



Home Inspection Report



123 Main Street, Pensacola, AL 32506

Inspection Date:

Tuesday, May 14, 2019

Prepared For:

Beau Crum

Prepared By:

Crum Home Inspections
14750 Timber Ridge Dr.
Loxley, AL 36551
(251) 281-7387

Report Number:

2800

Inspector:

Beau Crum

License/Certification #:

HI-11467

Inspector Signature:

Beau Crum

Report Summary

Major Concerns

Potential Safety Hazards

DINING ROOM

1. Electrical receptacle on south wall of Dining room is detached from wall and HOT. Recommend consulting a licensed electrician for evaluation / repair. see photo

ELECTRIC / COOLING SYSTEM

2. Wiring in main electrical panel is solid Branch wiring. Recommend repair. SAFETY HAZARD

Items Not Operating

3. Garage door was locked and unable to be inspected

4. Well pump house was locked at time of inspection and unable to be inspected

Deferred Cost Items

Typical electric water heater lasts 12-16 years

Typical electric A/C unit lasts 12-16 years

Typical 3 tab asphalt shingle lasts 18 - 24 years

Improvement Items

FASCIA

5. Fascia on North West corner is rotted. Recommend repair

6. Fascia on South West corner is rotted. Recommend repair

GARAGE

7. Garage door was locked and unable to be tested during inspection

8. Garage opener "eyes" were not installed correctly. Recommend repair see photos

9. Two large holes in garage walls. Recommend repair see photos

MASTER BATHROOM

10. Master shower door does not close properly. Recommend repair see photo

11. Recommend caulk in master shower as needed

HALL BATHROOM

12. Water leaks from Cold water knob in tub. Recommend consulting a licensed plumber for evaluation / repair. see photo.

13. Floor tile cracked in several spots in Hall bathroom. Recommend repair

DINING ROOM

14. Electrical receptacle on south wall of Dining room is detached from wall and HOT. Recommend consulting a licensed electrician for evaluation / repair. see photo

KITCHEN

15. Kitchen dishwasher did not work properly. Recommend repair

Report Summary

Improvement Items

DRIVEWAY

16. Driveway has large settling cracks and upheaval from tree roots. Recommend repair as needed

CHIMNEY

17. Wood rot on wood trim adjacent to chimney. Recommend consulting a Roofer for evaluation / repair. see photo

DEN

18. 2 electrical receptacles in DEN show OPEN GROUNDS. Recommend consulting a licensed electrician for evaluation / repair. see photo

HVAC

19. Cold air leaks from detaching duct tape on plenum. Recommend consulting a licensed HVAC technician for evaluation / repair. see photo

Maintenance Reminders

Recommend Monitoring

Report Overview

Scope of Inspection

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

Visual Inspection Only

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

None

Ground Cover

Dry

Receipt/Invoice

Crum Home Inspections
14750 Timber Ridge Dr.
Loxley, AL 36551
(251) 281-7387

Property Address
123 Main Street
Pensacola, AL 32506

Inspection Number: 2800
Payment Method: Cash

Date: Tue. May. 14, 2019 9:30
Inspected By: Beau Crum

Client: Beau Crum

Inspection	Fee
Home Inspection	\$400.00
Infrared Thermography	\$50.00
Infrared Thermography discount	-\$50.00
Total	\$400.00

Grounds

Service Walks

- None Not Visible
- Concrete Flagstone Gravel Brick Other: _____
- Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
- Settling cracks Public sidewalk needs repair

Comments
Photos



Driveway/Parking

- None Not Visible
- Concrete Asphalt Gravel/Dirt Brick Other: _____
- Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
- Trip hazard Fill cracks and seal Tree roots causing cracks

Comments
Photos



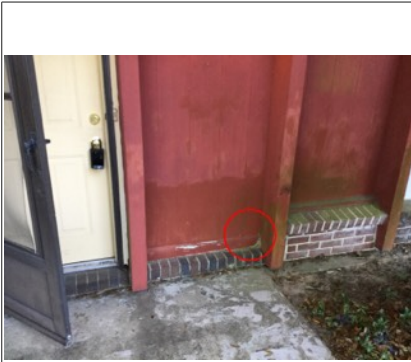
DRIVEWAY
Driveway has large settling cracks and upheaval from tree roots. Recommend repair as needed

Porch

- None Not Visible
- Satisfactory Marginal Poor Railing/Balusters recommended
- Concrete Wood None
- Satisfactory Marginal Poor Safety Hazard

Comments

Photos



Wood rot on base of wood siding adjacent to front porch

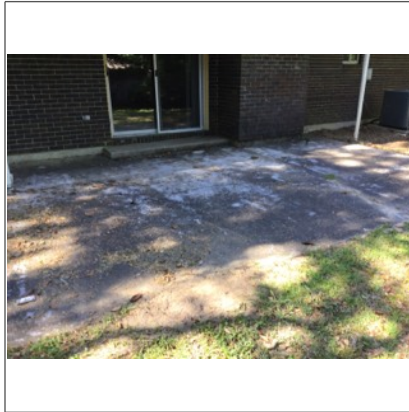
Stoops/Steps

- None
Material Concrete Wood Other: Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled Recommend Mortar Repointing
Comments

Patio

- None
Material Concrete Flagstone Kool-Deck Brick Other:
Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks
Comments

Photos



Deck/Balcony

- None Not Visible
Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil
Finish Treated Painted/Stained Other: Safety Hazard Improper attachment to house
 Railing loose Not Applicable
Comments

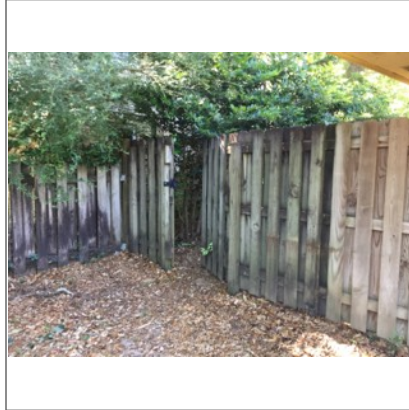
Deck/Patio/Porch Covers

- None
Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage
Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None
Comments

Grounds

Fence/Wall

- Not evaluated None
 Brick Block Wood Metal Chain Link Rusted Vinyl
 Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps
 N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No
Type
Condition
Gate
Comments
Photos



Landscaping affecting foundation

- N/A
Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil
Comments

Retaining wall

- None
Material Brick Concrete Concrete block Railroad ties Timbers Other: _____
Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended
Comments

Hose bibs

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

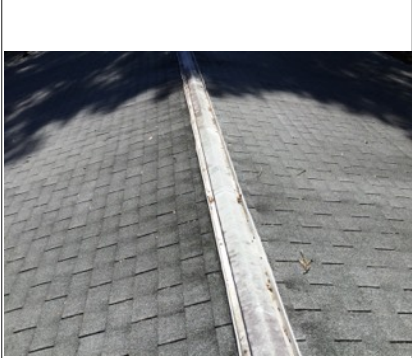
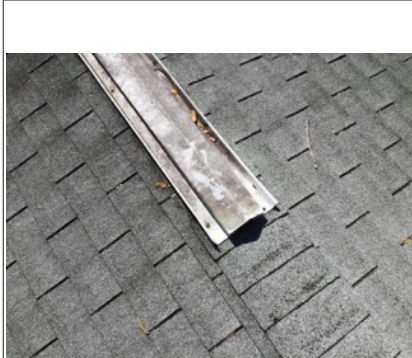
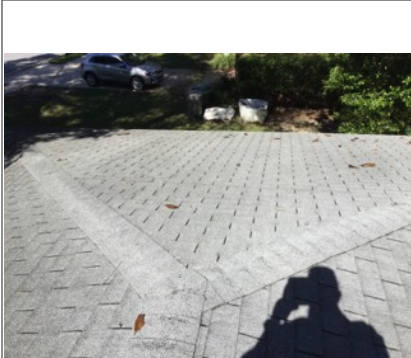
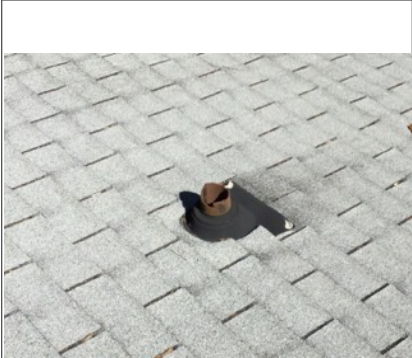
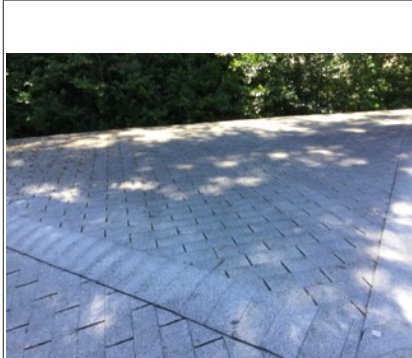
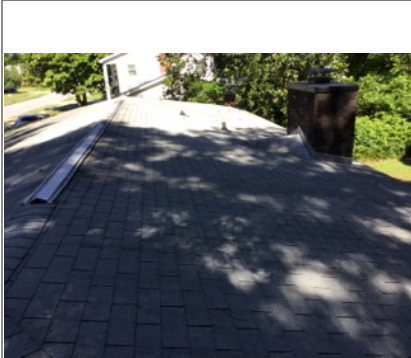
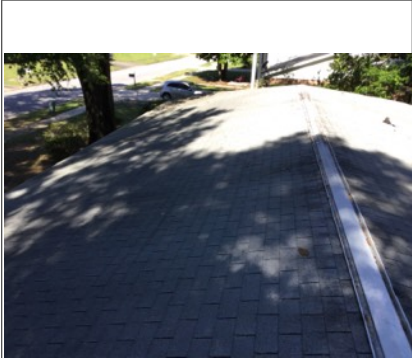
Roof

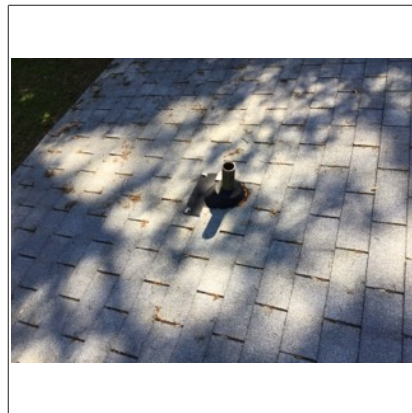
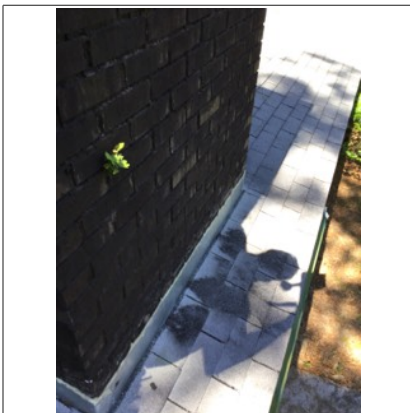
General

Visibility None All Partial Limited By:

Inspected From Roof Ladder at eaves Ground With Binoculars Drone

Photos





Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:3 tab asphalt shingle
Age:
Location:

Roof #2 None
Type:
Age:
Location:

Roof #3 None
Type:
Age:
Location:

Comments

Ventilation System

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

Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .

Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments

Valleys

N/A
 Not Visible Galv/Alum Asphalt Lead Copper Other: .

Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Roof

Condition of Roof Coverings

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

Comments

Skylights

- N/A Not Visible
Condition Cracked/Broken Satisfactory Marginal Poor
Comments

Plumbing Vents

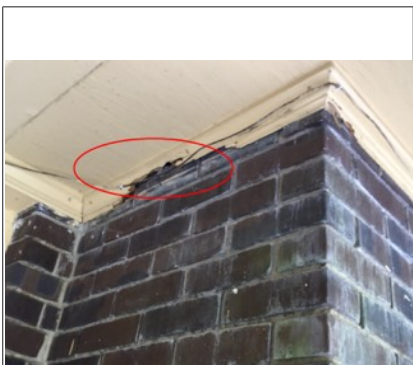
- Not Visible Not Present
Condition Satisfactory Marginal Poor
Comments

Exterior

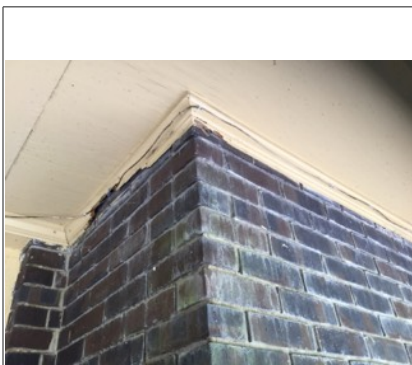
Chimney(s)

- None
- Location(s)** North
- Viewed From** Roof Ladder at eaves Ground (Inspection Limited) With Binoculars Drone
- Rain Cap/Spark Arrestor** Yes No Recommended
- Chase** Brick Stone Metal Blocks Framed
- Evidence of** Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 Wood rot No apparent defects
- Flue** Tile Metal Unlined Not Visible
- Evidence of** Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects
- Condition** Satisfactory Marginal Poor Recommend Repair

Comments
Photos



CHIMNEY
Wood rot on wood trim adjacent to chimney. Recommend consulting a Roofer for evaluation / repair. see photo



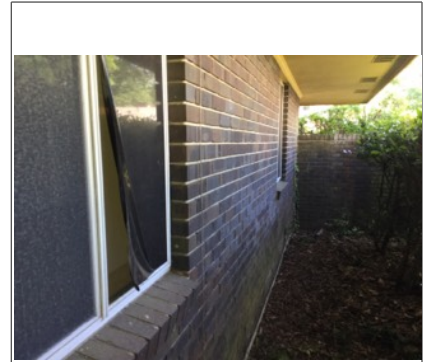
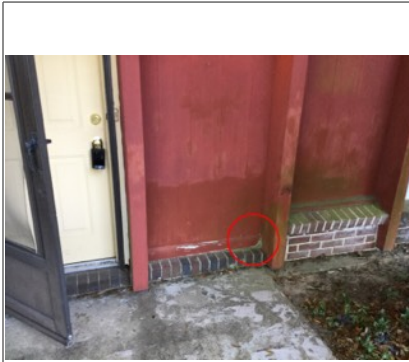
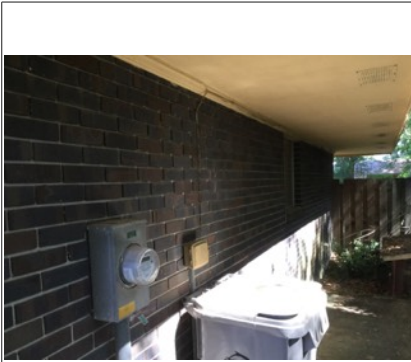
Gutters/Scuppers/Eavestrough

- None
 - Condition** Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned
 - Material** Copper Vinyl/Plastic Galvanized/Aluminum Other: _____
 - Leaking** Corners Joints Hole in main run No apparent leaks
 - Attachment** Loose Missing spikes Improperly sloped Satisfactory
 - Extension needed** North South East West N/A
- Comments**

Siding

- Material** Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: _____ Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes
 - Condition** Satisfactory Marginal Poor Recommend repair/painting
- Comments**

Photos



Wood rot on wood siding adjacent to front porch



Wood rot on wood siding adjacent to front porch

Trim

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

Condition Satisfactory Marginal Poor

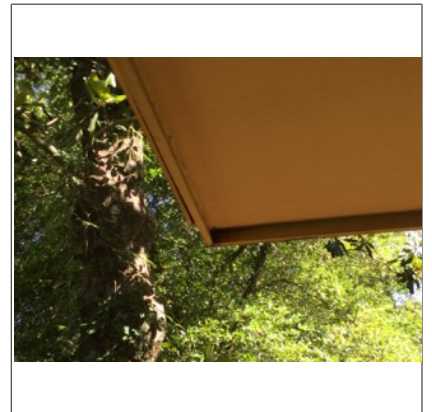
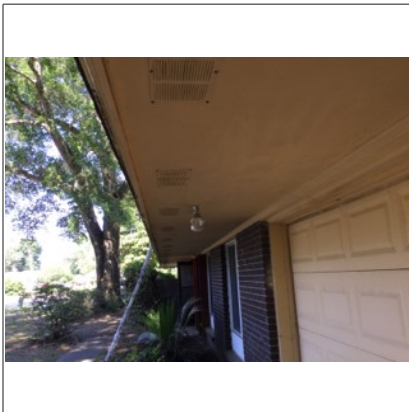
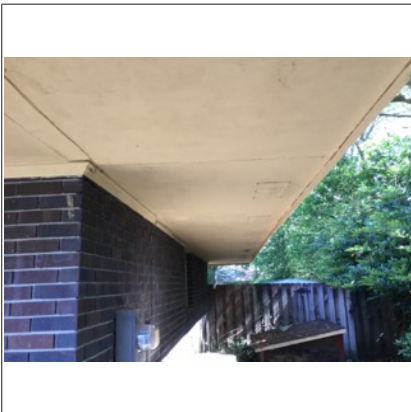
Comments

Soffit

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

Condition Satisfactory Marginal Poor

Photos



Exterior

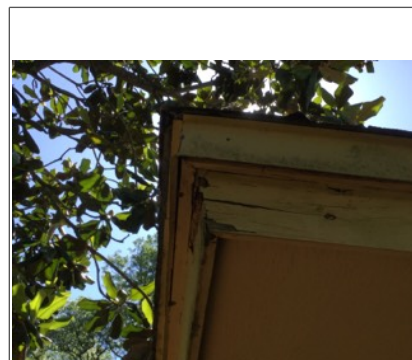
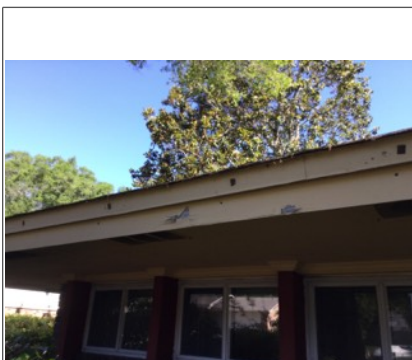
Fascia

- None
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other:
 Satisfactory Marginal Poor

Condition Comments

FASCIA
 Fascia on North West corner is rotted. Recommend repair
 Fascia on South East corner is rotted. Recommend repair

Photos



Fascia has wood rot on North West corner of roof



Wood rot on Fascia on South West corner



Wood rot on Fascia

Exterior

Flashing

- None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: _____
Condition Satisfactory Marginal Poor
Comments

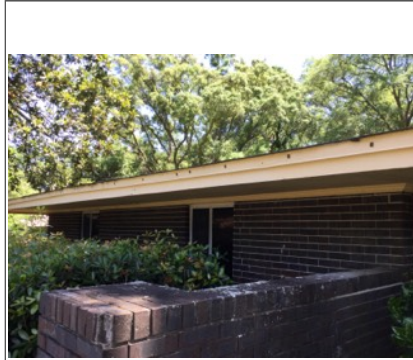
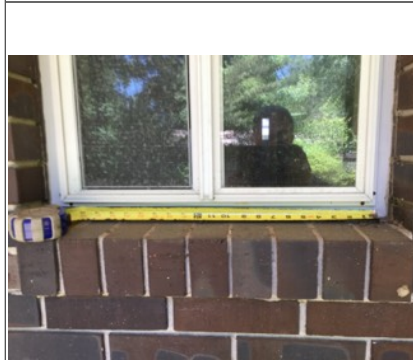
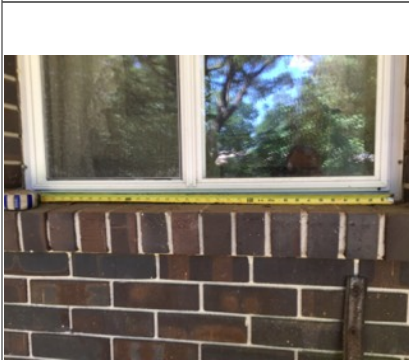
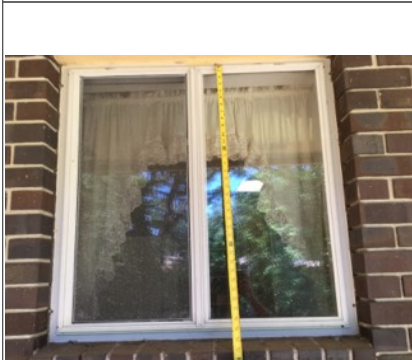
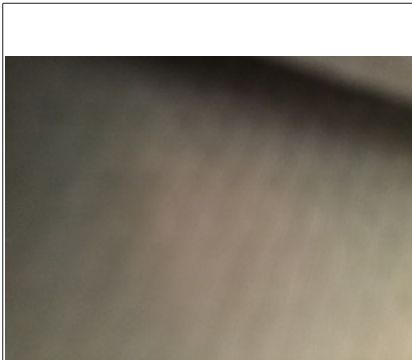
Caulking

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

Windows/Screens

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







Service Entry

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

Comments

Exterior Doors

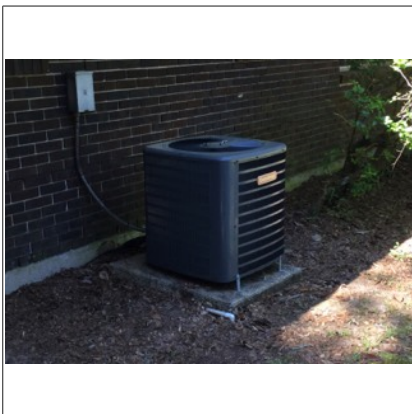
Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing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

Comments

Exterior A/C - Heat pump #1

Unit #1 N/A
 Location:North
 Brand:Goodman
 Model #:GSZ130361BE
 Serial #: 1411279475
 Approximate Age:2011
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other:
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Maximum fuse/breaker rating (amps): 35 Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
Level Yes No Recommend re-level unit
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
Insulation Yes No Replace Damaged
Improper Clearance (air flow) Yes No
Comments

Photos



Plumbing

Water service

Main shut-off location South

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

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: CPI DURA PEX

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A

Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Main fuel shut-off location

N/A

Location

Comments

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Photos



Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Plumbing

Water heater #1

N/A

General Brand Name: Rheem
 Serial #: 171507525
 Capacity: 40 gallons
 Approx. age: 2015

Type Gas Electric Oil LP Other: _____

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

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

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

Condition Satisfactory Marginal Poor

Comments

Photos

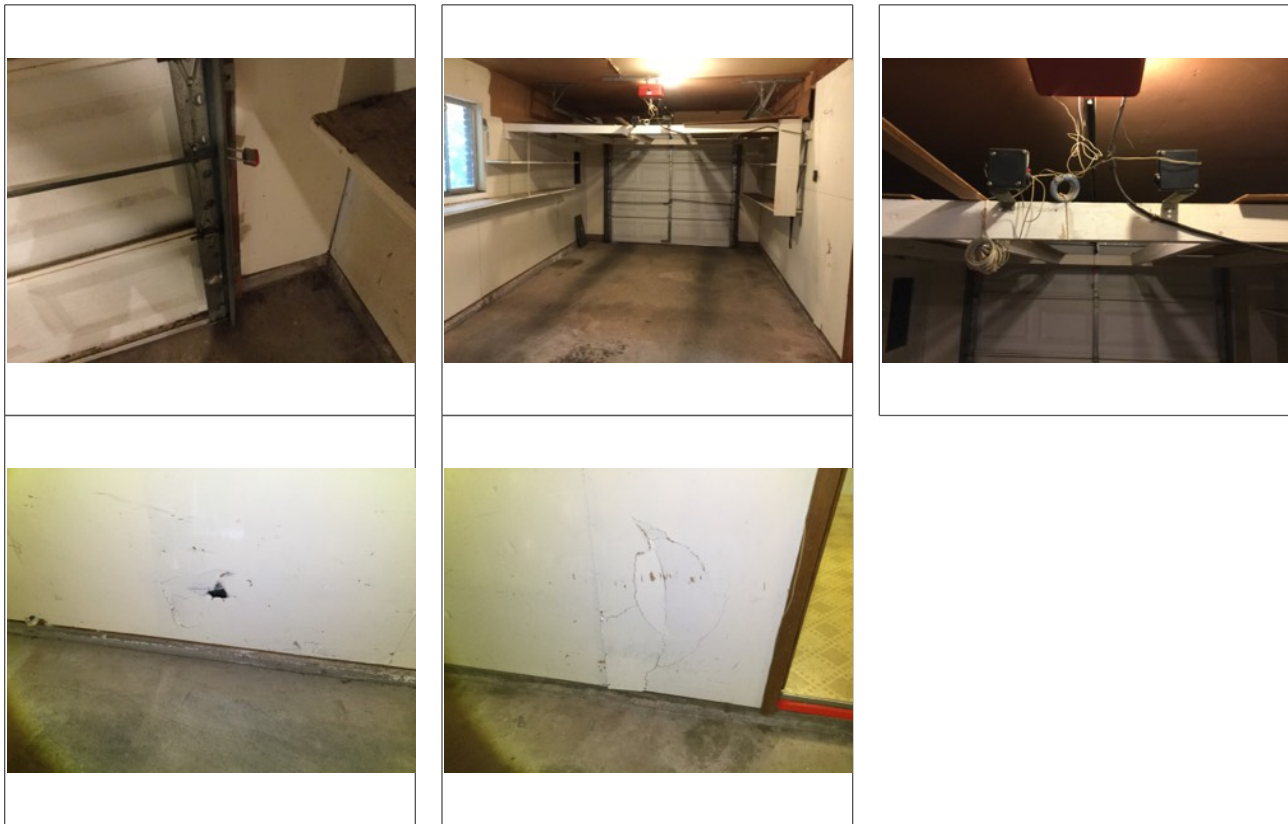


Garage/Carport

Type

- None
 Attached
 Detached
 1-Car
 2-Car
 3-Car
 4-Car
 Carport

Type
Comments
Photos



Automatic Opener

- None
 N/A
 Operable
 Inoperable

Operation
Comments

GARAGE
 Garage door was locked and unable to be tested during inspection

 Garage opener "eyes" were not installed correctly. Recommend repair see photos

Safety Reverse

- None
 N/A
 Operable
 Not Operable
 Need(s) adjusting
 Safety hazard
 Photo eyes and pressure reverse tested

Operation
Comments

Roofing

- Material**
 Same as house
 Type:
 Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

- Satisfactory
 Marginal
 Poor
 Same as house
 None

Comments

Garage/Carport

Siding

N/A
Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments

Trim

N/A
Material Same as house Wood Aluminum Vinyl
Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments

Floor

Material Concrete Gravel Asphalt Dirt Other: .
Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard
Source of Ignition within 18" of the floor N/A Yes No
Comments

Overhead Door(s)

N/A
Material Wood Fiberglass Masonite Metal Recommend repair
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing
Recommend Priming/Painting Inside & Edges Yes No
Comments

Exterior Service Door

None
Condition Satisfactory Marginal Poor Damaged/Rusted
Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No
Reverse polarity Yes No
Open ground Yes No Safety Hazard
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles
Comments

Support Piers

Support Piers Satisfactory Marginal Poor Moisture Damage Needs Repair N/A
Comments New Value:

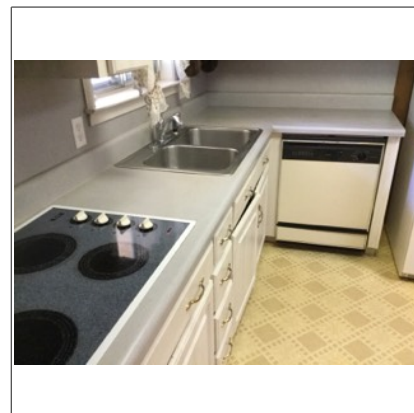
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos

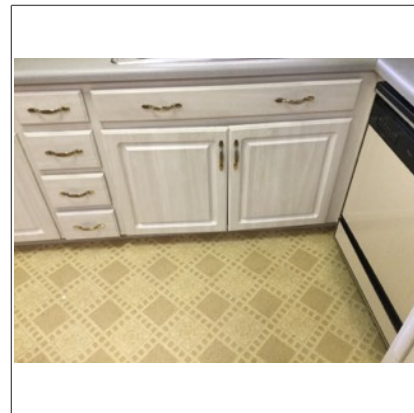
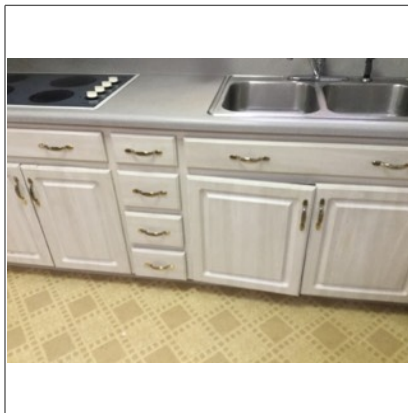
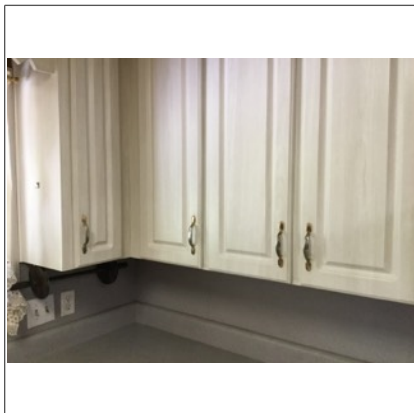


Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

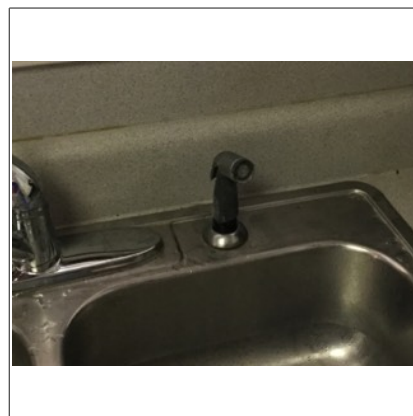
Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Photos



Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

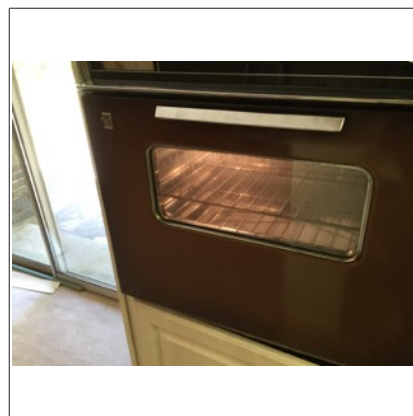
Appliances

- Disposal** N/A Not tested Operable: Yes No
- Oven** N/A Not tested Operable: Yes No
- Range** N/A Not tested Operable: Yes No
- Dishwasher** N/A Not tested Operable: Yes No
- Trash Compactor** N/A Not tested Operable: Yes No
- Exhaust fan** N/A Not tested Operable: Yes No
- Refrigerator** N/A Not tested Operable: Yes No
- Microwave** N/A Not tested Operable: Yes No
- Other** : Operable: Yes No
- Dishwasher airgap** Yes No
- Dishwasher drain line looped** Yes No
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
- Potential Safety Hazard(s)
- Open ground/Reverse polarity:** Yes No Potential Safety Hazard

Comments

KITCHEN
Kitchen dishwasher did not work properly. Recommend repair

Photos



Kitchen

Windows

Windows

- Leaking Vapor Seals Cracked Glass Broken Hardware NA Satisfactory Marginal
 Poor

Dining Room

Dining Room

Location South

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

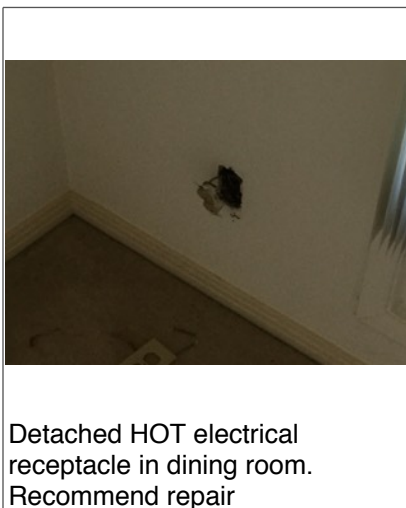
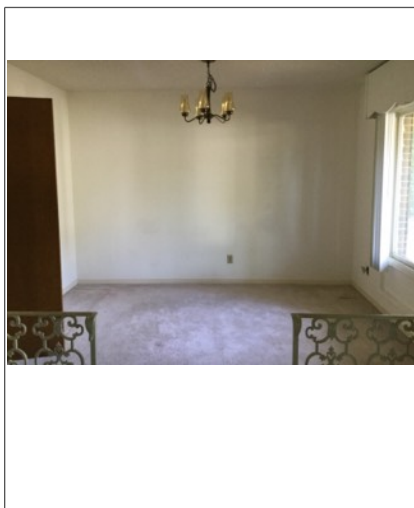
Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments DINING ROOM

Electrical receptacle on south wall of Dining room is detached from wall and HOT. Recommend consulting a licensed electrician for evaluation / repair. see photo

Photos



Detached HOT electrical receptacle in dining room. Recommend repair

Living Room

Living Room

Location North

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

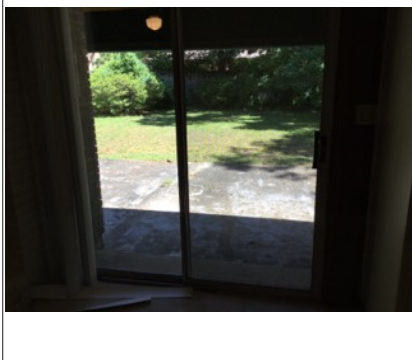
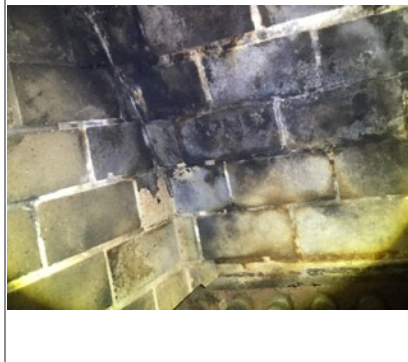
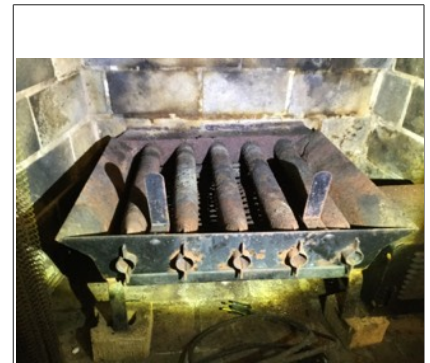
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Photos



Den

Room

Location South

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

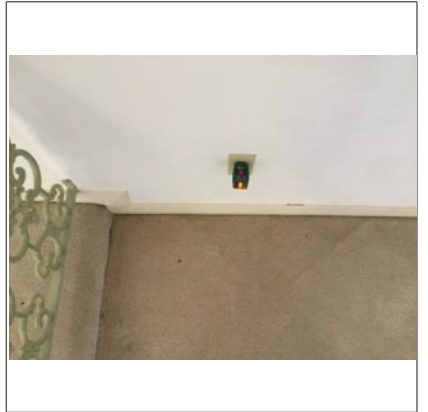
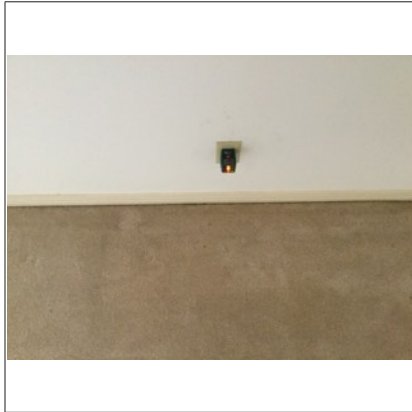
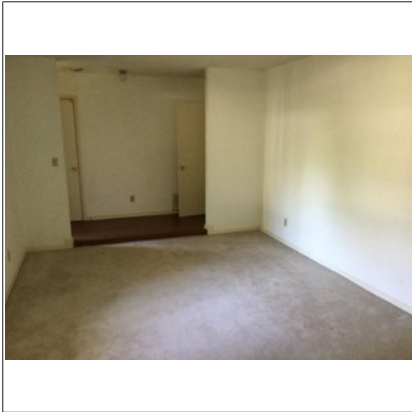
Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments
Photos



Laundry Room

Laundry

- Laundry sink N/A Yes No
- Faucet leaks Yes No
- Pipes leak Yes No Not Visible
- Cross connections Yes No Potential Safety Hazard
- Heat source present Yes No
- Room vented Yes No
- Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
- Electrical Open ground/reverse polarity: Yes No Safety hazard
- GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles
- Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
- Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

Photos



Master bedroom

Room

Location North West

Type Master

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

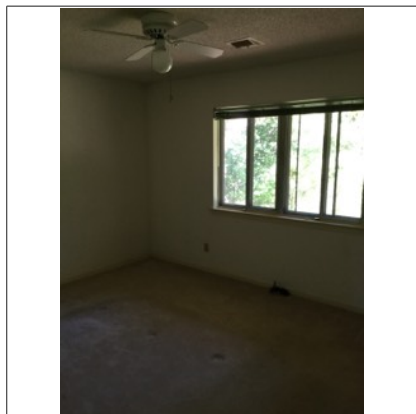
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Photos



South west Bedroom

Room

Location South West

Type Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

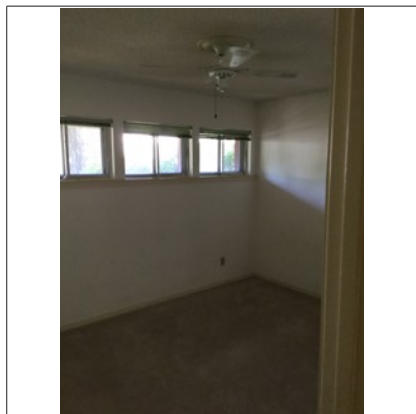
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Photos



South Central Bedroom

Room

Location South Central

Type Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

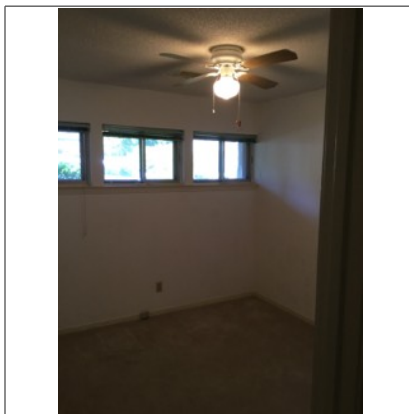
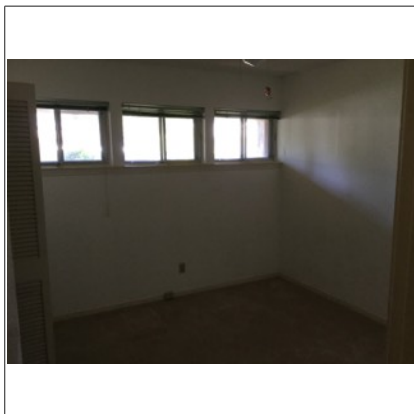
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Photos



master bathroom

Bath

Location Master bedroom

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
 Where: Recommend caulk. / grout on interior corners of master shower
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

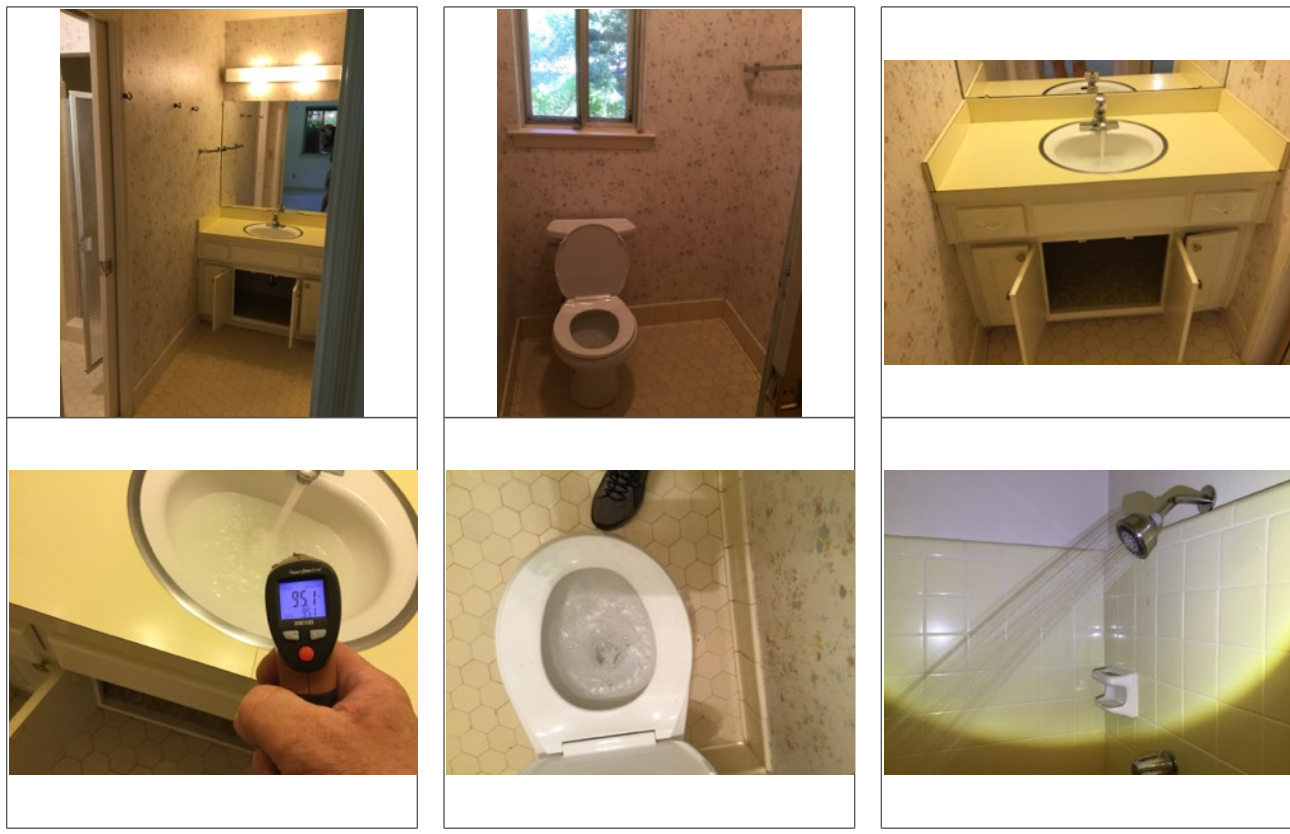
Heat source present Yes No

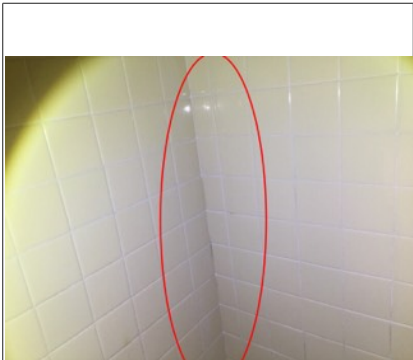
Exhaust fan Yes No Operable: Yes No Noisy

Comments MASTER BATHROOM
 Master shower door does not close properly. Recommend repair see photo

 Recommend caulk in master shower as needed

Photos

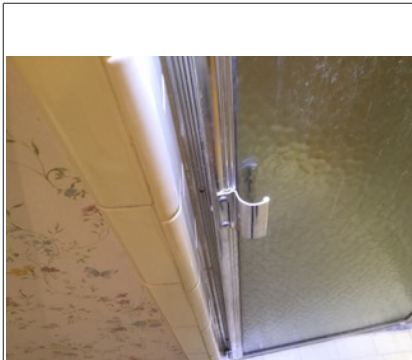




Recommend caulk/ grout as needed



Recommend caulk/grout as needed



Master shower door needs repair

hall Bathroom

Bath

Location Hall bathroom

Sinks Faucet leaks: Yes No Pipes leak: Yes No

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

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

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

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

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

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

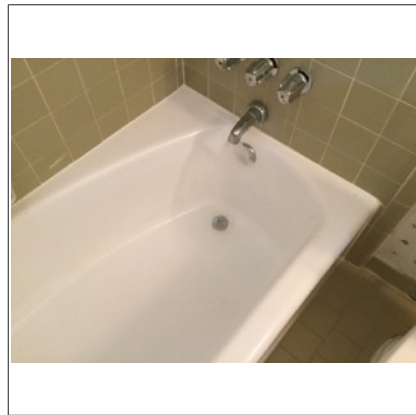
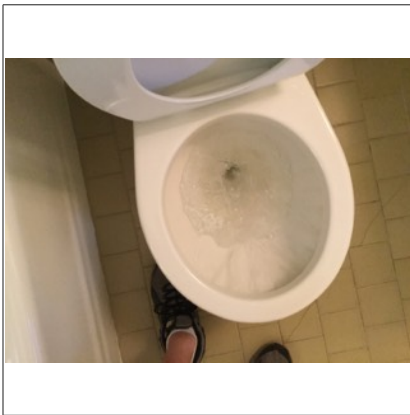
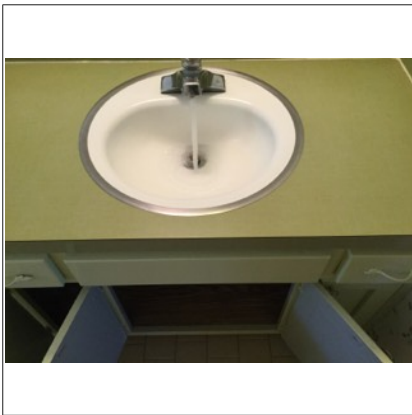
Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments HALL BATHROOM
 Water leaks from Cold water knob in tub. Recommend consulting a licensed plumber for evaluation / repair.
 see photo.

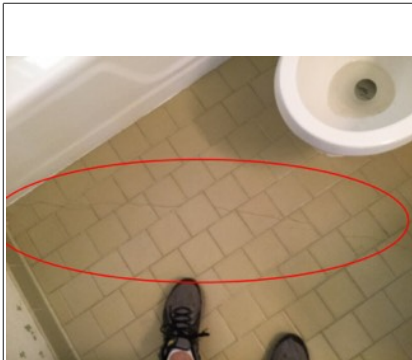
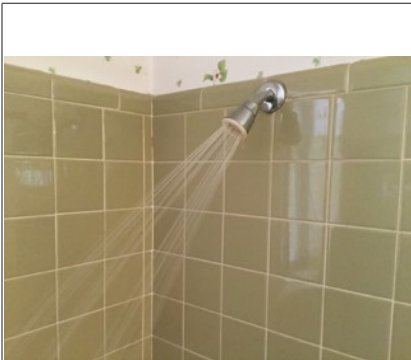
Floor tile cracked in several spots in Hall bathroom. Recommend repair

Photos





Water leaks from cold water handle during operation. Recommend consulting a licensed plumber for evaluation / repair. see photo.



Cracked floor tile



Cracked floor tile

Interior

Fireplace

- None
- Location(s)** Living room
- Type** Gas Wood Solid fuel burning stove Electric Ventless
- Material** Masonry Metal (pre-fabricated) Metal insert Cast Iron
- Miscellaneous** Blower built-in Operable: Yes No Damper operable: Yes No
- Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
- Damper modified for gas operation** N/A Yes No Damper missing
- Hearth extension adequate** Yes No
- Mantel** N/A Secure Loose Recommend repair/replace
- Physical condition** Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
- Not evaluated

Comments

Photos



Stairs/Steps/Balconies

- None
- Condition** Satisfactory Marginal Poor Loose/Missing
- Handrail** Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended
- Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard
- Comments**

Smoke/Carbon Monoxide detectors

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

Interior

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: _____
 Access limited by:
 Bedroom Attic Access

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: Damaged Displaced Missing Compressed Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: _____

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

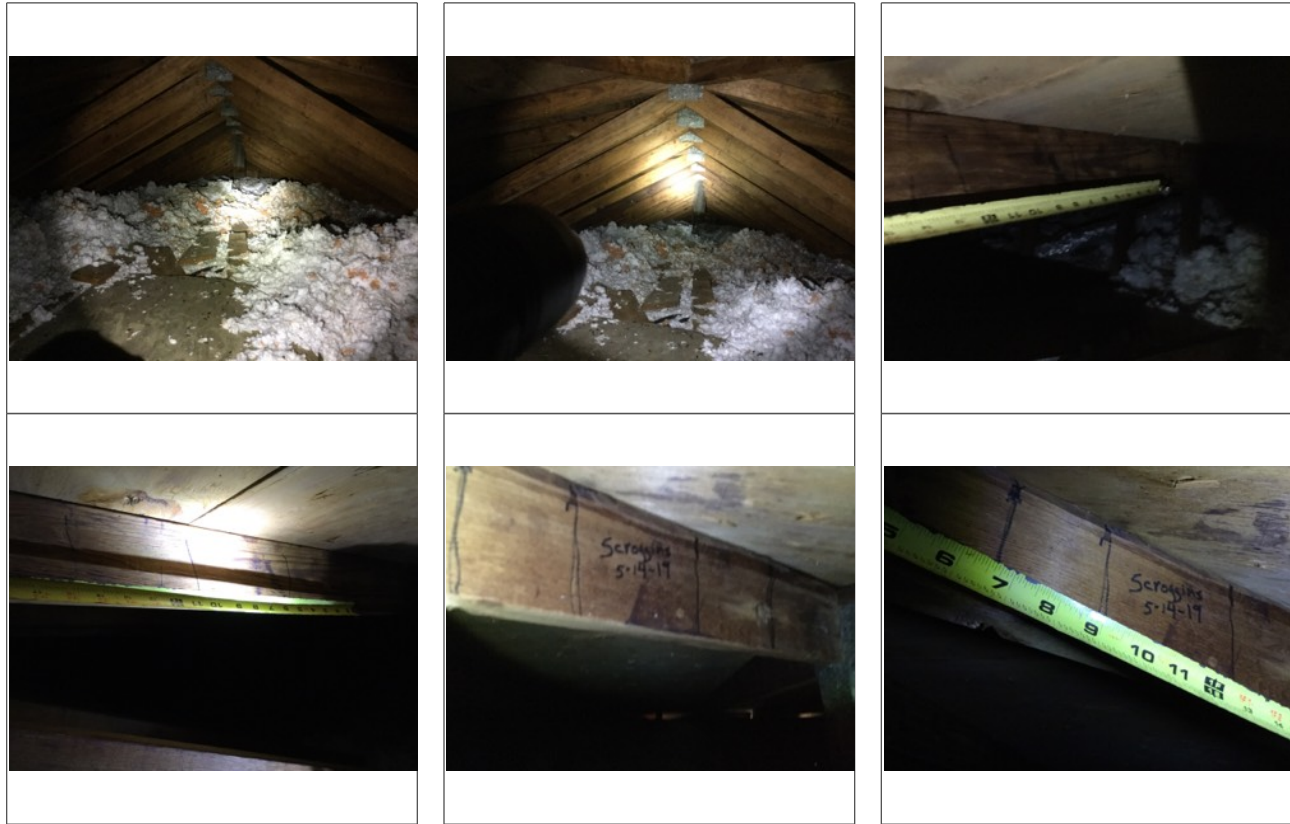
Evidence of condensation Yes No

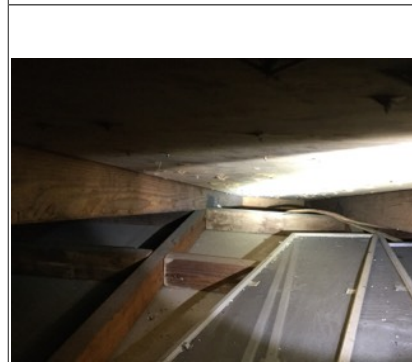
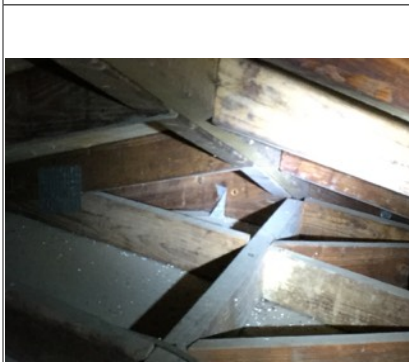
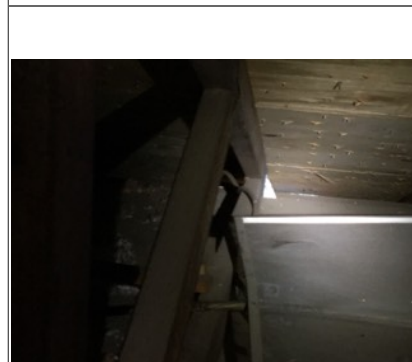
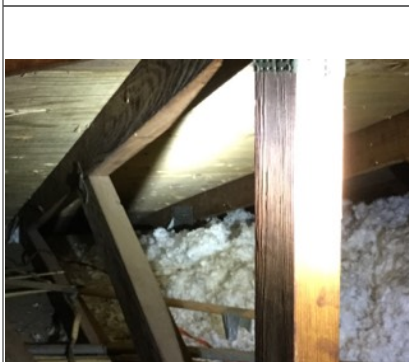
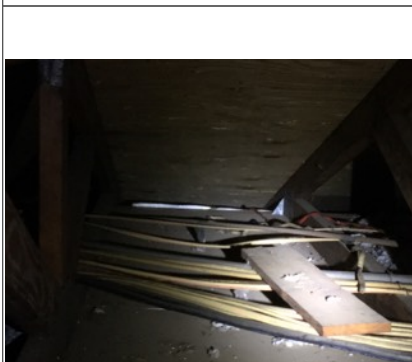
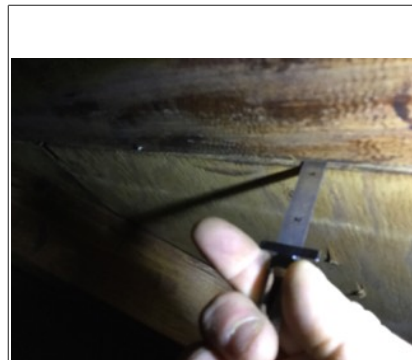
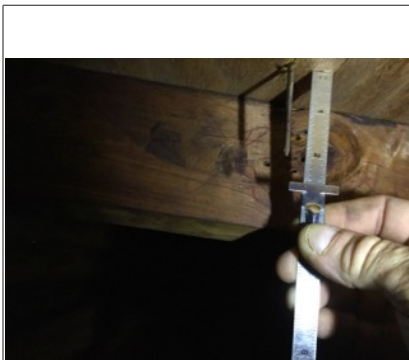
Evidence of moisture Yes No

Evidence of leaking Yes No

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments
Photos





Heating System

Heating system

Unit #1 Brand name: Goodman
 Approx. age: 2004
 Unknown Model #: ARUF36C14BC Serial #: 1504311296 X Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
 Brand name:
 Approx. age:
 Unknown
 Model #:
 Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel
Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace
Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
 Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve: Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

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

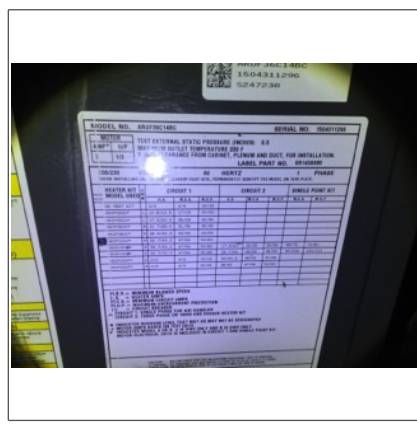
Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other: .

Comments

Photos



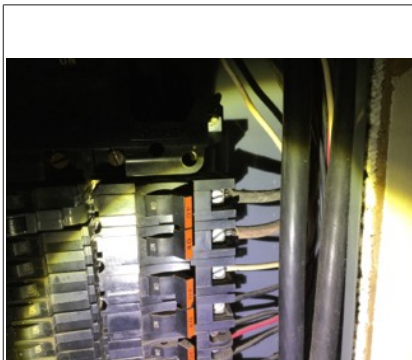
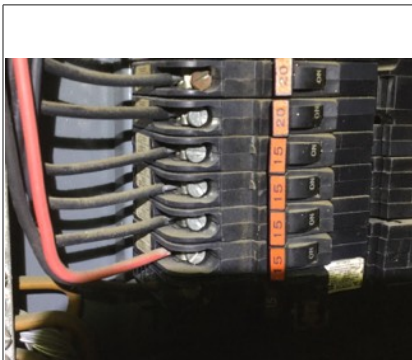
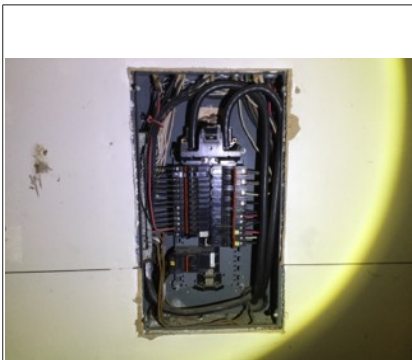
Electric/Cooling System

Main panel

Location Garage
Condition Satisfactory Poor
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Adequate Clearance to Panel Yes No
Breakers/Fuses Breakers Fuses
Appears grounded Yes No Not Visible
GFCI breaker Yes No Operable: Yes No
AFCI breaker Yes No Operable: Yes No Not Tested
Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
 Reason:

Comments MAIN ELECTRICAL PANEL
 Wiring in main electrical panel is solid Branch wiring. Recommend repair. SAFETY HAZARD

Photos



MAIN ELECTRICAL PANEL
 Wiring in main electrical panel is solid Branch wiring. Recommend repair. SAFETY HAZARD



Electric/Cooling System

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit
 Location: HVAC closet
 Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

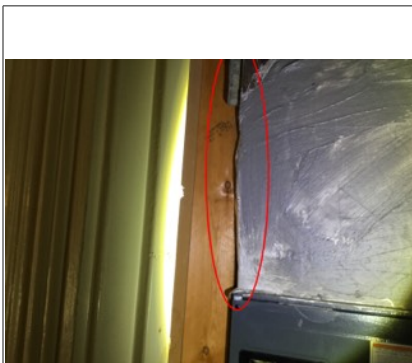
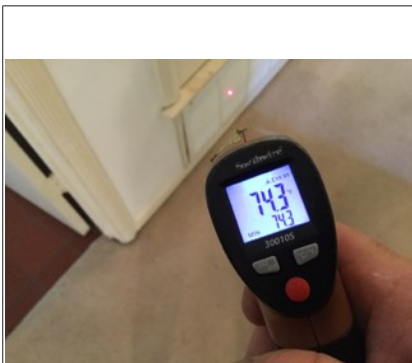
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Condition Differential: 15 degrees
 Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments
Photos



Cold air leaks from detaching duct tape on plenum. Recommend consulting a licensed HVAC technician for evaluation / repair. see photo

