



PAUL GRIESBACH HOME INSPECTIONS

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Inspection Report



Client: Bob and Jill Doe
PO Box Anonymous
Anytown, ME

Table of Contents

Summary.....	3
Grounds.....	4
Roofing.....	6
Exterior.....	7
Structural.....	8
Basement.....	9
Heating and Cooling.....	10
Plumbing.....	11
Bathrooms.....	12
Kitchen and Appliances.....	13
Electrical.....	14
Interior.....	15
Attic.....	16

Inspection Circumstance

Date _____ Estimated Age <u>1966</u> Building Type* <u>Single Family</u> Stories <u>1</u> *Condominium inspections do not include common or limited common areas.	Time: Soil Condition <u>Dry</u> Weather/Temp <u>Sunny / 70°</u> Present: Selling Realtor <input checked="" type="checkbox"/> Client Listing Realtor Inspector <u>Paul Griesbach</u>
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Payment Record

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

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 lot is flat next to the foundation and there is living space in the basement. Consider installing gutters as noted. Pg. 4, 6
- Driveway cracks should be sealed and encroaching trees should be cut back. Pg. 4
- The exposed aluminum flashing under the front door should be covered with a “skirt” board and the shingles on the garage roof should be repaired as noted. Pg. 5, 6
- The lack of height of the chimney may be a reason for poor draft and should be discussed with a heating contractor. Pg. 6
- There are two rotten windowsills, some rot at the bottom of the garage siding, and some mold on the shingles that should be washed off. Also be aware of the damage to the bottom panel of the garage door and the rot damage at the bottom of the overhead doorjamb. Pg. 7
- In the basement, the drop ceiling should be properly installed and the foundation of the bulkhead door insulated to prevent heat loss. Pg. 9
- The boiler needs routine maintenance – including changing air vents, discussion should be had with a contractor concerning the disposition of the wood-fired boiler, more hangers need to be installed to support the piping and the piping in the crawl space on the second floor needs to be relocated or properly insulated. Pg. 10
- The hose connection on the right side is leaking and not operating. Information concerning how to maintain and operate a septic system is on page 11.
- The bathroom needs a ground-faulted outlet and the baseboard heat is missing end caps. Pg. 12
- The dishwasher waste hose is not plumbed properly and there is some staining on the kitchen floor. Pg. 13
- There is an open electrical splice in the basement that should be installed in a junction box, the wiring at the hot tub is unsafe and should be corrected by a qualified electrician, and other electrical upgrades are noted. Pg. 14
- There is water damage on the sunroom ceiling, the workmanship on the second floor is not of good quality, the basement stairs lack a guardrail, and the front storm door binds on the threshold. Pg. 15
- To reduce heat loss and improve the life of the shingles on the roof, the way the insulation and venting on the second floor are done should be upgraded as noted. 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 Unsatisfactory	➤ The lot slopes gradually to the front.
<u>Grading and Slope at Foundation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	➤ Because of the finished space in the basement, consider installing gutters with downspouts located and the bottoms extended so that water is carried farther from the building.
<u>Sidewalk and Walkways</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Asphalt Concrete <input checked="" type="checkbox"/> Flagstone Brick Other
<u>Driveway</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<input checked="" type="checkbox"/> Asphalt Concrete Gravel Other ➤ To extend the life of the asphalt, repair the cracks and seal.
<u>Fencing</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Wood Metal
<u>Trees and Shrubbery</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	➤ There are trees that are encroaching the building and need to be trimmed back so as to prevent mildew damage to the siding.
<u>Retaining Walls</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Wood Concrete Stone Other
<u>Patio</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Concrete <input checked="" type="checkbox"/> Brick Stone Flagstone

Grounds Cont.

<u>Stairs to Building</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Steps:	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Brick	Concrete	Granite	Handrails	Guardrails N/A
	Landings:	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Brick	Concrete	Granite		
<ul style="list-style-type: none"> ➤ There is exposed aluminum flashing under the front door where a trim piece is missing. • Another skirt board should be installed at this location to protect the flashing and keep water out of this area. 							
<u>Exterior Doors</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	➤ There is also a length of exposed wiring at the front door that should be properly protected with conduit.						
<u>Porch</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A							
<u>Deck /Balcony</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A	On Grade	Raised	Handrails	Guardrails			
	Pressure Treated Lumber			Concrete Piers			
<u>Outbuildings</u> <input type="checkbox"/> 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"/> Garage	<input checked="" type="checkbox"/> Tab shingles	<input checked="" type="checkbox"/> 15 yrs	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory
<input checked="" type="checkbox"/> House	<input checked="" type="checkbox"/> Tab shingles	<input checked="" type="checkbox"/> 2-6 yrs	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory
<ul style="list-style-type: none"> ➤ With improved venting expect the shingles on the house to last another ten years. • There are 6-7 damaged shingles on the roof that need to be repaired and, with this done and improved venting, the garage roofing could last another 5 years. 				
<u>Flashing</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Aluminum	<input checked="" type="checkbox"/> Galvanized	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	
➤ There are gutters installed at the garage and the rear, right side of the house, but they are clogged and ineffective at this time. See pg. 4 for addition information on gutters.				
<u>Chimney 1</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Location: <input checked="" type="checkbox"/> Rear, 1-flue			
	<input checked="" type="checkbox"/> Block	<input checked="" type="checkbox"/> Brick	Metal	Other <input checked="" type="checkbox"/> Lined Unlined
<ul style="list-style-type: none"> ➤ This chimney does not extend above the roof as high as is required by code and this can affect draft. Consider extending it if other work is warranted. • Also note that the chimney is venting both an oil fire broiler and a wood fire broiler. The woodstove should be removed and used only for emergency purposes. 				
<u>Chimney 2</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Location:			
	Block	Brick	Metal	Other Lined Unlined

Exterior

<u>Windows and Skylights</u>		Window Flashing	Insulated Glass	<input checked="" type="checkbox"/> Storm Windows	
<input checked="" type="checkbox"/> Satisfactory		Window Type:			
Unsatisfactory		<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 rot damage to two windowsills, one on the left side and one on the right side.</p>					
<u>Exterior Siding</u>		<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory		
Location	Material	Condition:			
<input checked="" type="checkbox"/> House	<input checked="" type="checkbox"/> Cedar Shingles	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory		
<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Board and Batten	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory		
<ul style="list-style-type: none"> ➤ There is some mold on the shingle siding of the house that should be washed off prior to staining or painting. There is also deterioration to the bottom of the board and batten siding on the garage. The rot damage sections can be cut off and replaced as discussed during the inspection. 					
<u>Exterior Trim</u>					
<input checked="" type="checkbox"/> Satisfactory					
Unsatisfactory					
<u>Garage / Carport</u>		Attached	<input checked="" type="checkbox"/> Detached		
<input checked="" type="checkbox"/> Satisfactory		Door Operator	Operating	Safety Reverse	
Unsatisfactory					
N/A		<ul style="list-style-type: none"> ➤ Damage to the bottom panel of the overhead garage door on the right side should be replaced. There is damage to the bottom jam and trim of the garage door on the left side as well. Repair or replace as needed. 			

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	<input checked="" type="checkbox"/> 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		
<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 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	<input checked="" type="checkbox"/> Closed	<input checked="" type="checkbox"/> 50% Closed	Other
➤ The left side of basement is finished space.				
<u>Basement Dampness</u>	<input checked="" type="checkbox"/> Some Signs <input checked="" type="checkbox"/> Past	Extensive Present	<input checked="" type="checkbox"/> None Observed Unknown	
➤ On the right side of the basement, the foundation wall has white staining indicating some seepage has occurred in the past. See pg. 4 for suggestions on roof water control.				
<u>Basement Ceiling</u>	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Closed	<input checked="" type="checkbox"/> 50 % Closed	Other
<ul style="list-style-type: none"> ➤ There is a drop ceiling installed over the finished space in the basement on the left side. The installation was not professionally done, as indicated by the sagging of the drop-ceiling frame. This should be properly leveled and may require the removal of the ceiling tile to do. At the same time, consider removing the insulation in this space and installing it in the attic or behind the knee walls instead. 				
<u>Floor</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Concrete	Dirt	Other	<input checked="" type="checkbox"/> 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
<ul style="list-style-type: none"> ➤ To reduce heat loss in the basement, consider isolating the drafty metal door by installing rigid foam panel on the top of the bulkhead foundation. This will protect the foundation by keeping it warm in the winter and yet isolate the metal door. 				
<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	Steam Boiler	Other
	<u>Age:</u> <input checked="" type="checkbox"/> 10 yrs	Radiant Heat	Electric Baseboard		
<u>Capacity:</u>	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory	N/A		
<u>Fuel supply:</u>	<input checked="" type="checkbox"/> Oil Tank 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"> ➤ The boiler should be serviced and the fouled air vents should be replaced. Also note that a qualified heating contractor should be consulted concerning the wood boiler hook-up and whether or not it is critical that the boiler be removed (and its cost) or simply left offline. 					
<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
<ul style="list-style-type: none"> ➤ Additional hangers should be installed to support heat and water piping in the basement. If the space behind the crawl space on the second floor is to be cold space as discussed, the heat pipe that travels on the floor in the crawl space needs to be either relocated or properly insulated. This should be discussed with a heating contractor and consider installing flexible plastic tubing either on the “ceiling side” of the floor below (with insulation over the top of it) or on the “warm side” of the knee wall. See pg. 16 					
<u>Humidifier</u>	Atomizer	Evaporator	Steam	Not Functioning	Not Tested <input checked="" type="checkbox"/> N/A
<u>Supplementary Heat</u>	<input checked="" type="checkbox"/> Wood Stove	Fireplace	<input checked="" type="checkbox"/> Unit Heater	Other	
<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory	N/A			
<ul style="list-style-type: none"> ➤ In the basement there is an electric Unit Heater. If this space is used with any regularity, consider installing another zone from the broiler due to heat costs. The wood boiler was not fired and how it functions is unknown. Consider discussing this with a qualified heating contractor. 					
<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>	Public <input checked="" type="checkbox"/> 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> <input checked="" type="checkbox"/> Some Signs Extensive None Observed
	<u>Cross Connections:</u> <input checked="" type="checkbox"/> None Observed
	<u>Hose Bibbs:</u> <input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Not Operating Frost Free Not Tested
➤ The hose connection on the right side of the building is leaking according to the owner and was not operating.	
<u>Drain/Waste/Vent</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	<input checked="" type="checkbox"/> Copper 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> Public <input checked="" type="checkbox"/> Private Not Known
➤ See the attached link for general information concerning septic systems. http://www.maine.gov/dhs/eng/plumb/accessible/top_ten_tips.htm	
<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 Gal. <input checked="" type="checkbox"/> Ample for 2-4 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 <input checked="" type="checkbox"/> Built in tub Whirlpool Leg Tub Stall Shower <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Window Fan GFCI Outlet
	<u>Shower Wall Covering:</u> Ceramic Tile Fiberglass <input checked="" type="checkbox"/> 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 Loose Toilet <input checked="" type="checkbox"/> N/A
<p>➤ There is no outlet in this bathroom and the baseboard heating is missing the end caps. Both should be installed and the outlet should be ground faulted.</p>	

<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>Bathroom3</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	
<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: ____	➤ The dishwasher waste hose is improperly plumbed into the basement instead of into an 'indirect' waste pipe as required by the plumbing code. (Same as a clothes washer)
<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> <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 <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 Gas Electric Age: ____	<input checked="" type="checkbox"/> Vented to the outside <input checked="" type="checkbox"/> Clean out exhaust duct <input checked="" type="checkbox"/> Change the metal ductwork
<ul style="list-style-type: none"> ➤ The round ductwork under the kitchen sink that drops down to the basement should be removed, and the floor repaired. Consider upgrading the dishwasher plumbing to meet code by installing indirect waste piping under the sink. There is some staining on the vinyl flooring of the kitchen. 		

Electrical

<u>Service Entrance Cable</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Capacity: <input checked="" type="checkbox"/> 100 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 <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"/> 100 Amps
<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 <ul style="list-style-type: none"> • ➤ There is an open wiring splice above the pressure tank in basement that needs to be installed in a junction box. • The installation of the hot tub in the sunroom is dangerous without upgrading the outlets and blanking off those that are too close to the tub. • This should be discussed with, and done by, a qualified electrician.
<u>Ground Fault Outlets (GFCI)</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Exterior <input checked="" type="checkbox"/> Garage Kitchen Basement Bathroom ➤ For added safety, consider installing ground fault protected outlets, (gfc) in all locations listed above that are not checked.
<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	<input checked="" type="checkbox"/> Battery Operated Hard Wired Carbon Monoxide <ul style="list-style-type: none"> • ➤ 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 Unsatisfactory	<input checked="" type="checkbox"/> Hardwood Softwood <input checked="" type="checkbox"/> Wall-to-Wall Carpet Other
<u>Walls</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Plaster <input checked="" type="checkbox"/> Drywall Wood Paneling Other <ul style="list-style-type: none"> • ➤ There is some damage to the walls and ceiling in the sunroom where it butts the main house. This is apparently due to a flashing leak prior to re-roofing. • Be aware that the finish work on the second floor was not professionally executed. This includes the closet work and the wall and door finish.
<u>Ceilings</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Plaster <input checked="" type="checkbox"/> Drywall <input checked="" type="checkbox"/> Wood Paneling Other ➤ As mentioned above, work on the ceiling on the second floor is also poorly executed with a poor choice of materials. Upgrade as needed.
<u>Stairs/Railings</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	➤ The basement stairs are lacking a guardrail. Consider installing one to make it safer for small children.
<u>Fireplace/Stove</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Flue liner Damper: Operating Not Operating Clean before use <hr/> Metal pre-fab Free-standing Wood stove insert
<u>Doors (inside)</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	➤ The front storm door is binding and scrapes on the threshold. It needs to be adjusted.
<u>Windows</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Double hung Casement Awning Sliding Fixed Storm windows <hr/> Wood Vinyl Vinyl covered wood Metal Insulated glass <hr/> ➤ See pg. 7

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	Insulated	
	➤ There is a missing panel at the access to the space above the sunroom.				
<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: <input checked="" type="checkbox"/> Fiberglass Cellulose Rock wool Polystyrene Other				
	Amount installed at	<input checked="" type="checkbox"/> Rafters: Avg. Inches <u> 3 </u>		<input checked="" type="checkbox"/> Approx. R Value <u> 9 </u>	
		Floor: Avg. Inches _____		Approx. R Value _____	
		<input checked="" type="checkbox"/> Above Ceiling: Avg. Inches <u> 6 </u> (sun room)		<input checked="" type="checkbox"/> Approx. R Value <u> 19 </u>	
		Other: Avg. Inches _____		Approx. R Value _____	
	Air baffles installed Yes <input checked="" type="checkbox"/> No Unnecessary		Vent path from eave blocked Yes No		
	<ul style="list-style-type: none"> ➤ With only three inches of installation in the main house roof, expect a considerable amount of heat loss. Also note that the insulation behind the knee walls has been disturbed and in some places the effective insulation is greatly reduced. As discussed, consider changing how this “behind the knee wall space” is insulated by making it cold storage. This will first involve relocating or properly insulating the heat distribution pipe. Secondly, the insulation between the rafters should be removed and the floor and knee wall heavily insulated to prevent heat loss into this space from the adjacent bedroom or the living space below. Lastly continuous soffit venting should be installed at the eaves to bring cold air into this area and be sure that the vent path over the sloped ceiling is open so that the air moves to the ridge vents. 				
<u>Ventilation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Windows Attic Fan Whole House Fan Turbine Roof Vents Ridge Vent Soffit Vent <input checked="" type="checkbox"/> Gable End Louvers				
	<ul style="list-style-type: none"> ➤ Along with insulating the insulation on the second floor, the roof venting needs to be upgraded as well by installing a ridge vent. When this is done, it is important that the gable end vents be closed as suggested by the attached link. http://www.airvent.com/professional/resources/troubleshooting.shtml 				