd Floor (Master)	<input checked="" type="checkbox"/> Toilet Lavatory <input checked="" type="checkbox"/> Bidet Whirlpool <input checked="" type="checkbox"/> Leg Tub <input checked="" type="checkbox"/> Stall Shower <input checked="" type="checkbox"/> Double Vanity <input checked="" type="checkbox"/> Window <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> GFCI Outlet
	<u>Shower Wall Covering:</u> <input checked="" type="checkbox"/> Ceramic Tile Fiberglass Plastic N/A
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<u>Floor Covering:</u> Ceramic Tile <input checked="" type="checkbox"/> Hardwood Sheet Goods
	<u>Water Problems:</u> Leaks Moisture Damage Loose Toilet <input checked="" type="checkbox"/> N/A

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 <input checked="" type="checkbox"/> Gas Electric Age: ____
<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 <input checked="" type="checkbox"/> 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> Satisfactory <input checked="" type="checkbox"/> N/A	Operating Age: ____
<u>Clothes Dryer</u> Satisfactory <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Operating Gas Electric <input checked="" type="checkbox"/> Vented to the outside Age: ____ <input checked="" type="checkbox"/> Clean out exhaust duct <input checked="" type="checkbox"/> Change to metal ductwork
➤ The exhaust fan for the range may need to be adjusted at low speeds where it is noisy.	

Electrical

<u>Service Entrance Cable</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Capacity: <input checked="" type="checkbox"/> 200 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
<u>Main Service Panel</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Location: <input checked="" type="checkbox"/> Garage <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
<u>Sub panel</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Location: Fuses Circuit Breakers
<u>Circuits and Conductors</u> <input checked="" type="checkbox"/> Satisfactory 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 Unsatisfactory	<input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen Crawl Space <input checked="" type="checkbox"/> Bathrooms
	➤ For added safety, consider installing ground-fault protected outlets, (gfc) in the crawl space.
<u>Outlets, Fixtures and Switches</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Random Testing Reversed Polarity Open Ground
<u>Smoke Detectors</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Battery Operated <input checked="" type="checkbox"/> Hard Wired Carbon Monoxide

Interior

<u>Floors</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Hardwood Softwood <input checked="" type="checkbox"/> Wall-to-Wall Carpet Other
	<ul style="list-style-type: none"> ➤ On the first floor in the rear, at the ceramic tile entryway to the garage, there is deterioration at the threshold of the three doors that come together in this location. • These areas should be re-grouted and sealed as needed.
<u>Walls</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Plaster <input checked="" type="checkbox"/> Drywall Wood Paneling Other
	➤ There is cracking at the front stairway where the guardrail connects to the wall. This is minor and indicates that some settlement has occurred over time and should be repaired prior to re-painting.

<u>Ceilings</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Plaster <input checked="" type="checkbox"/> Drywall Wood Paneling Other												
<u>Stairs/Railings</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	➤ There is a missing section of handrail at the top of the stairs. It should be installed to make is safer for small children and older people.												
<u>Fireplace/Stove</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Flue liner</td> <td>Dampers: <input checked="" type="checkbox"/> Operating</td> <td>Not Operating</td> <td><input checked="" type="checkbox"/> Clean before use</td> </tr> <tr> <td>Metal pre-fab</td> <td>Free-standing</td> <td>Wood stove insert</td> <td></td> </tr> </table> <ul style="list-style-type: none"> • ➤ The active fireplace on the right side should be cleaned prior to being used. • Though the other two fireplaces are rarely used, they were functioning properly. • The rear fireplace is said to have poor draft, see pg. 6 for additional information. 	<input checked="" type="checkbox"/> Flue liner	Dampers: <input checked="" type="checkbox"/> Operating	Not Operating	<input checked="" type="checkbox"/> Clean before use	Metal pre-fab	Free-standing	Wood stove insert					
<input checked="" type="checkbox"/> Flue liner	Dampers: <input checked="" type="checkbox"/> Operating	Not Operating	<input checked="" type="checkbox"/> Clean before use										
Metal pre-fab	Free-standing	Wood stove insert											
<u>Doors (inside)</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory													
<u>Windows</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<table border="0" style="width: 100%;"> <tr> <td>Double hung</td> <td>Casement</td> <td>Awning</td> <td>Sliding</td> <td>Fixed</td> <td>Storm windows</td> </tr> <tr> <td>Wood</td> <td>Vinyl</td> <td>Vinyl covered wood</td> <td>Metal</td> <td>Insulated glass</td> <td></td> </tr> </table> <p>➤ See page 7</p>	Double hung	Casement	Awning	Sliding	Fixed	Storm windows	Wood	Vinyl	Vinyl covered wood	Metal	Insulated glass	
Double hung	Casement	Awning	Sliding	Fixed	Storm windows								
Wood	Vinyl	Vinyl covered wood	Metal	Insulated glass									

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 <input checked="" type="checkbox"/> Access panel Insulated			
	<ul style="list-style-type: none"> ➤ There is attic access only above the 3rd floor on the right and above the garage. The access panels in the main house should be insulated to prevent heat loss. 			
<u>Moisture Stains</u>	Some sign Extensive Mold/Mildew Condensation <input checked="" type="checkbox"/> None observed			
	<ul style="list-style-type: none"> ➤ There is evidence of mice throughout the building, particularly in the crawl space and in the attic in the main house. Because of the amount of droppings, an exterminator should be contacted. Any seriously contaminated insulation should be removed from attic or crawl space. 			
<u>Storage</u>	Heavy <input checked="" type="checkbox"/> Light Floored Not floored <input checked="" type="checkbox"/> N/A			
<u>Insulation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Type: <input checked="" type="checkbox"/> Fiberglass Cellulose Rock wool Polystyrene Other			
	Amount installed at	<input checked="" type="checkbox"/> Rafters: Avg. Inches: <u>8</u>	<input checked="" type="checkbox"/> Approx. R Value <u>25</u>	
		Floor: Avg. Inches <u> </u>	Approx. R Value <u> </u>	
		<input checked="" type="checkbox"/> Above Ceiling: Avg. Inches <u>10</u>	<input checked="" type="checkbox"/> Approx. R Value <u>25</u>	
		Other: Avg. Inches <u> </u>	Approx. R Value <u> </u>	
	Air baffles installed <input checked="" type="checkbox"/> Yes No Unnecessary			
	Vent path from eve blocked Yes <input checked="" type="checkbox"/> No			
➤ There is a storage space above the garage. Consider keeping this storage light to reduce framing movement and subsequent drywall cracking.				
<u>Ventilation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Windows Attic Fan Whole House Fan Turbine Roof Vents <input checked="" type="checkbox"/> Ridge Vent <input checked="" type="checkbox"/> Soffit Vent <input checked="" type="checkbox"/> Gable End Louvers			