



Home Inspection Report



12 Grimmauld Street, Londonville, IL 60109

Inspection Date:

Saturday January 1, 2022

Prepared For:

Prepared By:

Jadestone Home Inspections
3313024456
Jterry@jadestonehomeinspections.com

Report Number:

22-0115.1

Inspector:

John Terry

License/Certification #:

IL--450.011361
Expiration Date: 11/30/22

Inspector Signature:

J. Terry

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

West

State Of Occupancy

Vacant

Weather Conditions

Sunny
Cloudy
Windy
Snow

Recent Rain

No

Ground Cover

Snow

Approximate Age

38 years

Report Summary

Improvement Items

Exterior sealant of the window and door penetrations of the home is beginning to dry and crack and separate from the siding materials. Recommend replacement of exterior sealant around windows and doors to prevent water intrusion into the framing materials of the home

Concrete slab of garage floor has typical cracks along the footer sills and apron. Recommend sealing cracks to prevent water intrusion into the aggregate and further separation

Garage doors have separation from the door jambs. Recommend installing weather stripping to prevent outside air and insect intrusion into the garage

Horizontal drain pipe to the main stack in the basement is emitting a knocking sound. Recommend further evaluation by licensed plumbing contractor and repair as needed

Master bathroom vent fan is exhausting into the attic. Recommend qualified building contractor extend vent pipe to the exterior of the roof to prevent moisture damage of the sheathing and rafter materials and hazardous fungal accumulation

East exterior Wall of the Attic has an open hole in the sheathing and siding materials. Recommend repair to prevent water and wildlife intrusion into the Attic

Downspouts on the east side of the home are detached from extensions. Recommend repair of downspout to extension attachments for proper distribution of roof water away from the foundation of the home

Joists of the deck are not installed with proper joist hangers. Recommend installing joist hangers for secure attachment of the joists to the ledger board and to prevent separation from the home

Gutter of the first floor Eave on the north side of the roof is detached and missing straps. Recommend repair of gutter installation for proper distribution of roof water to the downspout

Exterior wood siding materials have areas of damage. Recommend repair or replacement of damaged siding materials

Exterior wood materials of the soffit and fascia of the roof eaves have several areas of peeling paint. Recommend removal of all deteriorated and peeling paint and reseal wood materials to prevent wood rot

Report Summary

Improvement Items

Exterior aluminum flashing of the East chimney is detached. Recommend qualified sighting contractors secure all loose flashing materials to prevent water intrusion into the sheathing materials of the attic and home

Exterior window of the south side of the home. Recommend repair or replacement of exterior window for best heating and cooling efficiency of the home

Exterior window well window frames are rusted. Recommend removal of all existing rust and reseal with exterior paint to prevent rust damage of the window frames

Window wells have vegetation growth. Recommend removal of all vegetation from the window wells

Items To Monitor

Majority of the grounds and roof of the home are not visible due to snow. Recommend further evaluation when grounds and roof are visible

Concrete slab of garage floor has typical cracks along the footer seal and apron. Recommend sealing cracks to prevent water intrusion into the aggregate and further separation

Patched vertical cracks found in the foundation stem walls on the north and east side of the basement. Recommend monitor repairs for activity and refer to basement waterproofing contractor for any further needed repairs to prevent water intrusion into the basement

Vertical crack found in foundation stem Wall South side of crawl space. Recommend monitor for activity and refer to basement waterproofing contractor for any needed repairs to prevent water intrusion into the crawl space

Vertical crack found on the exterior of the foundation stem wall on the south side of the home. Recommend qualified basement waterproofing contractor evaluate and repair as needed to prevent water intrusion into the crawl space / basement

Potential Safety Hazards

Service walk entrance at the South entrance to the garage is missing a cover over the stormwater drain. Potential safety hazard. Recommend installing drain cover for safe use of service walk

Concrete service walk on the south side of the home is cracked and settled creating trip hazards. Recommend repair of settled service walk materials of the property to provide a smooth surface for

Report Summary

Potential Safety Hazards

safe pedestrian use

Steps at the elevation change on the west side of the property are improperly constructed. Recommend reconfigure steps to provide even riser Heights and tread depths for safe use

Tree on the north side of the home has broken and horizontal limbs. Recommend qualified arborist contractor remove as needed to prevent injury and damage from falling limbs

Some electrical receptacles above kitchen countertops are not ground fault circuit interrupter protected. Recommend qualified electrical contractor install GFCI protection for all receptacles above countertops for safe use

Stairwell to the basement has low head clearance. Recommend reconfiguring stairwell to provide six foot 8 in of clearance for safe use

Electrical junction boxes in the basement are missing protective cover plates. Recommend installing missing protective cover plates to prevent injury from contact with live electrical wires

Home is not equipped with sufficient smoke and carbon monoxide detectors. Recommend installing smoke and carbon monoxide detectors on each level of home

Electrical receptacle in the second floor hallway bathroom is inoperable. Recommend qualified electrical contractor repair or replace receptacle for proper operation

Electrical junction box in the Attic is missing protective cover plate. Recommend installing protective cover plate to prevent injury from contact with live electrical wires

Protruding fasteners found on the steps of the deck. Recommend removal or seating fasteners to prevent injury

Exterior electrical receptacle on the south side of the home is not ground fault circuit interrupter protected. Recommend qualified electrical contractor install GFCI electrical receptacle for safe use

Items Not Operating

Gas fireplace appliance in the West living room is inoperable. Recommend restoring gas supply to the appliance and reevaluate her proper operation

Ice and water dispenser of the refrigerator is inoperable. Recommend repair for proper operation

Report Summary

Items Not Operating

Arc-fault breaker test button in the service panel is inoperable. Recommend repair or replacement for proper operation

Exterior electrical GFCI receptacle on the east side of the home is inoperable. Recommend qualified electrical contractor evaluate and repair as needed for proper operation

Major Concerns

Second floor bathrooms have loose toilet bowls. Recommend qualified plumbing contractor replace seals and reinstall commodes with secure fit to prevent leakage into subflooring and lower living space

Second floor primary bathroom has insufficient sealant of the shower pan to the wall connections. Recommend replacement of sealant of the shower pan to prevent water intrusion into the subflooring and lower living space

Deferred Cost Items

Exterior AC condenser unit is past its manufactured design of efficiency. Recommend budgeting for replacement of condenser unit in the near future

Receipt/Invoice

Jadestone Home Inspections
3313024456

Date: Jan 1, 2022

Inspected By: John Terry

Client:

Property Address
12 Grimmer Street
Londonville, IL 60109

Inspection Number: 22-0115.1

Payment Method: Check

Inspection	Fee
Home Inspection	\$500.00

Total	\$500.00
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Grounds

Service Walks

None Not Visible

Material Concrete Flagstone Gravel Brick Other: .

Condition Satisfactory Marginal Poor Trip hazard Typical cracks
 Pitched towards home Settling cracks Public sidewalk needs repair
 Not Evaluated

Comments

Majority of the grounds and roof of the home are not visible due to snow. Recommend further evaluation when grounds and roof are visible

Concrete service walk on the south side of the home is cracked and settled creating trip hazards. Recommend repair of settled service walk materials of the property to provide a smooth surface for safe pedestrian use

Service walk entrance at the South entrance to the garage is missing a cover over the stormwater drain. Potential safety hazard. Recommend installing drain cover for safe use of service walk

Photos



Missing drain cover of service walk at South entrance to garage



Cracked and settled concrete service walk south side of home

Driveway/Parking

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks
 Pitched towards home Trip hazard Fill cracks and seal

Comments

Majority of concrete of the driveway is not visible and not evaluated

Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Grounds

Stoops/Steps

None

Material Concrete Wood Other: Stone slabs Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers
 Rotted/Damaged Cracked Settled

Comments

Steps at the elevation change on the west side of the property are improperly constructed. Recommend reconfigure steps to provide even riser Heights and tread depths for safe use

Photos



Improper configuration of steps at elevation change at the Southwest area of the grounds

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

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

Majority of decking materials is not visible due to snow and not evaluated

Protruding fasteners found on the steps of the deck. Recommend removal or seating fasteners to prevent injury

Joists of the deck are not installed with proper joist hangers. Recommend installing joist hangers for secure attachment of the joists to the ledger board and to prevent separation from the home

Photos

Grounds



Missing joist hangers of decking south side of home



Protruding fasteners of tread at steps to decking

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

Fence/Wall

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable:
 Yes No

Comments

Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory

Recommend additional backfill Recommend window wells/covers

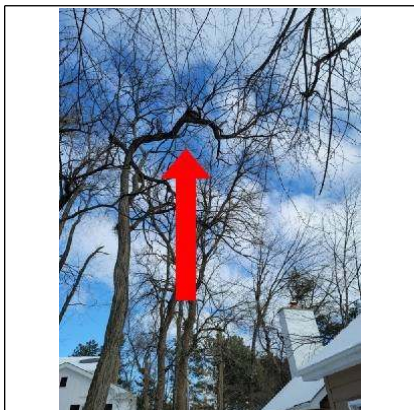
Trim back trees/shrubberies Wood in contact with/improper clearance to soil

Comments

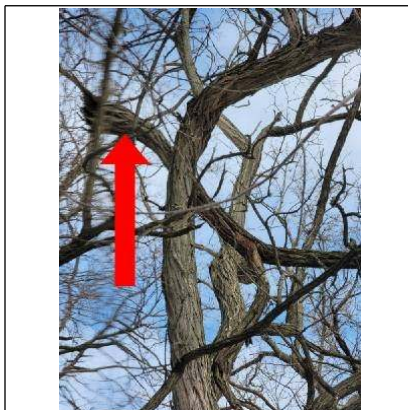
Tree on the north side of the home has broken and horizontal limbs. Recommend qualified arborist contractor remove as needed to prevent injury and damage from falling limbs

Photos

Grounds



Horizontal tree limb over north side of home



Broken and suspended tree limb north side of property

Retaining wall

None

Material Brick Concrete Concrete block Other: Railroad ties Timbers

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: Height pitch and snow

Inspected From Roof Ladder at eaves Ground With Binoculars

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:Asphalt
Layers:Unknown
Age:5-10+
Location:All

Roof #2 None
Type:
Layers:
Age:
Location:

Roof #3 None
Type:
Layers:
Age:
Location:

Comments

Ventilation System

None N/A

Type 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

Material 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

Chimney(s)

None

Location(s) West
East

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

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 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

Exterior

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

Gutter of the first floor Eave on the north side of the roof is detached and missing straps. Recommend repair of gutter installation for proper distribution of roof water to the downspout

Downspouts on the east side of the home are detached from extensions. Recommend repair of downspout to extension attachments for proper distribution of roof water away from the foundation of the home

Photos



Damaged and detached downspout connection Southeast corner of home



Detached downspout from extension northeast corner



Damaged and detached gutter first floor North exposure

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

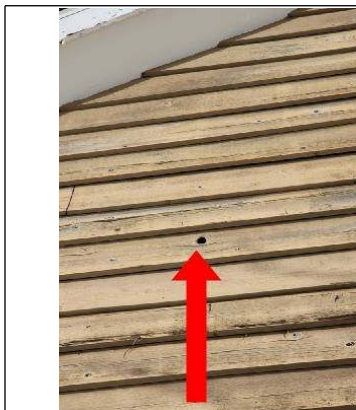
Exterior wood siding materials have areas of damage. Recommend repair or replacement of damaged siding materials

Photos

Exterior



Damaged exterior wood siding South West exposure



Hole in exterior wood siding West exposure



Hole in exterior wood siding east side of home

Trim

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

Condition Satisfactory Marginal Poor

Comments

Soffit

None

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

Condition Satisfactory Marginal Poor

Comments

Exterior wood materials of the soffit and fascia of the roof eaves have several areas of peeling paint. Recommend removal of all deteriorated and peeling paint and reseal wood materials to prevent wood rot

Photos



Peeling paint of wood soffit material south side of roof



Peeling paint of wood soffit materials south side of roof

Fascia

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco

Exterior

Fascia cont.

Material cont. Recommend repair/painting Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Photos



Deteriorated and peeling paint of wood fascia materials south side of roof



Deteriorated and peeling paint of wood fascia and soffit materials



Peeling paint of exterior wood fascia materials yeast exposure over living room

Flashing

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco

Recommend repair/painting Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Exterior aluminum flashing of the East chimney is detached. Recommend qualified sighting contractors secure all loose flashing materials to prevent water intrusion into the sheathing materials of the attic and home

Photos



Detached aluminum flashing of chimney Chase east side of home

Caulking

None

Exterior

Caulking cont.

Condition Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Exterior sealant of the window and door penetrations of the homes beginning to dry and crack and separate from the siding materials. Recommend replacement of exterior sealant around windows and doors to prevent water intrusion into the framing materials of the home

Photos



Dried and cracked exterior caulking of window penetration south side of home



Tried and detached sealant of exterior window penetration south side of home

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

Window wells have vegetation growth. Recommend removal of all vegetation from the window wells

Exterior window well window frames are rusted. Recommend removal of all existing rust and reseal with exterior paint to prevent rust damage of the window frames

Exterior window of the south side of the home. Recommend repair or replacement of exterior window for best heating and cooling efficiency of the home

Photos

Exterior



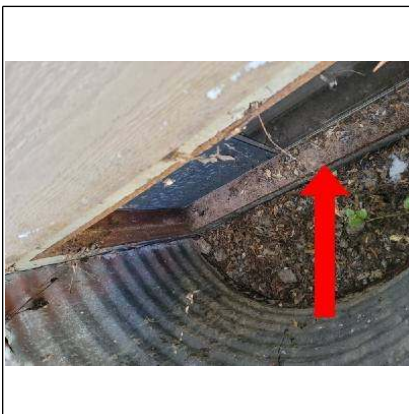
Vegetation growth in window well south side of home



Rusted window well frame south side of basement



Improper installation of window wall cover



Rusted window well frame east side of basement



Rusted window well frame east side of basement



Evidence of failed thermal insulation seal of ground level window south side of home

Storms Windows

None Not installed

Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting

Material Wood Clad comb. Wood/Metal comb. Metal

Putty Satisfactory Needed N/A

Comments

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible
Other: .

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Comments

Vertical crack found on the exterior of the foundation stem wall on the south side of the home. Recommend qualified basement waterproofing contractor evaluate and repair as needed to prevent water intrusion into the crawl space / basement

Photos

Exterior



Vertical crack of exterior concrete stem wall from the basement south side of home

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 electrical GFCI receptacle on the east side of the home is inoperable. Recommend qualified electrical contractor evaluate and repair as needed for proper operation

Exterior electrical receptacle on the south side of the home is not ground fault circuit interrupter protected. Recommend qualified electrical contractor install GFCI electrical receptacle for safe use

Photos



Non GFCI exterior electrical receptacle south side of home



Inoperable exterior electrical receptacle east side of home

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing
 Replace Door condition: Satisfactory Marginal Poor

Exterior

Exterior Doors cont.

- 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: Ground level Southeast
 Brand: Lennox
 Model #: See attached photo
 Serial #: See attached photo
 Approximate Age: 40 years
- 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): Undetermined
 Fuses/Breakers installed (amps): 40 amp 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
- Improper Clearance (air flow)** Yes No

Comments

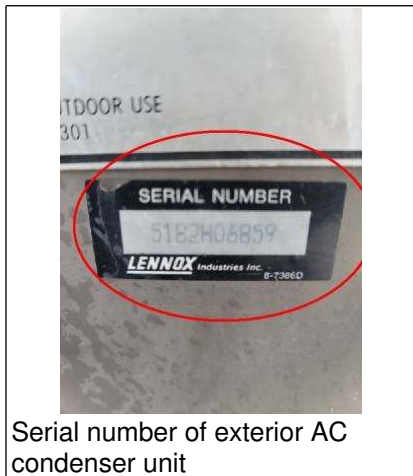
Exterior AC condenser unit is past its expected useful life. Recommend budgeting for replacement of condenser unit in the near future

Photos

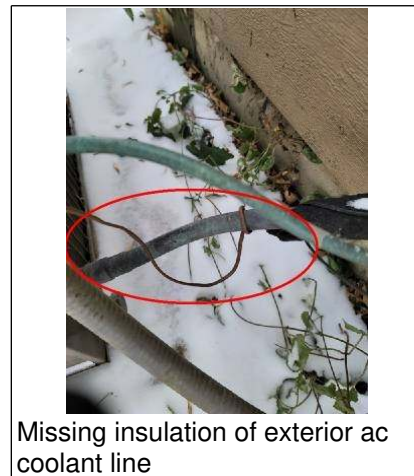
Exterior



Faded data of condenser unit tag



Serial number of exterior AC condenser unit



Missing insulation of exterior ac coolant line

Garage/Carport

Type

None

Type Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Comments

Automatic Opener

None N/A

Operation Operable Inoperable

Comments

Safety Reverse

None N/A

Operation Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested

Comments

Roofing

Material Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house

Comments

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: .

Garage/Carport

Floor cont.

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

Concrete slab of garage floor has typical cracks along the footer seal and apron. Recommend sealing cracks to prevent water intrusion into the aggregate and further separation

Photos



Cracked concrete of garage floor



Cracked concrete of garage floor

Sill Plates

None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair Satisfactory

Comments

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

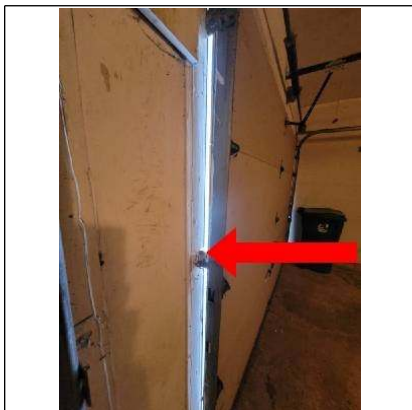
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

Garage doors have separation from the door jambs. Recommend installing weather stripping to prevent outside air and insect intrusion into the garage

Photos

Garage/Carport

Missing weather stripping of garage door

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

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

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

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 Not Visible

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 NA Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

Kitchen

Appliances cont.

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

Ice and water dispenser of the refrigerator is inoperable. Recommend repair for proper operation

Some electrical receptacles above kitchen countertops are not ground fault circuit interrupter protected. Recommend qualified electrical contractor install GFCI protection for all receptacles above countertops for safe use

Photos



Non GFCI electrical receptacle above kitchen countertop



Inoperable ice and water dispenser of refrigerator

Laundry Room

Laundry

Laundry sink N/A Yes

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 Not Visible

Electrical Open ground/reverse polarity: Yes No Safety hazard Not Accessible

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Not Accessible

Appliances Washer Dryer Water heater Furnace/Boiler

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

Bathroom (1)**Bath**

- Location** First floor half bath
- 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**

Bathroom (2)

Bath

Location Master bath
Second floor bath

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: Around shower pan
 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

Second floor primary bathroom has insufficient sealant of the shower pan to the wall connections. Recommend replacement of sealant of the shower pan to prevent water intrusion into the subflooring and lower living space

Photos



Loose toilet bowl second floor primary bathroom



Bathroom (3)**Bath****Location** Second floor bath**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**

Electrical receptacle in the second floor hallway bathroom is inoperable. Recommend qualified electrical contractor repair or replace receptacle for proper operation

Second floor bathrooms have loose toilet bowls. Recommend qualified plumbing contractor replace seals and reinstall commodes with secure fit to prevent leakage into subflooring and lower living space

Photos

Bathroom (3)



Inoperable electrical receptacle in second floor hallway bathroom

Room (1)

Room

Location Second floor

Type BEDROOM
MASTER 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

Room (2)

Room

Location Second floor
South

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

Room (3)

Room

Location Second floor
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

Room (4)

Room

Location Second floor
North
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

Interior

Fireplace

None

Location(s) East

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

Fireplace (2)

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
 Inoperable

Comments

Gas fireplace appliance in the West living room is inoperable. Recommend restoring gas supply to the appliance and reevaluate her proper operation.

Photos

Interior



Inoperable gas fireplace appliance

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

CO Detector Present Not Present Operable: Yes No Not tested

Recommend additional Safety Hazard

Comments

Home is not equipped with sufficient smoke and carbon monoxide detectors. Recommend installing smoke and carbon monoxide detectors on each level of home

Photos



Inoperable smoke detector in basement

Interior

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: . Access limited by:

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: 8" 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
 Not Visible

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

Firewall between units N/A Yes No Needs repair/sealing

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

Comments East exterior Wall of the Attic has an open hole in the sheathing and siding materials. Recommend repair to prevent water and wildlife intrusion into the Attic

Interior

Attic/Structure/Framing/Insulation cont.

Comments cont.

Electrical junction box in the Attic is missing protective cover plate. Recommend installing protective cover plate to prevent injury from contact with live electrical wires

Master bathroom vent fan is exhausting into the attic. Recommend qualified building contractor extend vent pipe to the exterior of the roof to prevent moisture damage of the sheathing and rafter materials and hazardous fungal accumulation

Photos



Bathroom vent fan exhausting into the Attic



Open electrical junction box in the Attic



Hole in exterior wall of east side of attic

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair
 Risers Uneven Safety Hazard

Handrail Yes No Condition: Satisfactory Loose
 Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Stairwell to the basement has low head clearance. Recommend reconfiguring stairwell to provide six foot 8 in of clearance for safe use

Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Evaluated

Material ICF Brick Concrete block Stone Masonry Poured concrete wood
 Not Visible

Horizontal cracks None North South East West Not Visible

Step cracks None North South East West Not Visible

Vertical cracks None North South East West Not Visible

Covered walls None North South East West

Movement apparent None North South East West Not Visible

Indication of moisture Yes No Fresh Old stains

Comments

Patched vertical cracks found in the foundation stem walls on the north and east side of the basement. Recommend monitor repairs for activity and refer to basement waterproofing contractor for any further needed repairs to prevent water intrusion into the basement

Photos



Patched vertical cracks of foundation stem wall North east side of basement



Patch vertical crack in foundation stem wall north side of basement



Patched Vertical cracks in foundation stem wall north side of basement

Floor

Material Concrete Dirt/Gravel Not Visible Other: .

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Comments

Basement

Seismic bolts

N/A None visible

Condition Appear satisfactory Recommend evaluation

Comments

Drainage

Sump pump Yes No Working Not working Needs cleaning Pump not tested

Floor drains Yes Not Visible Drains not tested

Comments

Girders/Beams

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete LVL Not Visible

Comments

Columns

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete Block Not Visible

Comments

Joists

Not Visible

Condition Satisfactory Marginal Poor

Material Wood Steel Truss Not Visible 2x8 2x10 2x12
 Engineered I-Type Sagging/altered joists

Comments

Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments

Crawl Space

Crawl space

N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Access

Location Exterior Interior hatch/door Via basement No access

Inspected from Access panel In the crawl space

Comments

Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement
 Not Evaluated

Material Concrete block Poured concrete Stone ICF Wood Brick
 Not Visible

Comments

Vertical crack found in foundation stem Wall South side of crawl space. Recommend monitor for activity and refer to basement waterproofing contractor for any needed repairs to prevent water intrusion into the crawl space

Photos



Vertical crack of foundation stem wall South side of crawlspace

Floor

Material Concrete Gravel Dirt Other: .

Condition Typical cracks Not Visible Vapor barrier present

Comments

Drainage

Sump pump Yes No Operable: Yes No Pump not tested

Standing water Yes No Not Visible

Evidence of moisture damage Yes No

Comments

Crawl Space

Ventilation

- N/A
- Location** Wall vents Power vents None apparent
- Condition** Additional ventilation recommended Evidence of moisture damage Satisfactory
- Comments**

Joists

- Material** Wood Steel Truss Not Visible 2x8 2x10 2x12
 Engineered I-Type Sagging/Altered joists
- Condition** Satisfactory Marginal Poor
- Comments**

Subfloor

- Not Visible
- Condition** Indication of moisture stains/rotting Satisfactory
- Comments**

Insulation

- None
- Type** Fiberglass Cellulose Rockwool Foam Not Visible
- Location** Walls Between floor joists Other: .
- Comments**

Vapor barrier

- Present** Yes No Not Visible Improperly installed
- Material** Kraft/foil faced Plastic Not Visible Other: Concrete
- Condition** Satisfactory Marginal Poor
- Comments**

Plumbing

Water service

Main shut-off location In the basement

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

Lead other than solder joints Yes No Unknown Service entry

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

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

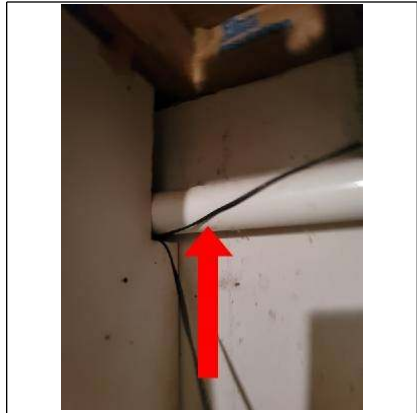
Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible
 Galvanized Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Horizontal drain pipe to the main stack in the basement is emitting a knocking sound. Recommend further evaluation by license plumbing contractor and repair as needed

Photos



Knocking sound from horizontal drain pipe to main stack

Plumbing

Main fuel shut-off location

N/A

Location Side exterior wall

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

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

Water heater #1

N/A

General Brand Name: Bradford White
Serial #: See attached photo
Capacity:50
Approx. age: 1 year

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

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Heating and Cooling System

Heating system

Unit #1 Brand name: Payne
 Approx. age: 5 years
 Unknown Model #: See attached photo Serial #: See attached photo 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

Heating and Cooling System



Model number and serial number of furnace

Boiler system

N/A

General

Brand name:

Approx. age:

Model #:

Serial #:

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

Controls Temp/pressure gauge exist: Yes No Operable: Yes No

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

Relief valve Yes No Missing Extension proper: Yes No
 Recommend repair/replace

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

Type Electric baseboard Radiant ceiling cable Gas space heater
 Solid fuel burning stove

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Evaporator Coil Section Unit #1

N/A

Heating and Cooling System

Evaporator Coil Section Unit #1 cont.

General Central system Wall unit

Location:Furnace plenum

Age:Unknown

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 Differential: NA

Condition Satisfactory Marginal Poor

Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

Comments

Electric

Main panel

Location Basement
 Not In Unit

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

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

Arch fault test button in the service panel is inoperable. Recommend repair or replacement for proper operation

Electrical junction boxes in the basement are missing protective cover plates. Recommend installing missing protective cover plates to prevent injury from contact with live electrical wires

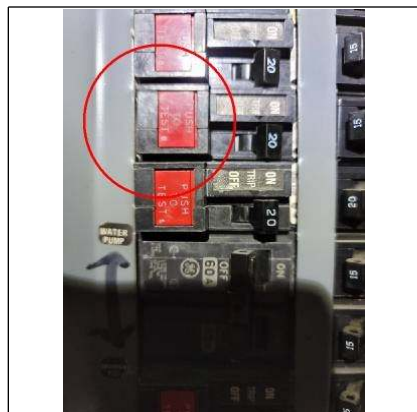
Photos



Missing protective cover plate of electrical junction box in basement



Missing protective cover plate of electrical junction box in basement



Inoperable test button of arc fault breaker in service panel

Sub panel(s)

None apparent

Electric

Sub panel(s) cont.

Location(s) Location 1:
Location 2:
Location 3:

Evaluation Panel not accessible Not evaluated
Reason:
 Recommend separating/isolating neutrals
 Recommend electrician repair/evaluate box

Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No
Neutral isolated: Yes No

Condition Satisfactory Marginal Poor

Comments

Living Room

Living Room

Location First floor

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