

CHAMP HOME INSPECTIONS



HOME INSPECTION REPORT

Prepared By:

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Date: 1/1/00



123 Any Street
Any Town, GA 30000

Prepared For:

Mr. & Mrs. Homeowner
770-123-4567

GENERAL INFORMATION

Location of Property Inspected: 123 Any Street, Any Town, GA 30000

Date of Inspection: 1/1/00

General Conditions at Time of Inspection:

House Occupied: _____ Yes <u> X </u> No	House Faces: _____ N <u> X </u> S _____ E _____ W
Estimated Age of House: <u> 22 </u> Years <u>1988 - Verified by attic stairs</u>	Weather: <u> Sunny </u> Temp. <u> 65 Degrees </u>
Type of Structure: <u> Two story house on a basement </u>	Soil Conditions: <u> X </u> Dry _____ Damp _____ Snow/Frozen

DEFINITIONS: Below are listed the definitions used throughout the report to describe each feature of the property.

FUNCTIONAL	The item/system was performing its intended function at the time of the inspection.
MARGINAL	The item/system was marginally acceptable. <i>(It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)</i>
NON-FUNCTIONAL	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.
N/A	The item/system does not exist or was visually concealed at the time of the inspection.
NOT INSPECTED	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
MONITOR CONDITIONS	The item/system was functioning at the time of the inspection, but should be monitored for signs of deterioration.
RECOMMEND REPAIRS	The item/system is in need of repair to work at a functional level.

SCOPE OF THE INSPECTION:

Champ Home Inspections, Inc. wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of furnaces, air conditioners, water heaters, etc. This home will be no exception. It is suggested that you budget for regular maintenance/repairs.

COMMENTS: All directions are from facing the front of the house.

CONTENT OF REPORT:

- | | | | |
|------------------------|------------------------|-----------------------|--------------------------------------|
| I. Lot & Grounds | VI. Kitchen | XI. Heating | XVI. Bedrooms |
| II. Roof | VII. General Interior | XII. Air Conditioning | XVII. Summary of Recommended Repairs |
| III. Exterior Surfaces | VIII. Electrical | XIII. Water Heater | XVIII. Pictures |
| IV. Garage/Carport | IX. Laundry Facilities | XIV. Attic | |
| V. Foundation | X. Plumbing | XV. Bathrooms | |

I. LOT & GROUNDS								Comments
	Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	
GRADING								Typical cracking noted on the driveway. Sunroom Deck No insulation was noted below the floor. Recommend installation for added energy efficiency.
<input type="checkbox"/>	Positive Slope							
<input checked="" type="checkbox"/>	Negative Slope Toward House							
DRIVEWAY								Exposed wire was noted below the deck. Recommend installing wire in protective conduit. Rear Upper Deck No flashing was noted between the deck and the house. Recommend installation. Exposed wire was noted below the deck. Recommend installing wire in protective conduit.
<input checked="" type="checkbox"/>	Concrete	<input type="checkbox"/>	Settlement					
<input type="checkbox"/>	Asphalt	<input checked="" type="checkbox"/>	Cracks					
<input type="checkbox"/>	Brick	<input type="checkbox"/>	Trip Hazard					
<input type="checkbox"/>	Gravel							
<input type="checkbox"/>	Other							
WALKS/STEPS								The guard railing picket spacing was too far apart. Recommend installing pickets no more than 4" apart for added safety. Rear Lower Deck The left deck post was attached to the side of the deck. Recommend installing additional board to deck post for direct support of the deck.
<input checked="" type="checkbox"/>	Concrete	<input type="checkbox"/>	Poor Earth to Wood Clearance					
<input type="checkbox"/>	Flagstone	<input checked="" type="checkbox"/>	Open Risers					
<input checked="" type="checkbox"/>	Brick	<input type="checkbox"/>	Settlement					
<input checked="" type="checkbox"/>	Wood	<input type="checkbox"/>	Handrail Loose/Missing					
<input type="checkbox"/>	Other	<input type="checkbox"/>	Trip Hazard					
PORCHES/SOOPS								The deck guard railing was too low. Recommend a minimum height of 36". The stair hand railing was too low. Recommend a hand railing height between 34" - 38" tall. The riser openings were too large for the rear deck stairs.
<input type="checkbox"/>	Enclosed	<input type="checkbox"/>	Settlement	<input type="checkbox"/>	Need Guard Rail			
<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Defective Posts/Boards	<input type="checkbox"/>	Not Bolted to House			
		<input type="checkbox"/>	Poor Earth to Wood Clearance	<input type="checkbox"/>	Pickets Too Far Apart			
DECKS/BALCONY								The riser openings shall not allow the passage of a 4" or larger diameter sphere. Repair. The handrail picket spacing was too far apart. Recommend installing pickets no more than 4" apart for added safety. Rusted washers and bolts were noted below all the decking areas. Recommend replacing.
<input checked="" type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	Flashing Problems	<input type="checkbox"/>	Railing/Handrail Loose			
<input type="checkbox"/>	Other	<input type="checkbox"/>	No Footings Evident	<input checked="" type="checkbox"/>	Rail Opening Unsafe			
		<input checked="" type="checkbox"/>	Defective Posts/Boards	<input type="checkbox"/>	Needs Joint Hangers			
		<input type="checkbox"/>	Not Bolted to House	<input type="checkbox"/>	Poor Earth to Wood Clearance			
		<input checked="" type="checkbox"/>	Ledger/Gerder Problems					

I. LOT & GROUNDS (CONT'D)										
		Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments	
PATIO					X				None	
<input type="checkbox"/> Concrete	<input type="checkbox"/> Slopes Toward House									
<input type="checkbox"/> Brick	<input type="checkbox"/> Cracks									
<input type="checkbox"/> Flagstone	<input type="checkbox"/> Settlement									
<input type="checkbox"/> Other										
RETAINING WALLS			X					X	Rot was noted on several landscape timbers in the front left retaining wall. Repair.	
<input type="checkbox"/> Concrete	<input type="checkbox"/> Leaning									
<input type="checkbox"/> Brick	<input type="checkbox"/> Weep Holes Needed									
<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Cracks									
<input type="checkbox"/> Stone	<input checked="" type="checkbox"/> Rot									
<input type="checkbox"/> Block	<input type="checkbox"/> Guard Rail Missing									
<input type="checkbox"/> Other										
FENCES/GATES					X				None	
<input type="checkbox"/> Wood	<input type="checkbox"/> Missing Boards/Blocks									
<input type="checkbox"/> Chain Link	<input type="checkbox"/> Loose Posts									
<input type="checkbox"/> Wrought Iron	<input type="checkbox"/> Gate Missing									
<input type="checkbox"/> Masonry	<input type="checkbox"/> Latch Non-Functional									
<input type="checkbox"/> Other	<input type="checkbox"/> Leaning									
LANDSCAPING		X							None	
<input checked="" type="checkbox"/> Established	<input type="checkbox"/> Over Grown									

III. EXTERIOR SURFACES										
		Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments	
SIDING/TRIM										
<input checked="" type="checkbox"/>	Wood		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<p>Rot was noted in the following locations:</p> <p>On the lower trim next to the rear sunroom door.</p> <p>On several siding boards located on the rear side of the garage.</p> <p>On the upper and right trim next to the front door.</p> <p><u>Recommend sealing the following items:</u></p> <p>Open joints noted between the trim and siding around both garage doors.</p> <p>Open joint noted between the front porch stoop and house.</p> <p>Around the front and rear exterior hose bibbs.</p> <p>Loose glazing was noted on several windows. Repair.</p> <p>No screens were noted on the windows. Recommend installation.</p> <p>A negative pitch was noted on the trim above the front door. Repair.</p>	
<input type="checkbox"/>	Aluminum									
<input type="checkbox"/>	Vinyl									
<input checked="" type="checkbox"/>	Brick									
<input type="checkbox"/>	Composite		<input checked="" type="checkbox"/>							
<input type="checkbox"/>	Stone									
<input type="checkbox"/>	Stucco									
<input type="checkbox"/>	Hardiplank									
WINDOWS										
<input checked="" type="checkbox"/>	Wood		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		
<input type="checkbox"/>	Vinyl		<input checked="" type="checkbox"/>							
<input type="checkbox"/>	Metal									
<input type="checkbox"/>	Aluminum									
<input checked="" type="checkbox"/>	Insulated Panes									
<input checked="" type="checkbox"/>	Single Pane									
<input type="checkbox"/>	Other									
EXTERIOR DOORS										
<input checked="" type="checkbox"/>	Wood		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	Metal									
<input type="checkbox"/>	Other									
FIXTURES/OUTLETS & FAUCETS										
<input type="checkbox"/>	Exterior Lights Inoperative							<input checked="" type="checkbox"/>		
<input type="checkbox"/>	Outlets not GFCI Protected									
<input checked="" type="checkbox"/>	Seal around Pipes / Wires									
ADDITIONAL COMMENTS										
<u>Location of outside faucet shutoff:</u>										
<p>Front - On the ceiling in the front right basement room</p> <p>Rear - Not located</p>										

IV. GARAGE/CARPORT											
Type:	(Attached)	Detached	Built In	Carport	1 Car	(2 Car)	3+ Car				
				<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	
										Comments	
FLOOR/WALLS/CEILING/DOORS					X					X	No power was indicated on the garage outlets. Recommend further evaluation from a licensed electrician.
		<input type="checkbox"/> Cracked			<input type="checkbox"/> Obscured/Limited View						
		<input type="checkbox"/> Settlement/Movement			<input checked="" type="checkbox"/> X	<input type="checkbox"/> Outlets NOT GFCI Protected					Water spots and rot was noted on the bottom panels of both garage doors. Repair.
		<input type="checkbox"/> No Sheet Rock			<input type="checkbox"/>	<input type="checkbox"/> Entrance Door not rated					
GARAGE DOORS					X					X	Both garage door openers did not operate correctly when tested. Repair.
<input type="checkbox"/> 2	Number of Openers			<input type="checkbox"/>	Repair/Adjust Automatic Reverse						
<input checked="" type="checkbox"/> X	Wood			<input type="checkbox"/>	Loose Track						
<input type="checkbox"/>	Metal			<input checked="" type="checkbox"/> X	Damaged/Inoperative						
<input type="checkbox"/>	Fiberglass			<input type="checkbox"/>	Missing/Damaged Hardware						
<input type="checkbox"/>	Other			<input type="checkbox"/>	Repair/Replace Weather-Stripping						

V. FOUNDATION

Type of Foundation:		(Basement)	Crawl Space	Slab on Grade	Other								
						Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
FRAMING/SUPPORT							X					X	Vertical and diagonal cracks were noted on the rear foundation wall behind the garage and below the lower deck. Monitor for further cracking and seal as needed. Wood destroying organism tunnel was noted on the right foundation wall above the front right basement room. Recommend further evaluation from a licensed pest control company.
<input type="checkbox"/>	Concrete Block	X	Vertical Cracks			X	Limited Observation						
X	Wood		Horizontal Cracks				Leaning/Bowing						
	Stone		Step Cracks				Suspected Leak						
	Brick		Inadequate Ventilation			X	Non-Pressure Treated Wood						
	Post/Pier	X	Microbial Growths				Fire Blocking Missing						
X	Concrete		Needs Caulk/Seal Coating										Possible microbial growths were noted on the walls next to the water heater. Recommend further evaluation from a licensed mold expert.
SUMP/SUMP PUMP									X				
<input type="checkbox"/>	Covered												
<input type="checkbox"/>	No Pump Present												Non-pressure treated wood was noted installed on the floor in the basement utility room and under the stairs. Recommend replacing with pressure treated wood, due to ground contact.
<input type="checkbox"/>	Dry at Time of Inspection												
CRAWL SPACE									X				
<input type="checkbox"/>	Physical Entry		Standing Water				Suspected Plumbing Leak						
<input type="checkbox"/>	Visual From Access		Inadequate Ventilation				Suspected Water Intrusion						
<input type="checkbox"/>	No Access		Damaged/Deteriorated Wood				Tree/Shrub Penetration						
<input type="checkbox"/>	Limited Access		Missing/Improper Vapor Barrier										

VI. KITCHEN								Comments
Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs		
<input checked="" type="checkbox"/>							The countertop outlets in the kitchen were not gfci rated outlets. Recommend replacing with gfci rated outlets for added safety.	
<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>								
			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
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<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>								
			<input checked="" type="checkbox"/>					
<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>								
<input type="checkbox"/>	<input type="checkbox"/>							
<input checked="" type="checkbox"/>								
<input checked="" type="checkbox"/>								
<input type="checkbox"/>								

VII. GENERAL INTERIOR									
	Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments	
CEILINGS	X							Light fixtures and wall receptacles were randomly tested.	
WALLS	X								
WINDOWS/TRIM		X					X		Dining Room
FLOOR/FINISH	X								One air vent cover was missing. Install.
INTERIOR DOORS/HARDWARE	X								
FIXTURES & OUTLETS		X					X		Sunroom
CLOSET/STORAGE	X								The rear exterior door would not close properly when tested.
BUILT IN SHELVING	X								Readjust the door hardware.
WET BAR				X					
FIREPLACE		X					X		Family Room
<input type="checkbox"/> 1 Number of Fireplaces <input checked="" type="checkbox"/> Wood burning <input type="checkbox"/> Gas Log <input checked="" type="checkbox"/> Gas Starter <input checked="" type="checkbox"/> Prefab Insert <input type="checkbox"/> Masonry Firebox <input type="checkbox"/> Metal Firebox <input type="checkbox"/> Damper Bent/Inoperable <input type="checkbox"/> Poor Drafting <input checked="" type="checkbox"/> Damaged Mortar/Firebrick <input type="checkbox"/> Damaged/Defective Doors <input checked="" type="checkbox"/> Clean Out <input type="checkbox"/> Seal Gas Line								No weather stripping was noted on the rear double doors. Install. Cracks were noted on the rear wall of the fireplace firebox. Repair. The chimney flue was dirty. Recommend cleaning from a licensed chimney sweep. One air vent cover was missing. Install.	
STAIRS	X							Basement	
<input type="checkbox"/> No Hand Rail <input type="checkbox"/> Loose Hand Rail								One light did not operate in the hallway next to the bathroom. The bulb may be blown. One return air vent cover was missing in the front left room. Install. No heat / ac was noted in the front left basement room. Recommend installation. Several windows would not open throughout the house and are probably painted shut. Ensure all windows open and close properly.	

VIII. ELECTRICAL										
Service:	Overhead	(Underground)			Main Breaker Location: In the panel box					
Size of Service:	60 AMP	100 AMP	(150 AMP)	200 AMP	Undetermined					
				<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>
Comments										
ENTRANCE CABLE				<input checked="" type="checkbox"/>						
<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/> Other										Ac Sub Panel The 30 amp breakers for the front ac units were overfused based on the maximum breaker rating labeled on the ac units. Repair.
PANEL				<input checked="" type="checkbox"/>						
<input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Combination				<input type="checkbox"/> Pointed Panel Screws <input type="checkbox"/> Un-labeled Breakers						Main Panel The panel box was manufactured by Challenger. Challenger, GE and Cutler Hammer breakers were noted in the panel box. Based on the manufacturers label the GE and Cutler Hammer breakers are not compatible in the panel box. Recommend further evaluation from a licensed electrician.
GFCI (In Panel)							<input checked="" type="checkbox"/>			
ARC FAULT							<input checked="" type="checkbox"/>			
SUB-PANEL							<input checked="" type="checkbox"/>			
BRANCH CIRCUITS				<input checked="" type="checkbox"/>						
<input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Other		<input type="checkbox"/> Improper Splices <input type="checkbox"/> Open Knockouts <input type="checkbox"/> Wire Connector Missing <input type="checkbox"/> No Main Disconnect <input type="checkbox"/> Overfused <input type="checkbox"/> Double Tapping		<input type="checkbox"/> Improper Ground <input type="checkbox"/> Overheating/Scorching <input type="checkbox"/> Water Meter Not Jumpered <input type="checkbox"/> Breakers Incorrect Manufacturer <input type="checkbox"/> Rust/Corrosion <input type="checkbox"/> Insufficient Access						Sub Panel The panel box was manufactured by GE. GE and Challenger breakers were noted in the panel box. Based on the manufacturers label the Challenger breakers are not compatible in the panel box. Recommend further evaluation from a licensed electrician.
BONDING/GROUNDING								<input checked="" type="checkbox"/>		
<input type="checkbox"/> Rod <input type="checkbox"/> Water Pipe <input checked="" type="checkbox"/> Not Located		<input type="checkbox"/> Bonding Rod Missing <input type="checkbox"/> Ground Rod Disconnected								One breaker appears to be installed on the wrong sized wire. Repair. The panel boxes were installed in the basement bathroom. Panel boxes are not permitted to be installed in clothes closets or bathrooms. Repair.
SMOKE DETECTORS					<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested		<input checked="" type="checkbox"/> Missing <input type="checkbox"/> Replace Batteries								No smoke detector was noted in the basement. Recommend installation within 10' of the basement bedroom.

IX. LAUNDRY FACILITIES								
Location: Next to the kitchen								
	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
UTILITY HOOKUPS	X							None
DRYER VENTS	X							
DRAIN	X							
CEILING/WALLS	X							
FLOOR/FINISH	X							

X. PLUMBING								
Water Service:	(Public)	Well	(Water On)	Water Off	Main Water Shut off Location: On the ceiling next to the front wall in the basement			
Sewer Service:	(Public)	Septic	(Gas On)	Gas Off	Main Gas Shut off Location: On the left side of the house			
	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
SUPPLY	X							The house water pressure tested approximately 60 psi. Water was noted dripping from a valve above the basement furnace. Repair.
<input checked="" type="checkbox"/> Copper								
<input type="checkbox"/> CPVC								
<input type="checkbox"/> Polybutylene								
<input type="checkbox"/> Galvanized								
<input type="checkbox"/> Other								
DISTRIBUTION		X					X	
<input checked="" type="checkbox"/> Copper								
<input type="checkbox"/> CPVC								
<input type="checkbox"/> Polybutylene								
<input type="checkbox"/> Galvanized								
<input type="checkbox"/> Other								

XI. HEATING																			
Brand: Carrier		Age: 2010		BTU's: 66,000		Filter Size: 16 x 20 x 1		Location: In the basement											
Brand: Carrier		Age: 2010		BTU's: 66,000		Filter Size: 16 x 25 x 1		Location: In the upper attic											
								Comments											
								Comments											
HEATING OPERATION								<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Forced air furnaces have a normal life of 15-20 years.
<input checked="" type="checkbox"/>	Forced Air	<input type="checkbox"/>	Too Warm to Test															Heat exchangers on hot air systems are not generally visible and as such are excluded from this report.	
<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	Corroded/Leaking															Humidifiers on furnaces are not part of this inspection.	
<input type="checkbox"/>	Boiler/Hot Water	<input type="checkbox"/>	Unusual Flame Pattern																
<input type="checkbox"/>	Steam	<input type="checkbox"/>	Rusted Heat Exchanger																
<input checked="" type="checkbox"/>	Gas	<input type="checkbox"/>	Shut Down for Season																
<input type="checkbox"/>	Baseboard Radiant	<input type="checkbox"/>	Missing/Improper Pressure Relief Valve Leaks																
<input type="checkbox"/>	Gravity	<input type="checkbox"/>	At or Near Design Life																
<input type="checkbox"/>	Electric	<input type="checkbox"/>	Beyond Design Life																
<input type="checkbox"/>	Oil	<input type="checkbox"/>	Needs Normal Maintenance/Cleaning																
<input type="checkbox"/>	Propane																		
<input type="checkbox"/>	Other																		
DRAFT CONTROL/VENTS								<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend installing a protective cover around the flexible gas line at the point of entry into both furnaces.
<input type="checkbox"/>	Metal Pipe	<input type="checkbox"/>	Negative Slope	<input type="checkbox"/>	Excessive Corrosion/Perforation														The gas line for the attic furnace was not supported properly. Repair.
<input type="checkbox"/>	PVC	<input type="checkbox"/>	Improper Size	<input checked="" type="checkbox"/>	Improper Connection														
<input checked="" type="checkbox"/>	Flex Pipe	<input checked="" type="checkbox"/>	Loose Connection	<input type="checkbox"/>	Leaks														
<input type="checkbox"/>	Other	<input type="checkbox"/>	Inadequate/Marginal Combustion Air																
CONTROLS/THERMOSTAT								<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The air filter access covers were missing on both furnaces. Install.
<input checked="" type="checkbox"/>	Ductwork	<input type="checkbox"/>	Dirty Filter	<input checked="" type="checkbox"/>	Air Filter Covers Missing														
<input type="checkbox"/>	Radiators	<input type="checkbox"/>	Crushed/Disconnected Ducts																
<input type="checkbox"/>	Baseboard	<input type="checkbox"/>	Air Leaks Noted at Plenum/Duct Joints																
<input type="checkbox"/>	Other	<input type="checkbox"/>	Circulator Pump Leaking/Noisy/Inoperable																

XII. AIR CONDITIONING																			
Brand: Carrier		Age: 2010		BTU's: 24,000		Maximum Breaker: 25 amps													
Brand: Carrier		Age: 2010		BTU's: 30,000		Maximum Breaker: 25 amps													
		<i>Functional</i>		<i>Marginal</i>		<i>Non-Functional</i>		<i>N/A</i>		<i>Not Inspected</i>		<i>Monitor Conditions</i>		<i>Recommend Repairs</i>		Comments			
AIR CONDITIONER OPERATION										<input checked="" type="checkbox"/>								Air conditioner compressor has a normal life of 8-18 years.	
<input checked="" type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	Inoperable			Dirty/Damaged Condenser								The left ac unit was running while the thermostats were in heat mode and the ac line was frozen. Recommend further evaluation from a licensed HVAC contractor.					
<input type="checkbox"/>	Gas	<input type="checkbox"/>	No Pad Under Unit			Remove Obstructions/Vegetation													
<input type="checkbox"/>	Central	<input type="checkbox"/>	Outside Unit Not Level			No Outside Disconnect								Torn insulation was noted on the ac line at the point of entry into the attic furnace. Repair.					
<input type="checkbox"/>	Window	<input checked="" type="checkbox"/>	Torn Insulation			At or Near Design Life													
<input type="checkbox"/>	Other	<input type="checkbox"/>	Rust/Corrosion			Beyond Design Life													
<input type="checkbox"/>		<input type="checkbox"/>	Outside Temperature Too Cold to Test																
<input type="checkbox"/>		<input type="checkbox"/>	Temperature Differential Outside Industry Standards																

XIII. WATER HEATER																			
Brand: A.O. Smith		Age: 2010		Size (Gallons): 40		Location: In the basement													
		<i>Functional</i>		<i>Marginal</i>		<i>Non-Functional</i>		<i>N/A</i>		<i>Not Inspected</i>		<i>Monitor Conditions</i>		<i>Recommend Repairs</i>		Comments			
WATER HEATER										<input checked="" type="checkbox"/>								The life expectancy of a hot water heater is 8-12 years.	
<input checked="" type="checkbox"/>	Gas	<input type="checkbox"/>	Leaks			Faulty Flue Connection								The thermal expansion tank was not supported properly. Repair.					
<input type="checkbox"/>	Electric	<input type="checkbox"/>	Rust/Corrosion			<input checked="" type="checkbox"/> Thermal Tank Not Supported													
<input type="checkbox"/>	Oil	<input type="checkbox"/>	Improper Elevation			Insulation Blanket Obstructs View								The tpr valve pipe terminates into the furnace condensate pump. Recommend terminating pipe either to the floor of the basement or to the exterior of the house.					
<input type="checkbox"/>	Solar	<input type="checkbox"/>	At or Near Design Life			Missing Relief Valve Extension													
<input type="checkbox"/>	Boiler	<input type="checkbox"/>	Beyond Design Life																
<input type="checkbox"/>	Other	<input type="checkbox"/>																	

XIV. ATTIC										
Method of Inspection:		(Physical Entry)	Visual From Access	No Access/Limited View						
		Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments	
FRAMING/SHEATHING			X					X	The attic was entered and examined. Those areas that were inaccessible were not inspected. Front Walk In Attic The attic entry door was an interior rated door with no threshold or weather stripping. Recommend replacing with exterior rated door and door frame for added energy efficiency. Exposed paper side was noted on the batt insulation installed on the ceiling in the garage. Recommend reversing or covering for fire safety. Several sections of insulation were missing on the walls next to the bonus room. Install. Rear Walk In Attic The attic entry door was an interior rated door with no threshold or weather stripping. Recommend replacing with exterior rated door and door frame for added energy efficiency. Exposed paper side was noted on the batt insulation installed on the ceiling in the garage. Recommend reversing or covering for fire safety. Several sections of insulation were missing on the walls next to the attic entry door. Install. Upper Attic No insulation was noted on the attic entry door. Recommend installation for added energy efficiency. Recommend sealing cavity space noted in the attic around the furnace draft pipe. The light did not operate when tested. The bulb may be blown. Several sections of insulation were missing on the walls above the master bathroom area. Install.	
<input type="checkbox"/>	Trusses	<input type="checkbox"/> Broke Rafters/Trusses								
X	Rafters	<input checked="" type="checkbox"/> Seal Cavity Space								
<input type="checkbox"/>	Plywood/Panel Board	<input type="checkbox"/> Water Stains/Suspected Leaks								
<input type="checkbox"/>	Other									
VENTILATION			X							
X	Gable	<input type="checkbox"/> More Vents Needed								
<input type="checkbox"/>	Powered Turbine	<input type="checkbox"/> Obstructed Air Flow								
X	Ridge	<input type="checkbox"/> Clothes Dryer Vented Into Attic								
<input type="checkbox"/>	Attic Fan	<input type="checkbox"/> Exhaust Fans Vented Into Attic								
X	Soffit									
<input type="checkbox"/>	Whole House Fan									
<input type="checkbox"/>	Static/Turbine									
INSULATION			X					X		
X	Blown Insulation	<input checked="" type="checkbox"/> No Insulation								
X	Batt Insulation	<input checked="" type="checkbox"/> Exposed Paper								
ATTIC ELECTRICAL			X					X		
<input type="checkbox"/>	Functional	<input type="checkbox"/> Open Splices		<input type="checkbox"/> Open Junction Box						

XV. BATHROOMS								
	Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
CEILING/WALLS	X							<p><i>Location of bathroom GFCI reset:</i> In the half bathroom and basement bathroom</p> <p>Master Bathroom Water was noted dripping from the hot control knob in the shower. Repair.</p> <p>The shower door would not close properly when tested. Repair.</p> <p>Basement Bathroom The front bathroom door would not close properly when tested. Readjust the door hardware.</p>
WINDOWS/TRIM	X							
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE		X					X	
FIXTURES/OUTLETS/GFCI PROTECTION	X							
COUNTERTOPS/CABINETS	X							
SINKS	X							
TUBS/SHOWERS		X					X	
EXHAUST FANS	X							
TOILETS	X							
WATER PRESSURE/FLOW/DRAINAGE	X							

XVI. BEDROOMS								
	Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
CEILINGS	X							<p>Rear Guest Bedroom The top hardware was missing on the front closet doors. Install.</p> <p>Master Bedroom One broken outlet was noted on the rear wall. Repair.</p> <p>Bonus Room No power was indicated on several outlets. Recommend further evaluation from a licensed electrician.</p>
WALLS	X							
WINDOWS/TRIM	X							
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE		X					X	
CLOSETS	X							
FIXTURES & OUTLETS		X					X	

XVII. SUMMARY OF RECOMMENDED REPAIRS

Location	Description
<p>I. Lot & Grounds</p>	<p><u>Sunroom Deck</u> No insulation was noted below the floor. Recommend installation for added energy efficiency. Exposed wire was noted below the deck. Recommend installing wire in protective conduit.</p> <p><u>Rear Upper Deck</u> No flashing was noted between the deck and the house. Recommend installation. (See picture #1) Exposed wire was noted below the deck. Recommend installing wire in protective conduit. (See picture #1) The guard railing picket spacing was too far apart. Recommend installing pickets no more than 4" apart for added safety.</p> <p><u>Rear Lower Deck</u> The rear left deck post was attached to the side of the deck. Recommend installing additional boards to deck post for direct support of the deck. (See picture #2) The deck guard railing was too low. Recommend a minimum height of 36". (See picture #3) The stair hand railing was too low. Recommend a hand railing height between 34" - 38" tall. (See picture #4) The riser openings were too large for the rear deck stairs. The riser openings shall not allow the passage of a 4" or larger diameter sphere. Repair. (See picture #5) The handrail picket spacing was too far apart. Recommend installing pickets no more than 4" apart for added safety. (See picture #4)</p> <p>Rusted washers and bolts were noted below all the decking areas. Recommend replacing. (See picture #6 for example)</p> <p>Rot was noted on several landscape timbers in the front left retaining wall. Repair. (See picture #7)</p>
<p>II. Roof</p>	<p>The furnace draft pipes were rusted. Recommend painting and / or replacing.</p> <p>Improper flashing was noted between the house and sunroom roof. Recommend further evaluation from a licensed roofer. (See picture #8)</p> <p>Several gutters were full of debris. Recommend cleaning. (See picture #8 for example)</p> <p>The front right gutter was bowed above the garage area. Repair. (See picture #9)</p> <p>The front left downspout elbow was missing. Install.</p>
<p>III. Exterior Surfaces</p>	<p><u>Rot was noted in the following locations:</u> On the lower trim next to the rear sunroom door. (See picture #10) On several siding boards located on the rear side of the garage. (See picture #11) On the upper and right trim next to the front door. (See picture #12)</p> <p><u>Recommend sealing the following items:</u> Open joints noted between the trim and siding around both garage doors. (See picture #9) Open joint noted between the front porch stoop and house. Around the front and rear exterior hose bibbs.</p>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description
III. Exterior Surfaces (Con't.)	<p>Loose glazing was noted on several windows. Repair. (See picture #13)</p> <p>No screens were noted on the windows. Recommend installation.</p> <p>A negative pitch was noted on the trim above the front door. Repair. (See picture #12)</p> <p>The top piece of weather stripping was loose on the front door. Resecure.</p> <p>Torn weather stripping was noted on the rear exterior basement door. Repair.</p> <p>No flashing was noted above the rear exterior sunroom door and the right sunroom window. Recommend installation. (See picture #14)</p> <p>The front and rear exterior lights did not operate when tested. The bulbs may be blown.</p> <p>The front left light cover was broken. Repair. (See picture #12)</p> <p>Wood destroying organism damage was noted on the front right side of the house next to the dining room area. Repair. (See picture #15)</p>
IV. Garage/Carport	<p>No power was indicated on the garage outlets. Recommend further evaluation from a licensed electrician.</p> <p>Water spots and rot was noted on the bottom panels of both garage doors. Repair. (See picture #16)</p> <p>Both garage door openers did not operate correctly when tested. Repair.</p>
V. Foundation	<p>Vertical and diagonal cracks were noted on the rear foundation wall behind the garage and below the lower deck. Monitor for further cracking and seal as needed. (See pictures #17 - #18)</p> <p>Wood destroying organism tunnel was noted on the right foundation wall above the front right basement room. Recommend further evaluation from a licensed pest control company. (See picture #19)</p> <p>Possible microbial growths were noted on the walls in the basement utility room next to the water heater. Recommend further evaluation from a licensed mold expert. (See picture #20)</p> <p>Non-pressure treated wood was noted installed on the floor in the basement utility room and under the stairs. Recommend replacing with pressure treated wood, due to ground contact. (See pictures #21 - #22)</p>
VI. Kitchen	<p>The countertop outlets in the kitchen were not gfci rated outlets. Recommend replacing with gfci rated outlets for added safety.</p>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description
<p>VII. General Interior</p>	<p><u>Dining Room</u> One air vent cover was missing. Install.</p> <p><u>Sunroom</u> The rear exterior door would not close properly when tested. Readjust the door hardware.</p> <p><u>Family Room</u> No weather stripping was noted on the rear double doors. Install. Cracks were noted on the rear wall of the fireplace firebox. Repair. (See picture #23) The chimney flue was dirty. Recommend cleaning from a licensed chimney sweep. One air vent cover was missing. Install. I was unable to determine the use for the switch in the rear built in bookcases. Recommend further evaluation from a licensed electrician.</p> <p><u>Basement</u> One light did not operate in the hallway next to the bathroom. The bulb may be blown. One return air vent cover was missing in the front left room. Install. No heat / ac was noted in the front left basement room. Recommend installation.</p> <p>Several windows would not open throughout the house and are probably painted shut. Ensure all windows open and close properly.</p>
<p>VIII. Electrical</p>	<p><u>Ac Sub Panel</u> The 30 amp breakers for the front ac units were overfused based on the maximum breaker rating labeled on the ac units. Repair.</p> <p><u>Main Panel</u> The panel box was manufactured by Challenger. Challenger, GE and Cutler Hammer breakers were noted in the panel box. Based on the manufacturers label the GE and Cutler Hammer breakers are not compatible in the panel box. Recommend further evaluation from a licensed electrician. The gfci breaker would not trip when tested. Repair. Several breakers appear to be installed on the wrong sized wires. Repair.</p> <p><u>Sub Panel</u> The panel box was manufactured by GE. GE and Challenger breakers were noted in the panel box. Based on the manufacturers label the Challenger breakers are not compatible in the panel box. Recommend further evaluation from a licensed electrician. One breaker appears to be installed on the wrong sized wire. Repair.</p> <p>The panel boxes were installed in the basement bathroom. Panel boxes are not permitted to be installed in clothes closets or bathrooms. Repair. (See pictures #24)</p> <p>No smoke detector was noted in the basement. Recommend at least one smoke detector within 10' of the basement bedroom.</p>
<p>X. Plumbing</p>	<p>Water was noted dripping from a valve above the basement furnace. Repair. (See picture #25)</p>







XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description
XI. Heating	<p>Recommend installing a protective cover around the flexible gas line at the point of entry into both furnaces. (See picture #26 - #27)</p> <p>The gas line for the attic furnace was not supported properly. Repair. (See picture #27)</p> <p>The air filter access covers were missing on both furnaces. Install.</p>
XII. Air Conditioning	<p>The left ac unit was running while the thermostats were in heat mode and the ac line was frozen. Recommend further evaluation from a licensed HVAC contractor. (See picture #28)</p> <p>Torn insulation was noted on the ac line at the point of entry into the attic furnace. Repair.</p>
XIII. Water Heater	<p>The thermal expansion tank was not supported properly. Repair. (See picture #29)</p> <p>The tpr valve pipe terminates into the furnace condensate pump. Recommend terminating pipe either to the floor of the basement or to the exterior of the house. (See picture #30)</p>
XIV. Attic	<p><u>Front Walk In Attic</u> The attic entry door was an interior rated door with no threshold or weather stripping. Recommend replacing with exterior rated door and door frame for added energy efficiency. Exposed paper side was noted on the batt insulation installed on the ceiling in the garage. Recommend reversing or covering for fire safety. Several sections of insulation were missing on the walls next to the bonus room. Install. (See picture #31)</p> <p><u>Rear Walk In Attic</u> The attic entry door was an interior rated door with no threshold or weather stripping. Recommend replacing with exterior rated door and door frame for added energy efficiency. Exposed paper side was noted on the batt insulation installed on the ceiling in the garage. Recommend reversing or covering for fire safety. Several sections of insulation were missing on the walls next to the attic entry door. Install. (See picture #32)</p> <p><u>Upper Attic</u> No insulation was noted on the attic entry door. Recommend installation for added energy efficiency. (See picture #33) Recommend sealing cavity space noted in the attic around the furnace draft pipe. (See picture #34) The light did not operate when tested. The bulb may be blown. Several sections of insulation were missing on the walls above the master bathroom area. Install. (See picture #35 for example)</p>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description
<p>XV. Bathrooms</p>	<p><u>Master Bathroom</u> Water was noted dripping from the hot control knob in the shower. Repair. The shower door would not close properly when tested. Repair.</p> <p><u>Basement Bathroom</u> The front bathroom door would not close properly when tested. Readjust the door hardware.</p>
<p>XVI. Bedrooms</p>	<p><u>Rear Guest Bedroom</u> The top hardware was missing on the front closet doors. Install.</p> <p><u>Master Bedroom</u> One broken outlet was noted on the rear wall. Repair. (See picture #36)</p> <p><u>Bonus Room</u> No power was indicated on several outlets. Recommend further evaluation from a licensed electrician.</p>







XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures</p> <p>#1 - #2</p> <div data-bbox="132 412 373 513" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>No flashing and exposed wire</p> </div> <p>#3 - #4</p> <div data-bbox="132 792 373 893" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Guard railing too low</p> </div> <p>#5 - #6</p> <div data-bbox="132 1166 373 1266" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Riser openings too large</p> </div>	  	 <div data-bbox="1671 412 1913 513" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Post attached to side of deck</p> </div>  <div data-bbox="1671 792 1913 893" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Hand railing too low</p> </div>  <div data-bbox="1671 1166 1913 1266" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Rusted washers and bolts</p> </div>


XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures</p> <p>#7 - #8</p> <div data-bbox="132 414 373 516" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Rot noted on retaining wall </div>		 <div data-bbox="1671 414 1913 516" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Gutters full of debris and improper flashing </div>
<p>#9 - #10</p> <div data-bbox="132 792 373 894" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Bowed gutter and trim not sealed </div>		 <div data-bbox="1671 792 1913 894" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Rot noted on trim </div>
<p>#11 - #12</p> <div data-bbox="132 1166 373 1268" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Rot noted on siding </div>		 <div data-bbox="1671 1133 1913 1328" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Rot noted on trim, negative pitch on trim and joint not sealed between porch and house </div>


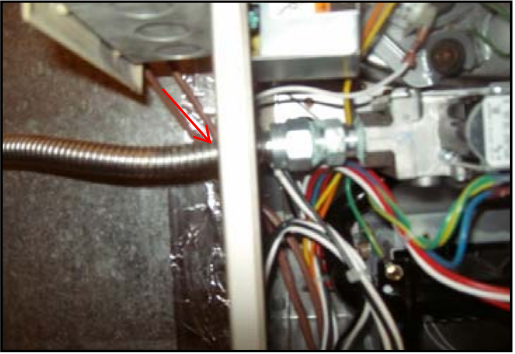
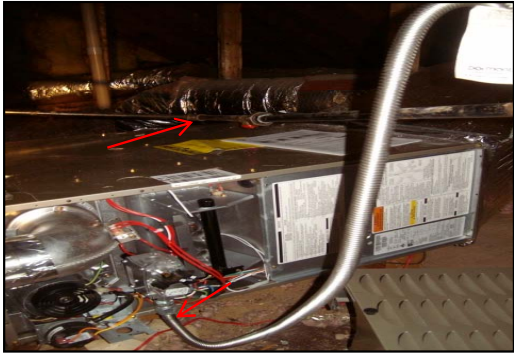



XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures</p> <p>#13 - #14</p> <div data-bbox="132 412 373 513" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Loose glazing</div>		 <div data-bbox="1671 412 1913 513" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Top flashing missing above door and window</div>
<p>#15 - #16</p> <div data-bbox="132 792 373 893" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Wood destroying organism damage</div>		 <div data-bbox="1671 792 1913 893" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Water spots and rot on garage doors</div>
<p>#17 - #18</p> <div data-bbox="132 1166 373 1266" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Vertical and diagonal cracks</div>		 <div data-bbox="1671 1166 1913 1266" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Vertical crack</div>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures</p> <p>#19 - #20</p> <div data-bbox="132 412 371 514" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Wood destroying organism tunnel </div>		 <div data-bbox="1671 412 1911 514" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Possible microbial growths </div>
<p>#21 - #22</p> <div data-bbox="132 792 371 894" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Non-pressure treated wood touching ground </div>		 <div data-bbox="1671 792 1911 894" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Non-pressure treated wood touching ground </div>
<p>#23 - #24</p> <div data-bbox="132 1166 371 1268" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Cracks noted in fireplace </div>		 <div data-bbox="1671 1166 1911 1268" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Panel boxes located in bathroom </div>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures</p> <p>#25 - #26</p> <div data-bbox="132 412 371 514" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Valve leaking </div>		 <div data-bbox="1671 412 1911 514" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Flexible gas line entering furnace </div>
<p>#27 - #28</p> <div data-bbox="132 776 371 911" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Gas line not supported and flexible gas line entering furnace </div>		 <div data-bbox="1671 792 1911 894" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Ac line frozen </div>
<p>#29 - #30</p> <div data-bbox="132 1166 371 1268" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Thermal expansion tank not supported </div>		 <div data-bbox="1671 1166 1911 1268" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Tpr valve pipe terminates into condensate pump </div>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures</p>		
<p>#31 - #32</p> <div data-bbox="132 443 373 544" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Missing insulation</p> </div>		 <div data-bbox="1671 443 1913 544" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Missing insulation</p> </div>
<p>#33 - #34</p> <div data-bbox="132 824 373 925" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Missing insulation and weather stripping</p> </div>		 <div data-bbox="1671 824 1913 925" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Open cavity space</p> </div>
<p>#35 - #36</p> <div data-bbox="132 1198 373 1299" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Missing insulation</p> </div>		 <div data-bbox="1671 1198 1913 1299" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Broken outlet</p> </div>