# Property Inspection Report



Precision Plus
HOME INSPECTIONS
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**1368 N 60th St**

**Agen**

**Date of Inspection: 9/23/2026**
**Year Built: 1918 Size:**
**Weather: Partly Cloudy**

# Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

**Video In Your Report:** Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.




Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.




Marginal – Indicates the component will probably require repair or replacement anytime within five years.




Poor – Indicates the component will need repair or replacement now or in the very near future.




Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.




Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| | | |
|---|---|---|
| **Grounds** | | |
| Page 8 Item: 3 | Porch | • The porch railings had wood rot present, a safety concern, considered defective. Recommend a qualified contractor repair/replace as needed.<br>• The porch floor was failing in areas, and handyman structural repairs were present. A safety/structural concern, considered defective. Recommend a licensed contractor repair or replace as deemed necessary. |
| Page 8 Item: 4 | Steps/Stoop | • There are uneven risers and damaged concrete present at the front entrance steps, trip hazard, considered defective. Recommend a qualified contractor repair/replace as deemed necessary.<br>• There are damaged risers and treads present at the front entrance porch steps, trip hazard, considered defective. Recommend a qualified contractor repair/replace as deemed necessary. |
| Page 9 Item: 5 | Deck/Balcony | • The rear balcony is considered to be in poor condition and needs extensive repairs or replacement, which is a safety hazard, considered defective. Recommend a licensed contractor evaluation and repair or replacement prior to use.<br>• The west elevation balcony floor/roof coverings appeared to have holes present, a water intrusion concern, considered defective. Recommend a qualified roofing contractor evaluate and repair or replace as needed. |
| Page 10 Item: 6 | Deck/Porch/Patio Covers | • The side entrance roof covering was damaged and in poor condition, considered defective. Recommend a licensed contractor repair/replace as needed. |
| **Garage/Carport** | | |
| Page 23 Item: 8 | Floor | • There was a trip hazard present on the garage floor due to damaged concrete. Potential safety concern, considered defective. Recommend a qualified contractor for repair or replace as deemed needed. |
| Page 24 Item: 12 | Electrical Receptacles | • There are no GFCI's installed in the garage, which is a safety concern, considered defective. Recommend a licensed electrician install GFCI receptacles. |
| **Living Room** | | |
| Page 26 Item: 4 | Electrical | • Open ground exists at the receptacles in the living room, which is a safety hazard, considered defective. Recommend a licensed electrician repair. |
| **Living Room 2** | | |
| Page 27 Item: 5 | Electrical | • Reverse polarity and loose condition exists at the receptacles in the living room, which is a safety concern, considered defective. Recommend a licensed electrician repair. |
| Page 28 Item: 8 | Windows | • Damaged or inoperable balance hardware in the windows, a safety concern, considered defective. Recommend a qualified contractor repair or replace. |

| | | |
|---|---|---|
| **Dining Room 2** | | |
| Page 31 Item: 5 | Electrical | • Open ground and reverse polarity exists at the receptacles in the dining room, which is a safety hazard, considered defective. Recommend a licensed electrician repair. |
| Page 31 Item: 8 | Windows | • There is evidence of damaged insulated glass in one or more windows, which will make the windows less efficient, and the seal will fail over time, considered defective. Recommend a qualified contractor repair/replace. |
| **Kitchen** | | |
| Page 34 Item: 9 | Appliances | • GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern, considered defective. Recommend a licensed electrician repair.<br>• Open ground exists at the receptacles in the kitchen, which is a safety concern, considered defective. Recommend a licensed electrician repair.<br>• The exhaust was inoperable, considered defective. Recommend a qualified contractor repair or replace. |
| **Kitchen 2** | | |
| Page 36 Item: 4 | Plumbing | • The p trap is corroding and will fail if not replaced, considered defective. Recommend a licensed plumber repair/replace. |
| Page 37 Item: 9 | Appliances | • GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern, considered defective. Recommend a licensed electrician repair.<br>• Open ground exists at the receptacles in the kitchen, which is a safety concern, considered defective. Recommend a licensed electrician repair.<br>• The garbage disposal wiring was poorly installed, taped and open wiring splice, a safety hazard, considered defective. Recommend a licensed electrician repair/replace as needed. |
| **Laundry Room 2** | | |
| Page 39 Item: 2 | Laundry Sink | • The faucet is leaking in the laundry room, considered defective. Recommend a licensed plumber repair or replace as needed. |
| Page 40 Item: 4 | Electrical | • There are missing GFCI receptacles in the laundry room, which is a safety concern, considered defective. Recommend a licensed electrician install GFCI receptacles. |
| **Bathroom 1** | | |
| Page 43 Item: 11 | Receptacles | • The exhaust fan was located above a wet location in the bathroom, GFCI protection did not appear present. A potential safety concern, considered defective. Recommend a licensed electrician add GFCI protection. |
| **Bathroom 2** | | |
| Page 45 Item: 11 | Receptacles | • Bathroom 2 is missing a GFCI and open ground is present, which is a safety concern, considered defective. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. |
| **Bedroom 3** | | |
| Page 51 Item: 5 | Electrical | • Open ground exists at the receptacles in bedroom 3, which is a safety hazard, considered defective. Recommend a licensed electrician repair. |
| **Bedroom 4** | | |
| Page 52 Item: 5 | Electrical | • Reverse polarity exists at the receptacles in bedroom 4, which is a safety concern, considered defective. Recommend a licensed electrician repair. |
| **Stairs, Steps, Hallways** | | |
| Page 53 Item: 1 | Stairs, Steps, Hallways | • The staircase carpet was loose, a safety concern, considered defective. Recommend a professional contractor repair. |

| | | |
|---|---|---|
| **Smoke/Carbon Monoxide Detectors** | | |
| Page 54 Item: 1 | Smoke/Carbon Monoxide Detectors | • No carbon monoxide alarms were noticed during the inspection, which is a safety hazard, considered defective. Recommend installing carbon monoxide alarms per the manufacturer's specifications. |
| **Attic/Structure/Framing/Insulation** | | |
| Page 57 Item: 13 | Electrical | • Reverse polarity exists at the receptacles in the attic, which is a safety concern, considered defective. Recommend a licensed electrician repair. |
| **Basement** | | |
| Page 58 Item: 3 | Drainage | • There was evidence of moisture and or active water seepage present, considered defective. Recommend qualified contractor evaluate, drain tile and sump pump installation appeared necessary. |
| Page 60 Item: 8 | Electrical | • There is Romex wiring not properly installed/secured in the basement, which is a safety concern, considered defective. Recommend a licensed electrician repair as needed.<br>• There was active knob and tube wiring observed in the basement, which is a safety hazard, considered defective. Recommend a licensed electrician repair/replace the wiring as needed. |
| **Plumbing** | | |
| Page 62 Item: 3 | Visible Water Distribution Piping | • There is corrosion and leaking at the plumbing supply piping in the basement, considered defective. Recommend a licensed plumber evaluate and repair as needed. |
| Page 63 Item: 7 | Fuel Line | • There were multiple gas leaks detected, a safety hazard, considered defective. Recommend a licensed plumber evaluate and repair. |
| **Electric - Main Panel** | | |
| Page 70 Item: 7 | Main Wire | • The main electric breaker showed signs of corrosion, which is a safety concern, considered defective. Recommend a licensed electrician repair as needed. |

# Overview

## 1. Scope of Inspection

• 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. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

## 2. Main Entrance Faces

• For the purpose of this inspection, this house faces west.

## 3. State of Occupancy

• Occupied

## 4. Weather Conditions

• Partly Cloudy

## 5. Recent Rain/Snow

• No

## 6. Ground Cover

• Dry

# Grounds

## 1. Service Walks

Materials
• Concrete

## 2. Driveway/Parking

Materials:
• Concrete
• Asphalt
Condition:
• Settling cracks
Observations:
• The driveway was cracked and settled, in usable condition. Recommend budgeting for repair or replacement.





Asphalt repair at driveway



Cracked and settled

# Grounds (continued)

## 3. Porch

Materials:
• Wood
Condition:
• Wood rot
• Handyman repairs
• Porch floor needs repair
• Settled structural column
Observations:
• The concrete block column has settled, in functional condition. Recommend monitoring for changing conditions, consult with a licensed contractor as needed.
• The porch railings had wood rot present, a safety concern, considered defective. Recommend a qualified contractor repair/replace as needed.
• The porch floor was failing in areas, and handyman structural repairs were present. A safety/structural concern, considered defective. Recommend a licensed contractor repair or replace as deemed necessary.





Column has settled, monitor



Failing porch floor boards



Wood rot at railing



Handyman repairs below porch floor/framing



Wood rot at railings

## 4. Steps/Stoop

Materials:
• Concrete
• Wood
Observations:
• There are uneven risers and damaged concrete present at the front entrance steps, trip hazard, considered defective. Recommend a qualified contractor repair/replace as deemed necessary.
• There are damaged risers and treads present at the front entrance porch steps, trip hazard, considered defective. Recommend a qualified contractor repair/replace as deemed necessary.

# Grounds (continued)


Damaged and settled


Failing treads and loose risers


Deteriorated and failing treads

## 5. Deck/Balcony

Materials:
• Wood
Condition:
• Damaged and loose floor boards
• Holes appeared present on metal roof coverings
Observations:
• The front and rear balconies were not accessible from the interior at the time of inspection.
• The rear balcony is considered to be in poor condition and needs extensive repairs or replacement, which is a safety hazard, considered defective. Recommend a licensed contractor evaluation and repair or replacement prior to use.
• The west elevation balcony floor/roof coverings appeared to have holes present, a water intrusion concern, considered defective. Recommend a qualified roofing contractor evaluate and repair or replace as needed.


Balcony in poor condition


Balcony in poor condition


Balcony in poor condition


Could not access front balcony


Could not access front balcony



# Grounds (continued)



Holes appeared present on floor/roof

## 6. Deck/Porch/Patio Covers

Condition:

• Wood rot and damaged

Observations:

• The side entrance roof covering was damaged and in poor condition, considered defective. Recommend a licensed contractor repair/replace as needed.



Damaged and in poor condition south

## 7. Landscape Affecting Foundation

• Negative grade: North

• Negative grade: East

Condition:

• Trim back trees/shrubberies

Observations:

• There is a negative grading slope, toward the foundation, at the home and garage. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.

• There is vegetation in contact with the house and garage. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home or garage.

# Grounds (continued)



Recommend removal of vegetation at the garage



Recommend improving grading south at garage



Recommend improving grading east at garage





Recommend removal of vegetation



Drainage swale or grading improvements needed north



## 8. Hose Bibs

Satisfactory

Hose Bibs:
• Yes, operable
Observations:
• Hose bib(s) are not frost-proof type, recommend turning off shut off valve inside of the home and draining when needed to prevent freezing or installing frost-proof type house bibs.

# Grounds (continued)



# Roof

## 1. Roof View

Roof View:
• The Roof View









## 2. Roof General: Visibility

Visibility:
• All

Inspected From:
• With drone

# Roof (continued)

## 3. Roof Style: Type/Style

Type/Style:
- Asphalt Shingle
- Gable

Layers/Age/Location:
- Layers 2+
- Age: 20+ years
- Location: House

## 4. Ventilation System

Satisfactory

Type:
- Roof

## 5. Flashing

Marginal

Materials:
- Galv/Alum

Condition:
- Tarred

Observations:
- Roof joints at the chimney appeared to have been patched or tarred. Ongoing maintenance will be needed. Contact a licensed roofer as required.



Tarred/caulked flashing

## 6. Condition of Roof Covering

Marginal

Condition:
- Cracking
- Granules missing
- Nail popping

Observations:
- Roof coverings appeared near end of useful lifespan, recommend budgeting for replacement.
- The average life for composition asphalt shingles is 20-30 years.

# Roof (continued)



Nail popping observed



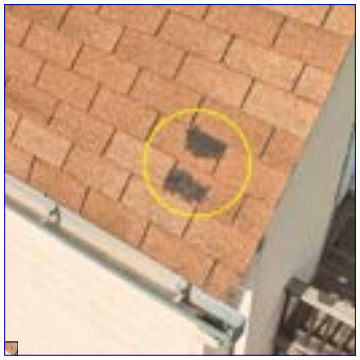
Stains



Aging shingles



Aging shingles



Tar repairs





Cedar shake shingles below asphalt shingles

## 7. Vents

Satisfactory

# Exterior

## 1. Chimney Chase

Marginal

General:
- Location: Middle of the Roof
- Viewed From: With Drone
- Rain Cap/Spark Arrestor: No
- Rain Cap/Spark Arrestor: Recommend
- Chase: Brick

Observations:
- Evidence of: No apparent defects
- Flue: Tile
- Evidence of: Not evaluated

Observations:
- A rain cap/spark arrestor is missing on the chimney. Recommend a licensed contractor install a rain cap/spark arrestor on the chimney.



Recommend rain cap

## 2. Gutters

Marginal

Materials:
- Galvanized/Aluminum

Condition:
- Attachment: Loose

Observations:
- The gutters discharge into an in-ground drainage system, recommend monitoring for proper operation.
- One or more gutter sections were loose. Some of the nails/brackets are pulling out. Recommend a professional contractor repair.



In-ground drainage



Loose east

# Exterior (continued)

## 3. Siding

Marginal

Materials:
• Vinyl
Condition:
• Typical cracks
• Loose/Missing/Holes
Observations:
• The exterior siding was loose in one or more areas. Recommend a professional contractor secure to prevent damage.
• The vinyl siding had mildew staining. Recommend a professional contractor clean the siding to prevent premature age fading and discoloration.


Loose east


Holes east


Loose NE

## 4. Trim

Marginal

Materials:
• Wood
• Aluminum/Steel
Condition:
• Recommend repair/painting
• Loose
Observations:
• There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.


Loose trim around windows


Missing trim west


Loose trim north/porch

# Exterior (continued)



Damaged trim NW

## 5. Soffit

Materials:
• Aluminum/Steel

## 6. Fascia

Materials:
• Wood
• Aluminum/Steel

## 7. Caulking

Condition:
• Caulking dried/cracked
• Caulking needed

Observations:
• Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.



Caulking maintenance needed around windows in areas



Caulking maintenance needed around windows in areas



Caulking needed at basement windows

## 8. Windows/Screens

Materials:
• Wood
• Vinyl

Condition:
• Windows: Recommend repair/painting

Observations:
• The wood windows are in need of painting maintenance.

# Exterior (continued)



## 9. Storm Windows

Materials:
• Wood

## 10. Slab-On-Grade Foundation

Materials/Condition:
• Concrete block

## 11. Service Entry

Location:
• Overhead



## 12. Exterior Receptacles

Receptacles/Condition:
• Exterior receptacles: No



Recommend cover south

# Exterior (continued)

## 13. Building Exterior Wall Construction

Materials:
• Framed

## 14. Exterior Doors

• Main entrance door condition: Satisfactory
• Main entrance door weatherstripping: Marginal
• Rear door condition: Satisfactory
• Rear door weatherstripping: Satisfactory

Observations:
• The weatherstripping is missing or damaged. Recommend replacing the weatherstripping.
• Balcony doors were locked and not tested for operation.



Weatherstripping needed, unit 2

# Exterior A/C - Heat Pump 1

## 1. Exterior A/C - Heat Pump 1

• Location: East
• Brand: Amana
• Approximate Age: 22 years
• Energy source: Electric
• Unit Type: Air cooled
• Outside disconnect: Yes
• Maximum fuse/breaker rating (amps): 20
• Maximum fuse/breaker installed (amps): 20
• Level: Yes
• Condenser Fins: Damaged
• Insulation: Yes
• Improper clearance (air flow): No

Observations:
• The air conditioner is nearing/past its expected life of 15-20 years. Recommend budgeting for replacement.
• The outside condenser unit coils are damaged in marginal condition, budget for replacement.
• Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards, this Freon will be phased out starting in 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system," the R-22 refrigerant may need to be removed. R-22 may be added to the system if available, or a retrofit option may be available. We recommend saving for repairs and replacement. Consult a licensed HVAC contractor as needed.

# Exterior A/C - Heat Pump 1 (continued)







Fins are damaged








Fins are damaged

# Exterior A/C - Heat Pump 2

## 1. Exterior A/C - Heat Pump 1

- N/A

# Garage/Carport

## 1. Type

Type:
- Detached
- 2-Car

Observations:
- The Garage

# Garage/Carport (continued)



## 2. Automatic Opener

Operation:
• Operable





Emergency release

## 3. Safety Reverse

Operation:
• Operable



## 4. Roofing

Materials:
• Asphalt shingle
• Age: 15-20+ years
• Layers: 1+

Observations:
• Roof coverings appeared near end of useful lifespan, recommend budgeting for replacement.

# Garage/Carport (continued)





Nail popping, recommend maintenance repairs

## 5. Gutters

Marginal

Observations:
• The garage has no gutters installed. Recommend a licensed roofer install gutters and/or downspouts to drain water away from the foundation properly.

## 6. Siding

Marginal

Materials:
• Vinyl
• Recommend repair/painting

Observations:
• The vinyl siding had mildew staining. Recommend a professional contractor clean the siding to prevent premature age fading and discoloration.
• The siding had some damage and was missing in areas. Recommend a qualified contractor repair/replace damaged sections.



Damaged corner



Organic growth



Missing siding

## 7. Trim

Marginal

Materials:
• Aluminum
• Recommend repair/painting

Observations:
• The garage exterior trim needed maintenance repairs and painting.

# Garage/Carport (continued)



Missing trim



Loose trim



Loose trim





Missing soffit east

## 8. Floor

Materials:
• Concrete
Condition:
• Cracks and spalling
• Large voids and holes
Observations:
• There was a trip hazard present on the garage floor due to damaged concrete. Potential safety concern, considered defective. Recommend a qualified contractor for repair or replace as deemed needed.



Damaged floor, trip concern



Damaged floor, partially visible



Damaged below mats

## 9. Sill Plates

Type:
• Not visible

# Garage/Carport (continued)





## 10. Overhead Door(s)

Materials:
• Metal
Condition:
• Weatherstripping missing/damaged
Observations:
• The overhead door was in normal working order.
• The garage door weatherstripping is missing or damaged. Recommend repair or replacing.



Damaged weatherstripping

## 11. Exterior Service Door

Condition:
• N/A

## 12. Electrical Receptacles

• Electrical receptacles: Yes
• Electrical receptacles, operable: Yes
• GFCI present: No
• Recommend GFCI receptacles
Condition:
• Reverse polarity: No
• Open ground: No
Observations:
• The exterior light doesn't operate when the light switch is engaged. Recommend changing the bulbs and re-testing. Consult a licensed electrician as needed.
• There are no GFCI's installed in the garage, which is a safety concern, considered defective. Recommend a licensed electrician install GFCI receptacles.

# Garage/Carport (continued)


Recommend GFCI protection


Recommend GFCI protection

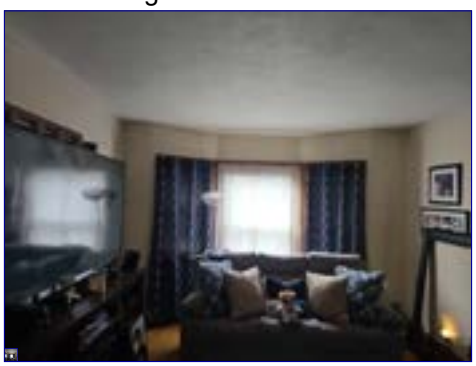

Did not appear operable

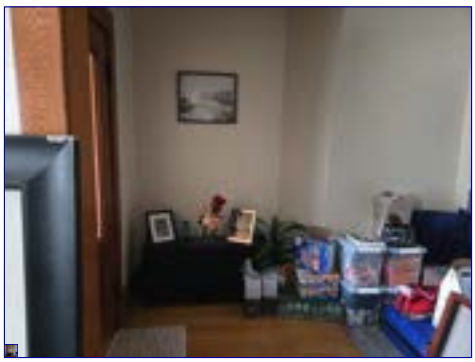
# Living Room

## 1. Location

Location:
- First floor
- Unit 1

Observations:
- The Living Room View





## 2. Walls & Ceiling

Condition:
- Typical cracks

Observations:
- There are typical cracks on the walls/ceilings. Monitor and repair as needed.


Typical cracks

# Living Room (continued)

## 3. Floor

## 4. Electrical

• Switches: Yes
• Switches, operable: Yes
• Receptacles: Yes
• Receptacles, operable: Yes
• Open ground: Yes
• Reverse polarity: No
Observations:
• Open ground exists at the receptacles in the living room, which is a safety hazard, considered defective. Recommend a licensed electrician repair.



Open ground

## 5. Heating Source

• Heating source present: Yes

## 6. Doors

## 7. Windows

# Living Room 2

## 1. Location

Location:
• Second floor
• Unit 2
Observations:
• The Living Room View

# Living Room 2 (continued)





## 2. Walls & Ceiling

Marginal

Condition:
• Typical cracks
Observations:
• There are typical cracks on the walls/ceilings. Monitor and repair as needed.



Typical cracks

## 3. Floor

Satisfactory

## 4. Ceiling Fan

Satisfactory

## 5. Electrical

Poor Safety

• Switches: Yes
• Switches, operable: Yes
• Receptacles: Yes
• Receptacles, operable: Yes
• Open ground: No
• Reverse polarity: Yes
• Loose receptacles
Observations:
• Reverse polarity and loose condition exists at the receptacles in the living room, which is a safety concern, considered defective. Recommend a licensed electrician repair.

# Living Room 2 (continued)



Reverse polarity/loose receptacle

## 6. Heating Source

• Heating source present: Yes

## 7. Doors

## 8. Windows

Condition:
• Broken/Missing hardware
Observations:
• Damaged or inoperable balance hardware in the windows, a safety concern, considered defective. Recommend a qualified contractor repair or replace.



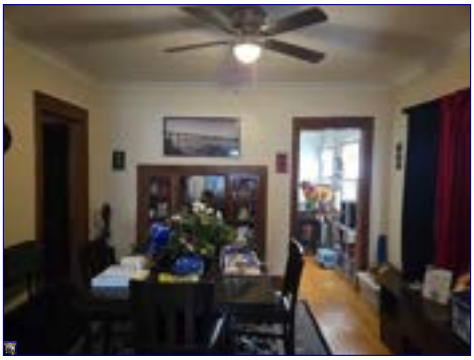
Damaged/inoperable balance hardware

# Dining Room

## 1. Location

Location:
• First floor
• Unit 1
Observations:
• The Dining Room View

# Dining Room (continued)



## 2. Walls & Ceiling

Marginal

Condition:
• Typical cracks
Observations:
• There are typical cracks on the walls/ceilings. Monitor and repair as needed.



Typical cracks

## 3. Floor

Satisfactory

## 4. Ceiling Fan

Satisfactory

## 5. Electrical

Satisfactory

Condition:
• Switches: Yes
• Switches, operable: Yes
• Receptacles: Yes
• Receptacles, operable: Yes
• Open ground: No
• Reverse polarity: No

## 6. Heating Source

• Heating source present: Yes

Satisfactory

# Dining Room (continued)

## 7. Doors

Satisfactory

## 8. Windows

Satisfactory

# Dining Room 2

## 1. Location

Satisfactory

Location:
• Second floor
• Unit 2
Observations:
• The Dining Room View

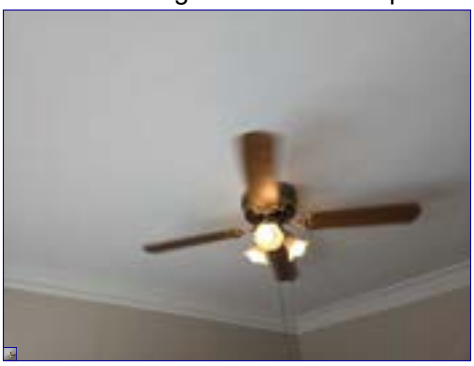




## 2. Walls & Ceiling

Marginal

Condition:
• Typical cracks
Observations:
• There are typical cracks on the walls/ceilings. Monitor and repair as needed.



Typical cracks

# Dining Room 2 (continued)

## 3. Floor

Satisfactory

## 4. Ceiling Fan

Satisfactory

## 5. Electrical

Poor Safety

Condition:
- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: Yes
- Reverse polarity: Yes

Observations:
- Open ground and reverse polarity exists at the receptacles in the dining room, which is a safety hazard, considered defective. Recommend a licensed electrician repair.



Reverse polarity



Open ground

## 6. Heating Source

- Heating source present: Yes

Satisfactory

## 7. Doors

Satisfactory

## 8. Windows

Poor

Condition:
- Evidence of leaking insulated glass

Observations:
- There is evidence of damaged insulated glass in one or more windows, which will make the windows less efficient, and the seal will fail over time, considered defective. Recommend a qualified contractor repair/replace.

# Dining Room 2 (continued)

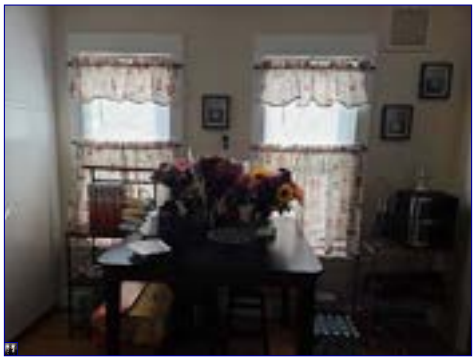


Leaking insulated glass

# Kitchen

## 1. Kitchen Photo

Photos
• The Kitchen View





## 2. Countertops

Condition:
• Normal counter top wear and tear

## 3. Cabinets

Condition:
• Normal cabinet wear and tear
• Recommend repair/adjustment

Observations:
• The kitchen cabinet doors do not close, recommend repair.

# Kitchen (continued)



Non-closing doors

## 4. Plumbing

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:
- Kitchen plumbing view



## 5. Walls & Ceiling

Condition:
- Typical cracks

Observations:
- Typical cracking present in the kitchen walls/ceiling. Recommend monitoring and repair as needed.



Typical cracks

# Kitchen (continued)

## 6. Windows

Satisfactory

## 7. Heating/Cooling Source

• Heating source: Yes

Satisfactory

## 8. Floor

Satisfactory

## 9. Appliances

Poor Safety

Appliances:
• Disposal, operable: Yes
• Oven, operable: Yes
• Exhaust fan, operable: No
• Refrigerator, operable: Yes
• GFCI Installed: No
• Recommend GFCI receptacles: Yes
• Open ground/Reverse polarity: Yes

Observations:
• Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.
• GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern, considered defective. Recommend a licensed electrician repair.
• Open ground exists at the receptacles in the kitchen, which is a safety concern, considered defective. Recommend a licensed electrician repair.
• The exhaust was inoperable, considered defective. Recommend a qualified contractor repair or replace.



Recommend GFCI protection


Open ground

# Kitchen 2

## 1. Kitchen Photo

Satisfactory

Photos
• The Kitchen View

# Kitchen 2 (continued)





## 2. Countertops

Marginal

Condition:
• Recommend repair/caulking
Observations:
• The caulk was missing dried or cracked. Recommend replacing the caulking in the kitchen.


Recommend caulking/sealing


Recommend caulking/sealing


Evidence of leakage

## 3. Cabinets

Marginal

Condition:
• Normal cabinet wear and tear
• Recommend repair/adjustment
Observations:
• The kitchen cabinet doors are not fully closing, recommend repair.


Doors do not close


Doors do not close

# Kitchen 2 (continued)

## 4. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: Yes
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:

- The p trap is corroding and will fail if not replaced, considered defective. Recommend a licensed plumber repair/replace.





Corroded p-trap

## 5. Walls & Ceiling



## 6. Windows



## 7. Heating/Cooling Source

- Heating source: Yes



## 8. Floor



# Kitchen 2 (continued)

## 9. Appliances

Appliances:
- Disposal, operable: Yes
- Oven, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- GFCI Installed: No
- Recommend GFCI receptacles: Yes
- Open ground/Reverse polarity: Yes

Observations:
- Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.
- The kitchen light doesn't operate when the light switch is engaged. Recommend changing the bulb and re-testing. Consult a licensed electrician as needed.
- GFCI receptacles are not installed within six feet of water in the kitchen. This is a safety concern, considered defective. Recommend a licensed electrician repair.
- Open ground exists at the receptacles in the kitchen, which is a safety concern, considered defective. Recommend a licensed electrician repair.
- The garbage disposal wiring was poorly installed, taped and open wiring splice, a safety hazard, considered defective. Recommend a licensed electrician repair/replace as needed.



Reverse polarity/lack of GFCI protection



Open ground



Replace bulb and re-test



Poor disposal wiring

# Laundry Room

## 1. Doors/Walls/Ceiling

Observations:
- The Laundry Room

# Laundry Room (continued)



## 2. Laundry Sink

• Faucet leaks: No
• Pipes leak: No

## 3. Dryer Vented

Dryer Vented:
• Wall
Observations:
• Recommend regular cleaning of the dryer vent.



## 4. Electrical

Electrical:
• GFCI present: Yes
• GFCI operable: Yes
• Open ground/reverse polarity: No

## 5. Appliances

Appliances:
• Washing machine
• Dryer
Observations:
• Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

## 6. Washer Hook-up Lines

# Laundry Room 2

## 1. Doors/Walls/Ceiling

Observations:
• The Laundry Room



## 2. Laundry Sink

• Faucet leaks: Yes
• Pipes leak: No
Observations:
• The faucet is leaking in the laundry room, considered defective. Recommend a licensed plumber repair or replace as needed.



Leaking/dripping



Significant leak

## 3. Dryer Vented

Dryer Vented:
• Wall
Observations:
• Recommend regular cleaning of the dryer vent.

# Laundry Room 2 (continued)



## 4. Electrical

Electrical:
• GFCI present: No
• Recommend GFCI receptacles
• Open ground/reverse polarity: No
Observations:
• There are missing GFCI receptacles in the laundry room, which is a safety concern, considered defective. Recommend a licensed electrician install GFCI receptacles.



Recommend GFCI protection



Recommend GFCI protection

## 5. Appliances

Appliances:
• Washing machine
• Dryer
Observations:
• Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

## 6. Washer Hook-up Lines

## 7. Gas Shut-off Valve

Gas Shut-off:
• Yes

# Bathroom 1

## 1. Location

Location:
- First floor bath
- Unit 1

Observations:
- Bathroom 1 View





## 2. Sinks

- Faucet leaks: No
- Pipes leak: No

## 3. Bathtubs

- Faucet leak: No
- Pipes leak: No

## 4. Toilet

- Bowl loose: No
- Operable: Yes

## 5. Shower/Bathtub Area

Shower/Bathtub Area:
- Ceramic/Plastic
- Caulk/Grout needed: Yes

Observations:
- The caulk has dried and cracked. Recommend removing the old caulk and replacing the caulk where needed.

# Bathroom 1 (continued)



Recommend replacing caulking

## 6. Drainage

Satisfactory

## 7. Water Flow

Satisfactory

## 8. Moisture Stains Present

Marginal

Moisture Stains:
- No
- Typical cracks



## 9. Doors

Satisfactory

## 10. Window

Window:
- N/A

# Bathroom 1 (continued)

## 11. Receptacles



• Present: Yes
• Operable: Yes
• GFCI present: Yes
• GFCI operable: Yes
• Recommend GFCI
• Open ground/reverse polarity: No

Observations:

• The exhaust fan was located above a wet location in the bathroom, GFCI protection did not appear present. A potential safety concern, considered defective. Recommend a licensed electrician add GFCI protection.



Recommend GFCI protection

## 12. Heat Source Present



Heat Source:
• Yes

## 13. Exhaust Fan



Exhaust Fan:
• Yes
• Operable: Yes

Observations:

• The exhaust fan was dirty in the bathroom. Recommend cleaning.



Bird nest in bath fan outlet

# Bathroom 2

## 1. Location

Location:
- Second floor bath
- Unit 2

Observations:
- Bathroom 2 View





## 2. Sinks

- Faucet leaks: No
- Pipes leak: No

## 3. Bathtubs

- Faucet leak: No
- Pipes leak: Not visible

## 4. Toilet

- Bowl loose: No
- Operable: Yes

## 5. Shower/Bathtub Area

Shower/Bathtub Area:
- Ceramic/Plastic
- Caulk/Grout needed: No

## 6. Drainage

Observations:
- Bathroom sink was not draining correctly, slow drain. Recommend clearing the clog and retesting. Consult a licensed plumber as needed.



Slow drain

# Bathroom 2 (continued)

## 7. Water Flow

Satisfactory

## 8. Moisture Stains Present

Marginal

Moisture Stains:
• Yes
• Ceilings
Observations:
• There is staining on the bathroom ceiling. Recommend cleaning/repairing as needed, consult with a qualified contractor as needed. Recommend improving attic insulation.



Mildew and moisture stains

## 9. Doors

Satisfactory

## 10. Window

Satisfactory

## 11. Receptacles

Poor Safety

• Present: Yes
• Operable: Yes
• GFCI present: No
• Recommend GFCI
• Open ground/reverse polarity: Yes
Observations:
• Bathroom 2 is missing a GFCI and open ground is present, which is a safety concern, considered defective. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles.

# Bathroom 2 (continued)



Open ground/lack of GFCI protection

## 12. Heat Source Present

Heat Source:
• Yes

## 13. Exhaust Fan

Exhaust Fan:
• Yes
• Operable: Yes
• Dirty

Observations:
• The exhaust fan was dirty in the bathroom. Recommend cleaning.



In need of cleaning

# Bedroom 1

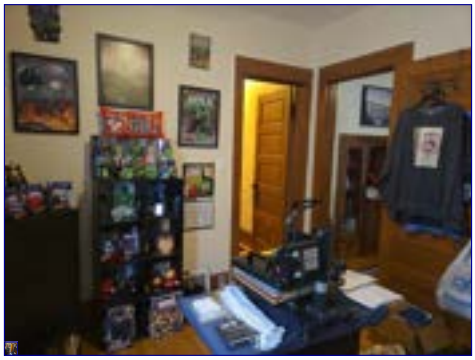
## 1. Location

Location:
• First floor

Observations:
• Bedroom 1 View

# Bedroom 1 (continued)



## 2. Walls & Ceiling

Marginal

Walls & Ceiling:
- Typical cracks

Observations:
- There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.



Typical cracks

## 3. Floor

Satisfactory

## 4. Ceiling Fan

Satisfactory

## 5. Electrical

Satisfactory

Electrical:
- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

## 6. Heating Source Present

Satisfactory

Heating Source:
- Yes

# Bedroom 1 (continued)

## 7. Bedroom Egress

Egress:
• Egress restricted: No

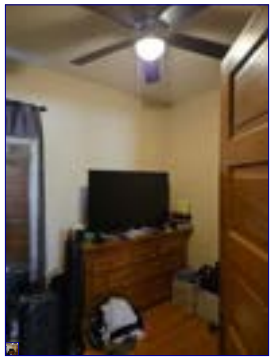
## 8. Door

## 9. Window(s)

# Bedroom 2

## 1. Location

Location:
• First floor
• Unit 1
Observations:
• Bedroom 2 View





## 2. Walls & Ceiling

Walls & Ceiling:
• Typical cracks
Observations:
• There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

# Bedroom 2 (continued)



Typical cracks

## 3. Floor

Floor:
• Slopes

## 4. Ceiling Fan

## 5. Electrical

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No

## 6. Heating Source Present

Heating Source:
• Yes

## 7. Bedroom Egress

Egress:
• Egress restricted: No

## 8. Door

## 9. Window(s)

Windows:
• Blocked access, not evaluated

# Bedroom 2 (continued)



Blocked access, not tested for operation

# Bedroom 3

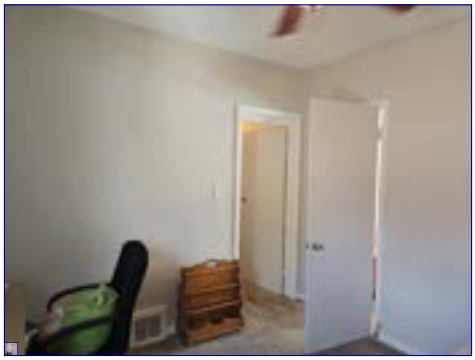
## 1. Location

Satisfactory

Location:
- Second floor
- Unit 2

Observations:
- Bedroom 3 View





## 2. Walls & Ceiling

Marginal

Walls & Ceiling:
- Typical cracks

Observations:
- There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

## 3. Floor

Satisfactory

## 4. Ceiling Fan

Satisfactory

# Bedroom 3 (continued)

## 5. Electrical

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: Yes
Observations:
• Open ground exists at the receptacles in bedroom 3, which is a safety hazard, considered defective. Recommend a licensed electrician repair.



Open ground

## 6. Heating Source Present

Heating Source:
• Yes

## 7. Bedroom Egress

Egress:
• Egress restricted: No

## 8. Door

## 9. Window(s)

# Bedroom 4

## 1. Location

Location:
• Second floor
• Unit 2
Observations:
• Bedroom 4 View

# Bedroom 4 (continued)





## 2. Walls & Ceiling

Walls & Ceiling:
• Typical cracks
Observations:
• There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

## 3. Floor

## 4. Ceiling Fan

## 5. Electrical

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: Yes
Observations:
• Reverse polarity exists at the receptacles in bedroom 4, which is a safety concern, considered defective. Recommend a licensed electrician repair.



Reverse polarity



Reverse polarity

## 6. Heating Source Present

Heating Source:
• Yes

# Bedroom 4 (continued)

## 7. Bedroom Egress

Egress:
• Egress restricted: No

## 8. Door

Observations:
• Closet door guide was damaged/missing. Closet door guides will help prevent damage to the closet doors. Recommend installing closet door guides.



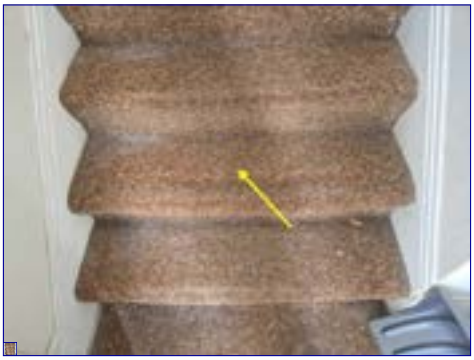
Missing floor guides

## 9. Window(s)

# Stairs, Steps, Hallways

## 1. Stairs, Steps, Hallways

Stairs, Steps, Hallways:
• Stairs condition: Satisfactory
• Handrail: Satisfactory
• Risers/Treads: Poor
• Rises/Treads: Trip Hazard
Observations:
• The staircase carpet was loose, a safety concern, considered defective. Recommend a professional contractor repair.



Loose carpet, unit 2 stairs

# Smoke/Carbon Monoxide Detectors

## 1. Smoke/Carbon Monoxide Detectors

Materials:
• Smoke detectors are present
• Smoke detectors are operable
• Carbon monoxide detectors are not present
• Carbon monoxide detector: Safety Hazard

Observations:
• Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.
• No carbon monoxide alarms were noticed during the inspection, which is a safety hazard, considered defective. Recommend installing carbon monoxide alarms per the manufacturer's specifications.



# Attic/Structure/Framing/Insulation

## 1. Access to Attic/Inspected From/Location

Access Inspected From:
• Access: Stairs
• Inspected from: In the attic
• Location: Hallway

Observations:
• The Attic View







# Attic/Structure/Framing/Insulation (continued)

## 2. Flooring

Flooring:
• Complete

## 3. Insulation

Insulation:
• Cellulose
• Approximate depth: 2-4 inches
Materials:
• Recommend additional insulation
Observations:
• The attic insulation is not sufficient for current building standards. Recommend a qualified professional add additional insulation.

## 4. Insulation Installed In

Insulation Installed In:
• Between ceiling joists

## 5. Vapor Barriers

Vapor Barrier:
• Not visible

## 6. Ventilation

Ventilation:
• Ventilation appears adequate

## 7. Fans exhaust to

Fans Exhaust To:
• Fans exhaust to the attic: No
• Fans exhaust outside: Yes
Observations:
• The exhaust fan vent was uninsulated. Recommend a qualified contractor evaluate and repair.



Recommend insulated vent



Insulated vent example

## 8. Structural problems observed

Structural Problems:
• No

# Attic/Structure/Framing/Insulation (continued)

## 9. Roof Structure

Roof Structure:
- Rafters
- Wood

## 10. Ceiling joists

Ceiling Joists:
- Wood
- Not visible

## 11. Sheathing

Sheathing:
- Planking

## 12. Evidence of condensation/moisture/leaking

Condensation/Moisture/Leaking:
- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No

Observations:
- There is staining and evidence of moisture on the roof sheathing near the chimney and the floor as viewed from the attic. No current moisture was detected, recommend monitoring for changing conditions, consult with a qualified roofing contractor as needed.


Stains were inactive


Stains were inactive


Stains were inactive


Stains were inactive

# Attic/Structure/Framing/Insulation (continued)

## 13. Electrical

Electrical:
• Reverse polarity
Observations:
• Reverse polarity exists at the receptacles in the attic, which is a safety concern, considered defective. Recommend a licensed electrician repair.



Reverse polarity



Reverse polarity

# Basement

## 1. Foundation

Materials:
• Concrete block
Condition:
• Horizontal cracks: N/A
• Step cracks: N/A
• Vertical cracks: N/A
• Covered walls: N/A
• Indication of moisture: Yes
• Indication of moisture: Fresh
Observations:
• Foundation walls appeared in overall adequate condition. No visible cracking or movement observed at time of inspection.







# Basement (continued)





## 2. Basement Floor

Marginal

Materials:
- Concrete

Condition:
- Typical cracks
- Water intrusion



## 3. Drainage

Poor

Sump pump, Floor drains:
- Sump Pump: No
- Floor drains: Yes
- Floor drains: Drains not tested

Observations:
- There are moisture stains present. Recommend repair of grading slope around perimeter of home and maintain proper gutter operation.
- No representation can be made to future leaking basement walls.
- There was evidence of moisture and or active water seepage present, considered defective. Recommend qualified contractor evaluate, drain tile and sump pump installation appeared necessary.



Peeling paint/spalling on floor



Stains on columns



# Basement (continued)



Stains on block



Active moisture detected



Active moisture detected



Active moisture detected



Active moisture detected



Active moisture detected below stairs

## 4. Girders/Beams

Materials:
- Wood

Condition:
- Typical cracks





Typical cracks

## 5. Columns

Materials:
- Wood
- Brick

## 6. Joists

Materials:
- Wood
- 2x10

# Basement (continued)

## 7. Subfloor

Materials:
• Indication of moisture stains/rotting
Observations:
• There was previous moisture staining in one or more areas as seen at the basement subfloor. No current moisture was detected. Recommend monitoring and consulting a licensed contractor as needed.



Monitor for leaks

## 8. Electrical

Observations:
• There is Romex wiring not properly installed/secured in the basement, which is a safety concern, considered defective. Recommend a licensed electrician repair as needed.
• There was active knob and tube wiring observed in the basement, which is a safety hazard, considered defective. Recommend a licensed electrician repair/replace the wiring as needed.



Knob and tube wiring observed



Knob and tube wiring observed



Knob and tube wiring observed



Loose and surface mounted romex



Knob and tube wiring observed



Knob and tube wiring observed

# Basement (continued)



Surface mounted romex

# Plumbing

## 1. Main Shut-off Location

Location:
• In the basement
Observations:
• The main water shutoff valve.



The main water shutoff valve.

## 2. Water Entry Piping

Type:
• Copper



# Plumbing (continued)

## 3. Visible Water Distribution Piping

Poor

Materials:
• Copper
• Galvanized
Observations:
• There is corrosion and leaking at the plumbing supply piping in the basement, considered defective. Recommend a licensed plumber evaluate and repair as needed.







Leaking above water heater 1



Corroded/damaged above laundry room sink

## 4. Flow

Satisfactory

## 5. Drain/Waste/Vent Pipe

Marginal

Materials:
• Cast Iron
• Galvanized
• PVC
Observations:
• The visible drain/waste piping was corroded in areas due to age, no observed current leaks. Recommend monitoring, consult with a licensed plumber as needed.

# Plumbing (continued)





Corrosion, no apparent active leaks

## 6. Traps - Proper P-Type/Drainage

Conndition:
- Yes
- Drainage: Satisfactory

## 7. Fuel Line

Materials:
- Interior fuel storage system: No
- Fuel line: Black iron

Condition:
- Recommend plumber evaluate

Observations:
- There were multiple gas leaks detected, a safety hazard, considered defective. Recommend a licensed plumber evaluate and repair.


Gas leak detected at shut off valve


Gas leak detected in unit 1 laundry room


Gas leak detected near unit 2 water heater

## 8. Main Fuel Shut-off Location

Materials:
- On the front exterior wall

# Plumbing (continued)



# Water Heater

## 1. Brand Name

Brand Name::
• Brand: A.O. Smith
Observations:
• The Water Heater Area





## 2. Approximate Age

Materials:
• 6 years

## 3. Capacity

Capacity
• 40 gallons

## 4. Fuel

Fuel:
• Gas

## 5. Relief Valve

Relief Vave:
• Relief valve installed
• Extension proper: Yes

# Water Heater (continued)

## 6. Vent Pipe

Vent Pipe:
• Satisfactory
• Pitch proper

# Water Heater 2

## 1. Brand Name

Brand Name::
• Brand: Richmond
Observations:
• The Water Heater Area






## 2. Approximate Age

Materials:
• 27 years
Observations:
• The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.

## 3. Capacity

Capacity
• 40 gallons

## 4. Fuel

Fuel:
• Gas

## 5. Relief Valve

Relief Vave:
• Relief valve installed
• Extension proper: Yes

## 6. Comments

Observations:
• The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.
• The water heater is listed as marginal due to age.

# Heating System

## 1. Brand

Brand:
• Brand: Tempstar
• Age:32 years
Observations:
• The furnace area





## 2. Energy Source/Warm Air System

• Gas
• Direct drive
• Central system

## 3. Heat Exchanger

Heat Exchanger:
• Not visible

## 4. Carbon Monoxide

Carbon Monoxide:
• None detected at register



## 5. Safety Controls

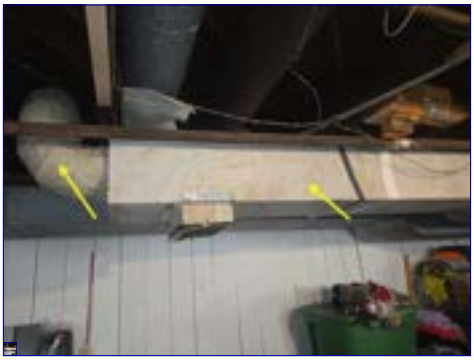
Safety Controls:
• Disconnect: Yes
• Normal operating and safety controls observed
• Gas shut off valve: Yes

# Heating System (continued)

## 6. Distribution

Distribution:
- Metal duct
- Cold air returns
- Asbestos-like wrap

Observations:
- There is asbestos like wrap present at HVAC ductwork. In-tact at time of inspection, do not disturb.



Asbestos like wrap

## 7. Flue Piping

Flue Piping:
- Properly installed

## 8. Filter

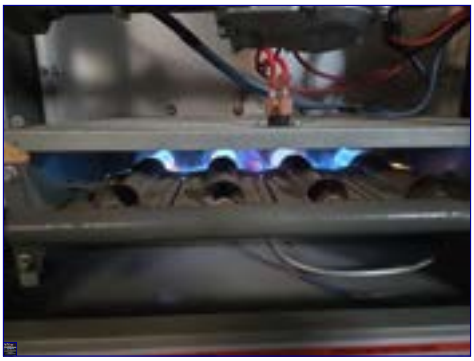
Filter:
- Standard

## 9. When Turned On By Thermostat

When Turned On:
- Fired
- Proper operation: Yes

## 10. Operation

Observations:
- The furnace was in normal working order at time of inspection.  Recommend regular filter replacement and service.
- The average life expectancy for a gas-fired forced air system is 15-25 years. Recommend budgeting for replacement.
- The heating system is marked marginal due to age.



# Heating System 2

## 1. Brand

Brand:
- Brand: Tempstar
- Age:32 years

Observations:
- The furnace area





## 2. Energy Source/Warm Air System

- Gas
- Direct drive
- Central system

## 3. Heat Exchanger

Heat Exchanger:
- Not visible

## 4. Carbon Monoxide

Carbon Monoxide:
- None detected at register



## 5. Safety Controls

Safety Controls:
- Disconnect: Yes
- Normal operating and safety controls observed
- Gas shut off valve: Yes

# Heating System 2 (continued)

## 6. Distribution

Distribution:
- Metal duct
- Cold air returns

## 7. Flue Piping

Flue Piping:
- Properly installed

## 8. Filter

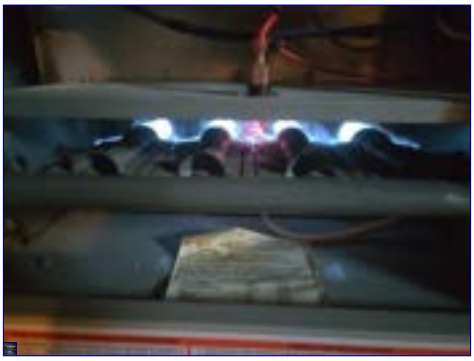
Filter:
- Standard

## 9. When Turned On By Thermostat

When Turned On:
- Fired
- Proper operation: Yes

## 10. Operation

Observations:
- The furnace was in normal working order at time of inspection.  Recommend regular filter replacement and service.
- The average life expectancy for a gas-fired forced air system is 15-25 years. Recommend budgeting for replacement.
- The heating system is marked marginal due to age.



# Electric - Main Panel

## 1. Main Panel General

Observations:
- The main electrical service panel

# Electric - Main Panel (continued)





## 2. Location

Location:
• Basement

## 3. Adequate Clearance To Panel

• Adequate Clearance to Panel: Yes

## 4. Amperage/Voltage

Amperage/Voltage:
• 100a
• 120/240a

## 5. Breakers/Fuses

• Breakers/Fuses: Breakers

## 6. Appears Grounded

• Appears Grounded: Yes

## 7. Main Wire

Main Wire:
• Copper
Condition:
• Recommend electrician evaluate/repair
Observations:
• The main electric breaker showed signs of corrosion, which is a safety concern, considered defective. Recommend a licensed electrician repair as needed.

# Electric - Main Panel (continued)



Corroded main breaker

## 8. Branch Wire

Marginal

Type:
- Copper
- Romex
- BX cable
- Conduit
- Knob & tube

# Electric - Main Panel 2

## 1. Main Panel General

Satisfactory





## 2. Location

Satisfactory

Location:
- Basement

## 3. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes

Satisfactory

# Electric - Main Panel 2 (continued)

## 4. Amperage/Voltage

Amperage/Voltage:
- 100a
- 120/240a

## 5. Breakers/Fuses

- Breakers/Fuses: Breakers

## 6. Appears Grounded

- Appears Grounded: Yes

## 7. Main Wire

Main Wire:
- Copper

## 8. Branch Wire

Type:
- Copper
- Romex
- BX cable
- Conduit
- Knob & tube

# Cooling System - Interior

## 1. Cooling System: General

General:
- Central System

Observations:
- Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards this Freon will be obsolete in the year 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system" The R-22 refrigerant must be removed. A retrofit option may be available that may be less expensive than replacement. We recommend saving for repairs/replacement. Consult a licensed HVAC contractor as needed.

## 2. Age

Age:
- Age: 22 years

Observations:
- The average life expectancy for an air conditioning system is 15-20 years. Recommend budgeting for repairs and/or replacement.

## 3. Evaporator Coil

Evaporator Coil:
- Not visible

# Cooling System - Interior (continued)

## 4. Condensate Line

Materials:
• Floor drain

## 5. Differential

Differential:
• Differential: 14 degrees





## 6. Condition

Observations:
• The evaporator coil cabinet was listed as marginal due to age.




# Glossary

| Term | Definition |
|---|---|
| Cellulose | Cellulose insulation: Ground-up newspaper that is treated with fire-retardant. |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |