



# Inspection Report

Prepared For:  
Joe Smith

Property Address:  
1234 Slick Lane  
Chicago, IL



## Inspectrum, Inc.

**Michael Jakubec Lic#450.0004052, Julio Neira 450.0000453**  
**3139 N Lincoln Ave #227**  
**Chicago, IL 60657**  
**773-929-9889**





# INVOICE

**Inspectrum, Inc.**  
**3139 N Lincoln Ave #227**  
**Chicago, IL 60657**  
**773-929-9889**

**Inspection Date:** 11/17/2009  
**Report ID:** 123456

**Inspected By: Michael Jakubec**  
**Lic#450.0004052, Julio Neira 450.0000453**

Customer Info:	Inspection Property:
Joe Smith  <b>Customer's Real Estate Professional:</b>	1234 Slick Lane Chicago, IL

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**



# General Summary

Report ID: 123456

Customer:  
Joe Smith

(773)929-9889  
[Inspectrum.com](http://Inspectrum.com)

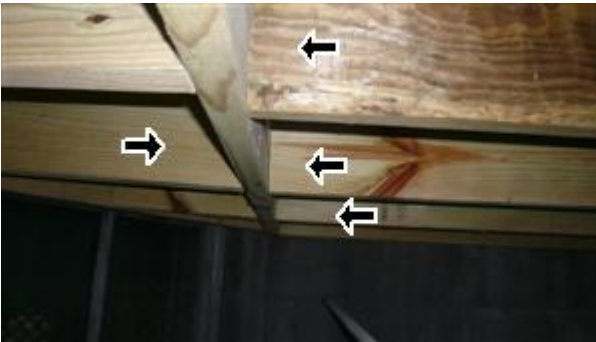
**Property Address**  
1234 Slick Lane  
Chicago, IL

## 1. ENTRYWAY SYSTEMS

### 1.2 PORCH/STOOP

**Marginal**

RECOMMEND INSTALLING JOIST HANGERS UNDER THE FRONT DECK.



1.2 Picture 1

### 1.5 OTHER ISSUES

**Significantly Deficient**

(1) REPLACE THE MISSING RADIATOR VALVE AT THE FIRST FLOOR FRONT ENTRY FOYER.

## 2. SITE FEATURES & SYSTEMS

### 2.5 HOSE BIB

**None/ Not Visible**

SHUT OFF FOR WINTER.

### 2.6 CATCH BASIN

**Significantly Deficient**

CATCH BASIN IS DIRTY AND NEEDS CLEANING AND RODDING TO THE STREET, CORRECT.

## 3. WALL/WINDOW/TRIM SYSTEMS

### 3.1 SIDING

**Marginal**

REPAIR THE DAMAGED SECTIONS OF ASPHALT SIDING AT THE BACK ENCLOSED DECK, PARTICULARLY AT THE LOWER CORNERS AND BELOW THE BACK GUTTER.

### 3.2 TUCKPOINTING

**Marginal**

THE TUCK POINTING SHOULD NOT EXTEND BEYOND THE BRICK, IT WILL DETERIORATE MORE

QUICKLY. IT SHOULD BE CONCAVE OR AT THE VERY LEAST EVEN WITH THE BRICK. MONITOR AND REPAIR AS NEEDED.,

### 3.3 SOFFIT, FASCIA, TRIM AND EAVES

**Marginal**

RECOMMEND PAINTING THE WOOD TRIM AROUND DOORS AND WINDOWS TO PREVENT WOOD ROT.

## 8. GARAGE

### 8.4 SIDING

**Significantly Deficient**

THE MASONITE TYPE SIDING IS IN POOR CONDITION, REPLACE AS NEEDED.



8.4 Picture 1

### 8.6 GUTTERING

**Significantly Deficient**

THE GUTTERS ARE FULL OF LEAVES AND NOT PROPERLY PITCHED TO DRAIN WATER. THE WEST SIDE GUTTER SAGS NEAR THE CENTER



8.6 Picture 1

### 8.7 TRIM

**Marginal**

THE GARAGE EXTERIOR NEEDS REPAIRS, PAINTING, AND CAULKING, CORRECT.

## 9(A). FRONT STAIRS

### 9.1.A WALLS

**Marginal**

PATCH THE CRACKED DRYWALL, IT APPEARS TO HAVE ORIGINATED AROUND THE WEST WINDOW.

## 9(B). BACK STAIRS

### 9.7.B WINDOWS

**Significantly Deficient**

SOME OF THE WOOD STORM FRAMES SHOW AREAS OF ROT AND ARE PULLING APART, REPAIR THE AS NEEDED.

**11. ELECTRICAL PANELS****11.3 ARE THE CIRCUITS OR FUSES LABELED CLEARLY?****Marginal**

NONE OF THE PANELS WERE LABELED - CORRECT.

**12. BASEMENT AND STRUCTURAL COMPONENTS****12.9 CEILING/SUB FLOOR CONDITION****None/ Not Visible, Marginal**

MOISTURE STAINS/DAMAGE BELOW THE 1ST FLOOR BATHROOM IN THE BASEMENT - TESTED DRY NOW - MOST LIKELY FROM THE TOILET ABOVE - REPAIR( Picture 1 )



12.9 Picture 1

**12.10 WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS?****Significantly Deficient**

- MOISTURE STAINS/DAMAGE ON THE EAST WALL IN THE BASEMENT - TESTED POSITIVE WITH A MOISTURE METER - INQUIRE INTO SOURCE AND REPAIR( Picture 1 ) ( Picture 2 ) ( Picture 3 ) ( Picture 4 ) ( Picture 5 )
- POSSIBLE MOLD TYPE SUBSTANCE ON THE NORTH AND EAST WALLS IN THE BASEMENT - RECOMMEND FURTHER EVALUATION BY A LICENSED MOLD REMEDIATION PROFESSIONAL ( Picture 6 )



12.10 Picture 1



12.10 Picture 2



12.10 Picture 3



12.10 Picture 4



12.10 Picture 5



12.10 Picture 6

**14(A). KITCHEN UNIT#1**

**14.8.A HEAT SOURCE**

**Marginal**

RADIATOR HANDLE IS STUCK - REPAIR

**14.13.A OUTLETS AND WALL SWITCHES**

**Marginal, Hazard**

(2) GROUNDING PRONG IS STUCK IN THE OUTLET IN THE FIRST FLOOR PORCH (NEXT TO THE DOOR TO THE KITCHEN - REPAIR/REPLACE

**14.19.A EXHAUST FAN****Significantly Deficient**

1ST FLOOR KITCHEN EXHAUST VENT HOOD DOES NOT OPERATE - REPAIR

**14(B). KITCHEN UNIT#2****14.13.B OUTLETS AND WALL SWITCHES****Marginal**

THE WALL OUTLET FOR THE HOOD IS WIRED REVERSE POLARITY, CORRECT.

**14(C). KITCHEN UNIT#3****14.6.C WINDOWS,STORMS, AND SCREENS****None/ Not Visible, Marginal**

MOST WINDOW SCREENS THROUGHOUT ARE MISSING - REPLACE

**14.8.C HEAT SOURCE****Marginal**

RADIATOR HANDLE IS STUCK - REPAIR

**14.10.C THE CONDITION OF PLUMBING UNDER THE SINK****Significantly Deficient**

BOTH SINK DRAINS LEAK IN THE 3RD FLOOR KITCHEN

**14.19.C EXHAUST FAN****Significantly Deficient**

3RD FLOOR KITCHEN EXHAUST VENT DID NOT OPERATE - REPAIR

**15(A). #1 LIVING ROOM****15.4.A WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)****Marginal**

- THE CENTER WINDOW IS CAULKED SHUT, FREE TO OPEN AND TEST.
- THE N/W FACING WINDOW IS COVERED WITH PLASTIC, REMOVE TO TEST.

**15(B). #1 DINING ROOM****15.7.B CEILING FAN****Marginal**

THE CEILING FAN WOBBLER WHEN RUN, REPAIR.

**15.8.B PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM****Marginal**

RADIATOR VALVE STUCK, REPAIR.

**15(D). #1 CENTER EAST BEDROOM****15.3.D DOORS (REPRESENTATIVE NUMBER)****Marginal**

REPAIR OR REPLACE THE FAULTY LATCH.

**15(E). #1 BEDROOM NEAR KITCHEN****15.8.E PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM****Marginal**

RADIATOR HANDLE IS STUCK - REPAIR

**16(A). #2 LIVING ROOM**

**16.4.A WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)**

**Marginal**

REPLACE THE MISSING SASH ROPES FOR THE N/W FACING WINDOW.

**16(C). #2 BEDROOM EAST**

**16.4.C WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)**

**None/ Not Visible, Marginal**

SASH CORDS ARE MISSING FOR THE SOUTHEAST WINDOW - REPAIR

**16(D). #2 WEST CENTER BEDROOM**

**16.8.D PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Marginal**

RADIATOR HANDLE IS STUCK - REPAIR

**16(F). #2 BEDROOM OFF KITCHEN**

**16.3.F DOORS (REPRESENTATIVE NUMBER)**

**Marginal**

THE ENTRY DOOR DRAGS ON THE CARPET AND IS DIFFICULT TO OPERATE, REPAIR.

**16.8.F PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Significantly Deficient**

REPLACE THE MISSING RADIATOR VALVE.

**17(A). #3 LIVING ROOM**

**17.0.A CEILINGS**

**Marginal**

MOISTURE DAMAGE EVIDENT ON THE CEILING IN THE N/W CORNER OF THE ADJOINING ROOM. INQUIRE INTO THE SOURCE AND HAVE REPAIRED.

**17.4.A WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)**

**Marginal**

- THE CENTER WINDOW IS TAPED SHUT, DID NOT TEST.
- THE WEST SIDE WINDOW IS STUCK / PAINTED SHUT, FREE TO OPEN AND TEST.

**17.6.A ELECTRIC OUTLETS**

**Marginal**

(1) THE NORTH WALL OUTLET IS WIRED REVERSE POLARITY, HAVE REPAIRED.

**17.8.A PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Significantly Deficient**

REPLACE THE BROKEN RADIATOR VALVE TO TEST.

**17(B). #3 DINING ROOM**

**17.4.B WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)**

**Marginal**

THE UPPER SASH FOR THE S/E FACING WINDOW IS STUCK OPEN AT THE TOP, FREE TO CLOSE,



WILL BE DRAFTY.

**17.6.B ELECTRIC OUTLETS**

**Marginal**

THE EAST WALL OUTLET IS WIRED REVERSE POLARITY, HAVE REPAIRED.

**17.8.B PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Marginal**

THE RADIATOR VALVE IS STUCK, FREE TO OPEN / CLOSE.

**17(C). #3 CENTER WEST BEDROOM**

**17.3.C DOORS (REPRESENTATIVE NUMBER)**

**Marginal**

REPAIR OR REPLACE THE FAULTY DOOR LATCH.

**17.8.C PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Marginal**

THE RADIATOR VALVE IS STUCK IN PLACE, HAVE REPAIRED.

**17(D). #3 BEDROOM NEAR KITCHEN**

**17.6.D ELECTRIC OUTLETS**

**Satisfactory, Marginal**

SEVERAL TWO PRONG OUTLETS ARE INSTALLED THROUGHOUT THE BUILDING - RECOMMEND REPLACING WITH THREE PRONG TYPE

**17.8.D PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Marginal**

RADIATOR HANDLE IS STUCK - REPAIR

**17(E). #3 CENTER BEDROOM**

**17.8.E PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Marginal**

RADIATOR HANDLE IS STUCK - REPAIR

**18(A). #1 HALL BATH**

**18.3.A DOORS**

**Satisfactory**

DOOR DOES NOT LATCH - REPAIR/ADJUST

**18.7.A TOILET**

**Marginal**

1ST FLOOR BATH TOILET IS LOOSE - REPAIR/SECURE

**18.11.A HEAT SOURCE**

**Marginal**

RADIATOR HANDLE IS STUCK - REPAIR

**18(B). #2 HALL BATH**

**18.4.B SINK/DRAIN/FAUCET**

**Satisfactory, Marginal**

SINK DRIPS - REPAIR

**18(C). #3 HALL BATH****18.4.C SINK/DRAIN/FAUCET****Marginal**

- SINK DRIPS/LEAKS - REPAIR
- LEFT SIDE OF THE VANITY IS DAMAGED - REPLACE
- SINK DRAINS SLOWLY - CLEAN/ROD DRAIN

**18.5.C TUB****Marginal**

- TUB SPIGOT LEAKS - REPAIR
- TUB HOT WATER HANDLE LEAKS - REPAIR
- TUB DRAINS SLOWLY - CLEAN/ROD DRAIN

**18.11.C HEAT SOURCE****Marginal**

RADIATOR HANDLE IS STUCK - REPAIR

**18(D). BATHROOM - BASEMENT****18.10.D EXHAUST FAN****None/ Not Visible, Significantly Deficient**

NO OPERABLE WINDOW OR EXHAUST FAN IS INSTALLED IN THE BASEMENT BATHROOM - ONE IS REQUIRED IN ALL BATHROOMS - INSTALL

**20. WATER HEATER****20.0 WATER HEATER****Marginal, Significantly Deficient**

- WATER HEATER IS ABOUT 9 YEARS OLD - TYPICAL LIFE EXPECTANCY IS ABOUT 12 - 15 YEARS - SERVICE REGULARLY
- WATER HEATER TOP IS SCORCHED, APPEARS TO BE DUE TO A SMALL DRAFT HOOD - HAVE SERVICED AND REPAIRED BY A LICENSED PLUMBER( Picture 1 )



20.0 Picture 1

**20.4 OTHER ISSUES****None/ Not Visible, Marginal**

STRONG SEWER GAS ODOR IN THE UTILITY ROOM - INQUIRE INTO SOURCE AND REPAIR

**21. HEATING UNIT****21.0 CENTRAL HEATING EQUIPMENT****Significantly Deficient**

BOILER DID NOT OPERATE DURING INSPECTION

**21.6 ROOM ONLY HEATING UNITS****Marginal, Significantly Deficient**

- SEVERAL RADIATOR HANDLES THROUGHOUT ARE STUCK OR MISSING - REPAIR/REPLACE
- RADIATOR PIPE LEAKING AT THE NORTHEAST CORNER - REPAIR( Picture 1 )



21.6 Picture 1

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# Hazard Summary

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**Property Address**  
1234 Slick Lane  
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## 1. ENTRYWAY SYSTEMS

### 1.5 OTHER ISSUES

**Significantly Deficient**

(2) HANDYMAN WIRING EVIDENT OVER THE FOYER DOORWAY, HAVE REPAIRED.



1.5 Picture 1

## 8. GARAGE

### 8.13 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Hazard**

- ALL GARAGE OUTLETS SHOULD BE GFCI PROTECTED. NONE INSTALLED. CORRECT.

## 11. ELECTRICAL PANELS

### 11.8 BRANCH WIRING MATERIAL AND METHODS

**Hazard**

EVERY PANEL HAD AT LEAST ONE DOUBLE TAPPED BREAKER, HAVE REPAIRED.



11.8 Picture 1 #1



11.8 Picture 2 #2



11.8 Picture 3 #3



11.8 Picture 4 #4

**11.12 ARE SMOKE DETECTORS PRESENT IN THE HOME**

**Hazard**

SEE CO

**11.13 ARE CARBON MONOXIDE DETECTORS EVIDENT?**

**Hazard**

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED ON ALL LEVELS OF THE BUILDING AND WITHIN 15 FEET FROM ALL BEDROOM ENTRANCES. SMOKE DETECTORS ARE ALSO REQUIRED AT THE FRONT AND BACK ENTRY STAIRWELL - HAZARD - INSTALL AS REQUIRED

**14(A). KITCHEN UNIT#1**

**14.13.A OUTLETS AND WALL SWITCHES**

**Marginal, Hazard**

(1) OUTLET ON THE SOUTH WALL (NEXT TO THE DOOR) IS NOT GROUNDED - HAZARD - PROFESSIONALLY REPAIR

**14.14.A GFCI OUTLETS (Ground Fault Circuit Interrupt)**

**Hazard**

OUTLETS ARE NOT GFCI TYPE - HAZARD - REPLACE

**14(B). KITCHEN UNIT#2**

**14.14.B GFCI OUTLETS (Ground Fault Circuit Interrupt)**

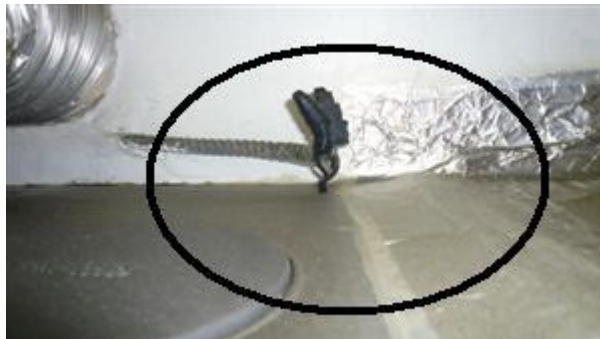
**Hazard**

RECOMMEND INSTALLING GFCI OUTLETS AT LEAST WITHIN SIX FEET OF WATER - HAZARD. REPLACE.

**14.19.B EXHAUST FAN**

**Hazard**

HANDYMAN WIRING EVIDENT AT THE EXHAUST FAN, HAVE REPAIRED.



14.19.B Picture 1

**14(C). KITCHEN UNIT#3****14.13.C OUTLETS AND WALL SWITCHES****Hazard**

CEILING LIGHT FIXTURE AND EXHAUST VENT HOOD ARE WIRED IMPROPERLY - HAZARD - PROFESSIONALLY REPAIR( Picture 1 )



14.13.C Picture 1

**14.14.C GFCI OUTLETS (Ground Fault Circuit Interrupt)****Hazard**

KITCHEN OUTLETS ARE NOT GFCI TYPE - HAZARD - OUTLETS WITHIN 6 FEET FROM WATER SOURCE ARE REQUIRED TO BE GFCI TYPE - REPLACE

**15(A). #1 LIVING ROOM****15.6.A ELECTRIC OUTLETS****Hazard**

EVERY OUTLET IS UNGROUNDED, HAVE REPAIRED.

**15(D). #1 CENTER EAST BEDROOM****15.6.D ELECTRIC OUTLETS****Hazard**

THE NORTH WALL OUTLET IS UNGROUNDED, REPAIR.

**16(A). #2 LIVING ROOM****16.6.A ELECTRIC OUTLETS****Hazard**

THE SOUTH WALL OUTLET IN THE ADJOINING ROOM IS UNGROUNDED, REPAIR.

**16(B). #2 DINING ROOM****16.6.B ELECTRIC OUTLETS****Hazard**

THE EAST WALL OUTLET IS UNGROUNDED, HAVE REPAIRED.

**16(C). #2 BEDROOM EAST****16.6.C ELECTRIC OUTLETS****Hazard**

OUTLET ON THE WEST WALL IS NOT GROUNDED - HAZARD - PROFESSIONALLY REPAIR

#### 16(F). #2 BEDROOM OFF KITCHEN

##### 16.6.F ELECTRIC OUTLETS

**Hazard**

THE EAST WALL OUTLET IS WIRED UNGROUNDED, HAVE REPAIRED.

#### 17(A). #3 LIVING ROOM

##### 17.6.A ELECTRIC OUTLETS

**Marginal**

(2) THE SOUTH WALL OUTLET IN THE ADJOINING ROOM IS UNGROUNDED, CORRECT.

#### 17(C). #3 CENTER WEST BEDROOM

##### 17.6.C ELECTRIC OUTLETS

**Hazard**

- THE NORTH WALL OUTLET IS UNGROUNDED, CORRECT.
- SECURE THE LOOSE WIRES EVIDENT BETWEEN THE DROP CEILING AND PLASTER CEILING.



17.6.C Picture 1

#### 18(A). #1 HALL BATH

##### 18.9.A ELECTRICAL

**Hazard**

1ST FLOOR BATHROOM OUTLET IS NOT GROUNDED OR GFCI TYPE - HAZARD - REPAIR/REPLACE

#### 18(B). #2 HALL BATH

##### 18.9.B ELECTRICAL

**Hazard**

BATHROOM OUTLETS ARE NOT GFCI TYPE - HAZARD - REPLACE

#### 18(C). #3 HALL BATH

##### 18.9.C ELECTRICAL

**Hazard**

OUTLETS ARE NOR GFCI TYPE - HAZARD - REPLACE

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**1. ENTRYWAY SYSTEMS**

*A complete, detailed diagnosis of certain systems may not be possible due to ice, snow or other impediment limiting visibility of the component.*

**Styles & Materials**

**LOCATION:**  
FRONT

**DECK:**  
WOOD

**STORM/SCREENS:**  
NONE

**STEPS:**  
WOOD

**SUPPORTS:**  
WOOD  
MASONRY

**RAILING:**  
METAL

**ENTRY DOORS:**  
HINGED

		N	S	M	SD	HAZ
1.0	STEPS		X			
1.1	RAILINGS		X			
1.2	PORCH/STOOP			X		
1.3	DOORS AND STORMS		X			
1.4	OUTSIDE ACCESS TO BASEMENT OR CRAWLSPACE	X				
1.5	OTHER ISSUES				X	

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**1.2** RECOMMEND INSTALLING JOIST HANGERS UNDER THE FRONT DECK.

**1.5** (1) REPLACE THE MISSING RADIATOR VALVE AT THE FIRST FLOOR FRONT ENTRY FOYER.

(2) HANDYMAN WIRING EVIDENT OVER THE FOYER DOORWAY, HAVE REPAIRED.

**2. SITE FEATURES & SYSTEMS**

*A complete, detailed diagnosis of certain systems may not be possible due to ice, snow or other impediment limiting visibility of the property.*

**Styles & Materials**

**WALKWAYS:**  
CONCRETE

**FENCES/WALLS:**  
METAL/IRON  
CHAIN LINK

**HOSE BIB:**  
SHUT OFF FOR WINTER

**CATCH BASIN:**  
CLEAN BASIN/ROD SEWER LINE RECOMMENDED

**GRADING:**  
NOT LOW

		N	S	M	SD	HAZ
2.0	WALKWAY AND DRIVEWAY		X			
2.1	PATIO/AREAWAY		X			
2.2	VEGETATION		X			
2.3	RETAINING WALL(S) CONDITION	X				
2.4	FENCES/WALLS		X			
2.5	HOSE BIB	X				
2.6	CATCH BASIN				X	
2.7	GRADING/SURFACE DRAINAGE AT BUILDING		X			
2.8	DECKS	X				
2.9	BALCONY	X				

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**Comments:**

2.5 SHUT OFF FOR WINTER.

2.6 CATCH BASIN IS DIRTY AND NEEDS CLEANING AND RODDING TO THE STREET, CORRECT.

**3. WALL/WINDOW/TRIM SYSTEMS**

*EIFS Siding can be a problem. EIFS is prone to moisture penetration and deterioration of the underlying substrate. CAUTION: THIS INSPECTION DOES NOT INCLUDE A DETAILED EVALUATION OF EIFS. Most concrete block needs periodic waterproofing.*

**Styles & Materials**

**WALL STRUCTURE:**  
MASONRY

**SIDING MATERIAL:**  
FULL BRICK  
ASPHALT

**WINDOWS EXTERIORS:**  
METAL  
WOOD  
VARIED TYPES

		N	S	M	SD	HAZ
3.0	WALL STRUCTURE		X			
3.1	SIDING			X		
3.2	TUCKPOINTING			X		
3.3	SOFFIT, FASCIA, TRIM AND EAVES			X		
3.4	PATIO DOORS	X				
3.5	WINDOW EXTERIORS		X			
3.6	SCREENS/STORMS		X			
3.7	CAULKING		X			
3.8	EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS		X			

N S M SD HAZ

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**Comments:**

**3.1** REPAIR THE DAMAGED SECTIONS OF ASPHALT SIDING AT THE BACK ENCLOSED DECK, PARTICULARLY AT THE LOWER CORNERS AND BELOW THE BACK GUTTER.

**3.2** THE TUCK POINTING SHOULD NOT EXTEND BEYOND THE BRICK, IT WILL DETERIORATE MORE QUICKLY. IT SHOULD BE CONCAVE OR AT THE VERY LEAST EVEN WITH THE BRICK. MONITOR AND REPAIR AS NEEDED.,

**3.3** RECOMMEND PAINTING THE WOOD TRIM AROUND DOORS AND WINDOWS TO PREVENT WOOD ROT.

**4. ROOF DRAINAGE AND GUTTER SYSTEM**

*If not raining during the inspection, evaluation of the roof drainage and gutter system for proper flow, blockages or leaks CANNOT BE CONCLUSIVE.*

**Styles & Materials**

**GUTTERS/DOWNSPOUTS:**  
GALVANIZED

**RUNOFFS/DRAINS:**  
GALVANIZED  
DIRECT LEAD TO UNDERGROUND

**WATER FLOW:**  
NOT ABLE TO INSPECT

		N	S	M	SD	HAZ
4.0	CONDITION OF THE RAIN GUTTERS		X			
4.1	GUTTER DOWNSPOUTS AND DRAINAGE		X			

N S M SD HAZ

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**5. ELECTRICAL SERVICE FEED**

*Most lenders require at least 100 amp service. All exterior outlets should be GFCI protected.*

**Styles & Materials**

**SERVICE ENTRY:**  
 ABOVE GROUND  
 ADEQUATE SUPPORT  
 ADEQUATE GROUND CLEARANCE  
 DRIP LOOP VISIBLE

**NUMBER OF METERS:**  
 4

**METER RATING:**  
 200 AMPS

		N	S	M	SD	HAZ
5.0	SERVICE ENTRANCE CONDUCTORS		X			
5.1	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) OUTLETS AND CIRCUIT BREAKERS	X				

N S M SD HAZ

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**6. ROOF SYSTEMS**

*Identifying roof leaks may not be possible even if it is raining. Ineffective flashings are the #1 cause of roof leaks. Flashings and surfacings should be monitored and maintained regularly.*

**Styles & Materials**

**INSPECTION METHOD:**  
WALKED ROOF

**SURFACE CONDITION:**  
SATISFACTORY

**PLUMBING STACK:**  
CAST IRON  
LEAD SLEEVE

**% VISIBLE:**  
100%

**ROOF COVERING:**  
RUBBER MEMBRANE

**SKY LIGHT (S):**  
NONE

**ROOF-TYPE/STYLE:**  
LOW SLOPE

**VENTILATION:**  
ROOF VENTS

**COPING:**  
CLAY TILE

		N	S	M	SD	HAZ
6.0	CONDITION OF ROOF COVERING		X			
6.1	FLASHINGS		X			
6.2	ROOF VENTILATION		X			
6.3	SKYLIGHTS AND ROOF PENETRATIONS	X				
6.4	PARAPET WALL		X			
6.5	COPING		X			
6.6	PLUMBING STACK		X			

N S M SD HAZ

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**7. CHIMNEY**

*Some chimneys do not have flue liners. Such condition may or may not be unsafe; however, home inspectors cannot see the entire flue. Evaluation by a chimney specialist is recommended.*

**Styles & Materials**

**INSPECTED FROM:**  
ROOF

**CHIMNEY CHASE:**  
BRICK

**FLUE LINING:**  
LINING NOT VISIBLE

**CHIMNEY CAP:**  
CONCRETE

**FLUE CAP:**  
RAIN

**FLASHING:**  
ASPHALT/MEMBRANE

		N	S	M	SD	HAZ
7.0	CHASE		X			
7.1	CHIMNEY LINER	X				
7.2	CHIMNEY CAP		X			
7.3	FLUECAP		X			
7.4	FLASHING		X			

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**8. GARAGE**

*Older garages may not appear attractive but may be structurally sound and serviceable. Only unobstructed components and systems are inspected and reported on. All outlets should be GFCI. Automatic garage door operation should have a safety reverse feature.*

**Styles & Materials**

<b>LOCATION:</b> DETACHED	<b>SIZE:</b> 2 CAR	<b>AUTOMATIC OPENER:</b> YES
<b>GARAGE DOOR MATERIAL:</b> METAL	<b>DOOR TYPE:</b> OVERHEAD ONE AUTOMATIC	<b>SERVICE DOOR:</b> METAL
<b>WALL STRUCTURE:</b> FRAME	<b>SIDING:</b> MASONITE TYPE	<b>TRIM:</b> WOOD
<b>ROOF SURFACING:</b> FIBERGLASS/ASPHALT SHINGLES	<b>ROOF STRUCTURE:</b> SATISFACTORY	<b>GUTTERING:</b> ALUMINUM
<b>FLOOR:</b> CONCRETE TYPICAL CRACKS	<b>SILL PLATES:</b> YES	<b>INTERIOR WALLS:</b> UNFINISHED
<b>INTERIOR CEILING:</b> UNFINISHED	<b>HEAT SOURCE:</b> NO	

N S M SD HAZ

		N	S	M	SD	HAZ
8.0	AUTOMATIC GARAGE DOOR OPERATORS		X			
8.1	GARAGE DOOR		X			
8.2	SERVICE DOOR		X			
8.3	WALL STRUCTURE		X			
8.4	SIDING				X	
8.5	ROOF SURFACE AND STRUCTURE		X			
8.6	GUTTERING				X	
8.7	TRIM			X		
8.8	FLOOR		X			
8.9	SILL PLATES		X			
8.10	INTERIOR WALLS		X			
8.11	INTERIOR CEILING		X			
8.12	ELECTRICAL (visible wiring, outlets, sub panel, components)		X			
8.13	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)					X
8.14	HEAT SOURCE	X				
8.15	EXTERIOR VENTING		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

- 8.4** THE MASONITE TYPE SIDING IS IN POOR CONDITION, REPLACE AS NEEDED.
- 8.6** THE GUTTERS ARE FULL OF LEAVES AND NOT PROPERLY PITCHED TO DRAIN WATER. THE WEST SIDE GUTTER SAGS NEAR THE CENTER
- 8.7** THE GARAGE EXTERIOR NEEDS REPAIRS, PAINTING, AND CAULKING, CORRECT.
- 8.13**

- ALL GARAGE OUTLETS SHOULD BE GFCI PROTECTED. NONE INSTALLED. CORRECT.



**9(A). FRONT STAIRS**

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS AND BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER

**FLOOR COVERING:**  
WOOD  
CARPET

**WINDOW TYPES:**  
DOUBLE-HUNG  
WOOD

		N	S	M	SD	HAZ
9.0.A	CEILING		X			
9.1.A	WALLS			X		
9.2.A	FLOORS		X			
9.3.A	STAIRWAYS AND RAILINGS		X			
9.4.A	ELECTRIC OUTLETS	X				
9.5.A	WALL SWITCHES		X			
9.6.A	HEAT SOURCE	X				
9.7.A	WINDOWS		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**9.1.A** PATCH THE CRACKED DRYWALL, IT APPEARS TO HAVE ORIGINATED AROUND THE WEST WINDOW.

**9(B). BACK STAIRS**

**Styles & Materials**

**CEILING MATERIALS:**  
WOOD

**WALL MATERIAL:**  
WOOD

**FLOOR COVERING:**  
WOOD

**WINDOW TYPES:**  
DOUBLE-HUNG

		N	S	M	SD	HAZ
9.0.B	CEILING		X			
9.1.B	WALLS		X			
9.2.B	FLOORS		X			
9.3.B	STAIRWAYS AND RAILINGS		X			
9.4.B	ELECTRIC OUTLETS	X				
9.5.B	WALL SWITCHES		X			
9.6.B	HEAT SOURCE	X				
9.7.B	WINDOWS				X	

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**9.7.B** SOME OF THE WOOD STORM FRAMES SHOW AREAS OF ROT AND ARE PULLING APART, REPAIR THE AS NEEDED.

**10. PLUMBING**

**Styles & Materials**

**GENERAL WATER SYSTEM:**  
SYSTEM ON  
FLOW APPEARS FUNCTIONAL

**SUPPLY PIPE SIZE AND MATERIAL:**  
LEAD  
1 INCH

**METER:**  
INSIDE AT BASEMENT

**MAIN WATER SHUT-OFF LOCATION:**  
BASEMENT  
BY METER  
AT WATERLINE ENTRY INTO HOME

**WATER LINE MATERIAL:**  
GALVANIZED  
COPPER

**DRAIN/WASTE/VENT MATERIAL:**  
PVC/PLASTIC  
CAST IRON

**SUMP/EJECTOR SYSTEM:**  
NONE INSTALLED

**LEAKS:**  
NONE EVIDENT

		N	S	M	SD	HAZ
10.0	WATER SYSTEM		X			
10.1	SUPPLY PIPE SIZE AND MATERIAL		X			
10.2	METER		X			
10.3	MAIN WATER SHUT-OFF VALVE		X			
10.4	WATER LINES		X			
10.5	INTERIOR DRAIN, WASTE AND VENT SYSTEMS		X			
10.6	SUMP PUMP / EJECTOR SYSTEM	X				

N S M SD HAZ

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**11. ELECTRICAL PANELS**

**Styles & Materials**

**PANEL LOCATION:**  
BASEMENT

**MAIN PANEL DISCONNECT:**  
AT PANEL

**AMPS:**  
120/240 VOLTS  
100 AMP

**FUSES OR BREAKERS:**  
CIRCUIT BREAKERS

**CIRCUITS LABELED?:**  
NO

**EXPANSION ROOM:**  
YES

**GROUND SYSTEM:**  
GROUND APPEARS SATISFACTORY BUT NOT TRACEABLE BEYOND BOX

**GFCI:**  
NONE EVIDENT

**AFCI:**  
NONE EVIDENT

**DOUBLE TAPPING?:**  
YES  
THREE OR MORE BREAKERS

**BRANCH WIRING:**  
COPPER

**WIRING METHODS:**  
CONDUIT  
BX

**SERVICE CONDUCTOR:**  
ALUMINUM

**SUB-PANEL?:**  
NONE

**HANDYMAN WIRING:**  
EVIDENT

**SMOKE DETECTORS:**  
NOT EVIDENT

**CARBON MONOXIDE DETECTORS:**  
NOT EVIDENT

N S M SD HAZ

		N	S	M	SD	HAZ
11.0	MAIN ELECTRICAL PANEL		X			
11.1	MAIN SERVICE DISCONNECT		X			
11.2	SPECIFICATIONS/AMPS-VOLTS		X			
11.3	ARE THE CIRCUITS OR FUSES LABELED CLEARLY?			X		
11.4	EXPANSION ROOM?		X			
11.5	GROUND SYSTEM		X			
11.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) OUTLETS AND CIRCUIT BREAKERS	X				
11.7	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS) CIRCUIT BREAKERS	X				
11.8	BRANCH WIRING MATERIAL AND METHODS					X
11.9	SERVICE CONDUCTOR		X			
11.10	SUB PANEL	X				
11.11	HANDYMAN WIRING	X				
11.12	ARE SMOKE DETECTORS PRESENT IN THE HOME					X
11.13	ARE CARBON MONOXIDE DETECTORS EVIDENT?					X

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

11.3 NONE OF THE PANELS WERE LABELED - CORRECT.

11.8 EVERY PANEL HAD AT LEAST ONE DOUBLE TAPPED BREAKER, HAVE REPAIRED.

11.11 SEE BRANCH WIRING

11.12 SEE CO

11.13 SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED ON ALL LEVELS OF THE BUILDING AND WITHIN 15 FEET FROM ALL BEDROOM ENTRANCES. SMOKE DETECTORS ARE ALSO REQUIRED AT THE FRONT AND BACK ENTRY STAIRWELL - HAZARD - INSTALL AS REQUIRED

**12. BASEMENT AND STRUCTURAL COMPONENTS**

**Styles & Materials**

**BASEMENT TYPE:**  
NONE

**FOUNDATION:**  
LESS THAN 25% VISIBLE

**SUPPORT POSTS/COLUMNS:**  
WOOD

**DRAINAGE:**  
FLOOR DRAIN  
FLOOR DRAINS NOT TESTED

**ACCESS TO BASEMENT:**  
INTERIOR STAIRS

**BASEMENT FLOOR:**  
CONCRETE  
TYPICAL CRACKS

**CEILING/SUB FLOOR:**  
PLANKING-WHERE VISIBLE

**STAIRS/RAILINGS:**  
WOOD

**SUPPORT BEAMS:**  
NOT VISIBLE

**MOISTURE:**  
CURRENT  
PRIOR

		N	S	M	SD	HAZ
12.0	BASEMENT TYPE		X			
12.1	DOOR/ACCESS FOR BASEMENT OR CRAWLSPACE		X			
12.2	STAIRWAYS AND RAILINGS TO BASEMENT		X			
12.3	FOUNDATION WALLS AND MORTAR JOINTS		X			
12.4	FLOOR SYSTEM		X			
12.5	BEAMS	X				
12.6	GIRDERS, PIERS, COLUMNS AND SUPPORTS	X				
12.7	FOUNDATION VENTS OR WINDOWS		X			
12.8	CEILING STRUCTURE	X				
12.9	CEILING/SUB FLOOR CONDITION	X		X		
12.10	WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS?					X
12.11	DRAINAGE		X			
12.12	VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE	X				
12.13	NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE	X				
12.14	INSULATION OF FLOOR SYSTEM	X				
12.15	DESCRIBE ANY INACCESSIBLE AREAS IN CRAWLSPACE OR BASEMENT	X				
12.16	ELECTRICAL		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**12.9** MOISTURE STAINS/DAMAGE BELOW THE 1ST FLOOR BATHROOM IN THE BASEMENT - TESTED DRY NOW - MOST LIKELY FROM THE TOILET ABOVE - REPAIR( Picture 1 )

**12.10**

- MOISTURE STAINS/DAMAGE ON THE EAST WALL IN THE BASEMENT - TESTED POSITIVE WITH A MOISTURE METER - INQUIRE INTO SOURCE AND REPAIR( Picture 1 ) ( Picture 2 ) ( Picture 3 ) ( Picture 4 ) ( Picture 5 )
- POSSIBLE MOLD TYPE SUBSTANCE ON THE NORTH AND EAST WALLS IN THE BASEMENT - RECOMMEND FURTHER EVALUATION BY A LICENSED MOLD REMEDIATION PROFESSIONAL( Picture 6 )

**13. ITEMS NOT INSPECTED**

**Styles & Materials**

**ITEMS NOT INSPECTED:**

- HEAT EXCHANGER
- SMOKE & CARBON MONOXIDE DETECTORS
- HEATING SYSTEM
- FLOOR DRAINS

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N S M SD HAZ

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**14(A). KITCHEN UNIT#1**

*Only a representative number of cabinets/drawers is inspected. Limited water flow/pressure may mean only a clogged aerator or the presence of a water flow restrictor, but can also signal more serious plumbing problems.*

**Styles & Materials**

**CEILING MATERIAL:**  
TYPICAL CRACKS AND BLEMISHES  
SUSPENDED CEILING PANELS

**CABINETS:**  
WOOD

**EXHAUST FAN:**  
VENTED

**TRASH COMPACTORS:**  
NONE

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS AND BLEMISHES

**COUNTERTOP:**  
LAMINATE

**BUILT-IN MICROWAVE:**  
NONE

**WINE COOLER:**  
NONE

**FLOOR COVERING(S):**  
VINYL TILE

**RANGE/OVEN:**  
OPERATES

**REFRIGERATOR:**  
OPERATES

**WINDOWS:**  
WOOD  
SINGLE-HUNG

		N	S	M	SD	HAZ
14.0.A	CEILING		X			
14.1.A	WALLS		X			
14.2.A	FLOOR		X			
14.3.A	COUNTERTOP CONDITION		X			
14.4.A	CABINETS CONDITION		X			
14.5.A	PANTRY OR CLOSET DOORS		X			
14.6.A	WINDOWS,STORMS, AND SCREENS		X			
14.7.A	DOORS		X			
14.8.A	HEAT SOURCE			X		
14.9.A	SMOKE DETECTOR	X				
14.10.A	THE CONDITION OF PLUMBING UNDER THE SINK		X			
14.11.A	SHUT-OFF VALVES UNDER THE SINK		X			
14.12.A	FAUCET AND SPRAY NOZZLE CONDITION		X			
14.13.A	OUTLETS AND WALL SWITCHES			X		X
14.14.A	GFCI OUTLETS (Ground Fault Circuit Interrupt)					X
14.15.A	REFRIGERATOR		X			
14.16.A	COOKTOP/OVEN OR RANGE		X			
14.17.A	DISHWASHER	X				
14.18.A	DISPOSAL	X				
14.19.A	EXHAUST FAN				X	
14.20.A	MICROWAVE	X				
14.21.A	CEILING FAN	X				

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**14.8.A** RADIATOR HANDLE IS STUCK - REPAIR

**14.13.A** (1) OUTLET ON THE SOUTH WALL (NEXT TO THE DOOR) IS NOT GROUNDED - HAZARD - PROFESSIONALLY REPAIR

(2) GROUNDING PRONG IS STUCK IN THE OUTLET IN THE FIRST FLOOR PORCH (NEXT TO THE DOOR TO THE KITCHEN - REPAIR/REPLACE

**14.14.A** OUTLETS ARE NOT GFCI TYPE - HAZARD - REPLACE

**14.19.A** 1ST FLOOR KITCHEN EXHAUST VENT HOOD DOES NOT OPERATE - REPAIR

**14(B). KITCHEN UNIT#2**

*Only a representative number of cabinets/drawers is inspected. Limited water flow/pressure may mean only a clogged aerator or the presence of a water flow restrictor, but can also signal more serious plumbing problems.*

**Styles & Materials**

**CEILING MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS AND BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS AND BLEMISHES

**FLOOR COVERING(S):**  
VINYL TILE

**CABINETRY:**  
LAMINATE

**COUNTERTOP:**  
LAMINATE

**DISHWASHER:**  
NONE

**GARBAGE DISPOSAL:**  
NONE

**RANGE/OVEN:**  
OPERATES

**EXHAUST FAN:**  
VENTED

**BUILT-IN MICROWAVE:**  
NONE

**REFRIGERATOR:**  
DOES NOT OPERATE  
DID NOT TEST

**TRASH COMPACTORS:**  
NONE

**WINDOWS:**  
WOOD

N S M SD HAZ

		N	S	M	SD	HAZ
14.0.B	CEILING		X			
14.1.B	WALLS		X			
14.2.B	FLOOR		X			
14.3.B	COUNTERTOP CONDITION		X			
14.4.B	CABINETS CONDITION		X			
14.5.B	PANTRY OR CLOSET DOORS	X				
14.6.B	WINDOWS,STORMS, AND SCREENS		X			
14.7.B	DOORS		X			
14.8.B	HEAT SOURCE		X			
14.9.B	SMOKE DETECTOR	X				
14.10.B	THE CONDITION OF PLUMBING UNDER THE SINK		X			
14.11.B	SHUT-OFF VALVES UNDER THE SINK		X			
14.12.B	FAUCET AND SPRAY NOZZLE CONDITION		X			
14.13.B	OUTLETS AND WALL SWITCHES			X		
14.14.B	GFCI OUTLETS (Ground Fault Circuit Interrupt)					X
14.15.B	REFRIGERATOR	X				
14.16.B	COOKTOP/OVEN OR RANGE		X			
14.17.B	DISHWASHER	X				
14.18.B	DISPOSAL	X				
14.19.B	EXHAUST FAN					X
14.20.B	MICROWAVE	X				
14.21.B	CEILING FAN	X				

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**14.13.B** THE WALL OUTLET FOR THE HOOD IS WIRED REVERSE POLARITY, CORRECT.

**14.14.B** RECOMMEND INSTALLING GFCI OUTLETS AT LEAST WITHIN SIX FEET OF WATER - HAZARD. REPLACE.

**14.15.B** OFF, NOT TESTED

**14.19.B** HANDYMAN WIRING EVIDENT AT THE EXHAUST FAN, HAVE REPAIRED.



**14(C). KITCHEN UNIT#3**

*Only a representative number of cabinets/drawers is inspected. Limited water flow/pressure may mean only a clogged aerator or the presence of a water flow restrictor, but can also signal more serious plumbing problems.*

**Styles & Materials**

**CEILING MATERIAL:**  
SUSPENDED CEILING PANELS  
PREVIOUS MOISTURE STAINING

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS AND BLEMISHES

**FLOOR COVERING(S):**  
VINYL TILE

**CABINETRY:**  
WOOD

**COUNTERTOP:**  
LAMINATE

**RANGE/OVEN:**  
OPERATES

**EXHAUST FAN:**  
DOES NOT OPERATE

**REFRIGERATOR:**  
DID NOT TEST

**WINDOWS:**  
WOOD  
SINGLE-HUNG

		N	S	M	SD	HAZ
14.0.C	CEILING		X			
14.1.C	WALLS		X			
14.2.C	FLOOR		X			
14.3.C	COUNTERTOP CONDITION		X			
14.4.C	CABINETS CONDITION		X			
14.5.C	PANTRY OR CLOSET DOORS		X			
14.6.C	WINDOWS,STORMS, AND SCREENS	X		X		
14.7.C	DOORS		X			
14.8.C	HEAT SOURCE			X		
14.9.C	SMOKE DETECTOR	X				
14.10.C	THE CONDITION OF PLUMBING UNDER THE SINK				X	
14.11.C	SHUT-OFF VALVES UNDER THE SINK		X			
14.12.C	FAUCET AND SPRAY NOZZLE CONDITION		X			
14.13.C	OUTLETS AND WALL SWITCHES					X
14.14.C	GFCI OUTLETS (Ground Fault Circuit Interrupt)					X
14.15.C	REFRIGERATOR		X			
14.16.C	COOKTOP/OVEN OR RANGE		X			
14.17.C	DISHWASHER	X				
14.18.C	DISPOSAL	X				
14.19.C	EXHAUST FAN				X	
14.20.C	MICROWAVE	X				
14.21.C	CEILING FAN	X				

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**14.0.C** MOISTURE STAINS ON THE CEILING IN THE 3RD LEVEL KITCHEN - TESTED DRY - INQUIRE INTO SOURCE AND REPAIR AS NEEDED

**14.6.C** MOST WINDOW SCREENS THROUGHOUT ARE MISSING - REPLACE

**14.8.C** RADIATOR HANDLE IS STUCK - REPAIR

**14.10.C** BOTH SINK DRAINS LEAK IN THE 3RD FLOOR KITCHEN

**14.13.C** CEILING LIGHT FIXTURE AND EXHAUST VENT HOOD ARE WIRED IMPROPERLY - HAZARD - PROFESSIONALLY REPAIR( Picture 1 )

**14.14.C** KITCHEN OUTLETS ARE NOT GFCI TYPE - HAZARD - OUTLETS WITHIN 6 FEET FROM WATER SOURCE ARE REQUIRED TO BE GFCI TYPE - REPLACE

**14.19.C** 3RD FLOOR KITCHEN EXHAUST VENT DID NOT OPERATE - REPAIR

**15(A). #1 LIVING ROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS / BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS / BLEMISHES

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
DOUBLE-HUNG  
WOOD

**SCREENS/STORMS:**  
STORM

		N	S	M	SD	HAZ
15.0.A	CEILINGS		X			
15.1.A	WALLS		X			
15.2.A	FLOORS		X			
15.3.A	DOORS (REPRESENTATIVE NUMBER)		X			
15.4.A	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)			X		
15.5.A	ELECTRIC SWITCHES		X			
15.6.A	ELECTRIC OUTLETS					X
15.7.A	CEILING FAN	X				
15.8.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**15.4.A**

- THE CENTER WINDOW IS CAULKED SHUT, FREE TO OPEN AND TEST.
- THE N/W FACING WINDOW IS COVERED WITH PLASTIC, REMOVE TO TEST.

**15.6.A** EVERY OUTLET IS UNGROUNDED, HAVE REPAIRED.

**15(B). #1 DINING ROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS / BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS / BLEMISHES

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
DOUBLE-HUNG  
WOOD

**SCREENS/STORMS:**  
STORM

		N	S	M	SD	HAZ
15.0.B	CEILINGS		X			
15.1.B	WALLS		X			
15.2.B	FLOORS		X			
15.3.B	DOORS (REPRESENTATIVE NUMBER)		X			
15.4.B	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
15.5.B	ELECTRIC SWITCHES		X			
15.6.B	ELECTRIC OUTLETS		X			
15.7.B	CEILING FAN				X	
15.8.B	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM				X	

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**15.7.B** THE CEILING FAN WOBBLES WHEN RUN, REPAIR.

**15.8.B** RADIATOR VALVE STUCK, REPAIR.

**15(C). #1 CENTER WEST BEDROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
SUSPENDED T-BAR CEILING PANELS

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS / BLEMISHES  
PANELING

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
DOUBLE-HUNG  
WOOD

**SCREENS/STORMS:**  
STORM

		N	S	M	SD	HAZ
15.0.C	CEILINGS		X			
15.1.C	WALLS		X			
15.2.C	FLOORS		X			
15.3.C	DOORS (REPRESENTATIVE NUMBER)		X			
15.4.C	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
15.5.C	ELECTRIC SWITCHES		X			
15.6.C	ELECTRIC OUTLETS		X			
15.7.C	CEILING FAN	X				
15.8.C	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**15(D). #1 CENTER EAST BEDROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
SUSPENDED T-BAR CEILING PANELS

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS / BLEMISHES  
PANELING

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
DOUBLE-HUNG  
WOOD

**SCREENS/STORMS:**  
STORM

		N	S	M	SD	HAZ
15.0.D	CEILINGS		X			
15.1.D	WALLS		X			
15.2.D	FLOORS		X			
15.3.D	DOORS (REPRESENTATIVE NUMBER)			X		
15.4.D	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
15.5.D	ELECTRIC SWITCHES		X			
15.6.D	ELECTRIC OUTLETS					X
15.7.D	CEILING FAN	X				
15.8.D	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**15.3.D** REPAIR OR REPLACE THE FAULTY LATCH.

**15.6.D** THE NORTH WALL OUTLET IS UNGROUNDED, REPAIR.

**15(E). #1 BEDROOM NEAR KITCHEN**

**Styles & Materials**

**CEILING MATERIALS:**  
 TYPICAL CRACKS / BLEMISHES  
 SUSPENDED T-BAR CEILING PANELS

**WALL MATERIAL:**  
 PANELING

**FLOOR COVERING:**  
 VINYL TILE

**WINDOW TYPES:**  
 SINGLE-HUNG  
 WOOD

**SCREENS/STORMS:**  
 INCOMPLETE COMPONENTS

		N	S	M	SD	HAZ
15.0.E	CEILINGS		X			
15.1.E	WALLS		X			
15.2.E	FLOORS		X			
15.3.E	DOORS (REPRESENTATIVE NUMBER)		X			
15.4.E	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
15.5.E	ELECTRIC SWITCHES		X			
15.6.E	ELECTRIC OUTLETS		X			
15.7.E	CEILING FAN	X				
15.8.E	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X		

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

15.8.E RADIATOR HANDLE IS STUCK - REPAIR

**16(A). #2 LIVING ROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
TYPICAL CRACKS / BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
WOOD

		N	S	M	SD	HAZ
16.0.A	CEILINGS		X			
16.1.A	WALLS		X			
16.2.A	FLOORS		X			
16.3.A	DOORS (REPRESENTATIVE NUMBER)		X			
16.4.A	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)			X		
16.5.A	ELECTRIC SWITCHES		X			
16.6.A	ELECTRIC OUTLETS					X
16.7.A	CEILING FAN	X				
16.8.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**16.4.A** REPLACE THE MISSING SASH ROPES FOR THE N/W FACING WINDOW.

**16.6.A** THE SOUTH WALL OUTLET IN THE ADJOINING ROOM IS UNGROUNDED, REPAIR.

**16(B). #2 DINING ROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
TYPICAL CRACKS / BLEMISHES  
SHEETROCK/PLASTER

**WALL MATERIAL:**  
SHEETROCK/PLASTER

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
WOOD

		N	S	M	SD	HAZ
16.0.B	CEILINGS		X			
16.1.B	WALLS		X			
16.2.B	FLOORS		X			
16.3.B	DOORS (REPRESENTATIVE NUMBER)		X			
16.4.B	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
16.5.B	ELECTRIC SWITCHES		X			
16.6.B	ELECTRIC OUTLETS					X
16.7.B	CEILING FAN	X				
16.8.B	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**16.6.B** THE EAST WALL OUTLET IS UNGROUNDED, HAVE REPAIRED.



**16(C). #2 BEDROOM EAST**

**Styles & Materials**

**CEILING MATERIALS:**  
 TYPICAL CRACKS / BLEMISHES  
 SUSPENDED T-BAR CEILING PANELS

**WALL MATERIAL:**  
 SHEETROCK/PLASTER  
 TYPICAL CRACKS / BLEMISHES

**FLOOR COVERING:**  
 CARPET

**WINDOW TYPES:**  
 SINGLE-HUNG  
 WOOD

**SCREENS/STORMS:**  
 INCOMPLETE COMPONENTS

		N	S	M	SD	HAZ
16.0.C	CEILINGS		X			
16.1.C	WALLS		X			
16.2.C	FLOORS		X			
16.3.C	DOORS (REPRESENTATIVE NUMBER)		X			
16.4.C	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)	X		X		
16.5.C	ELECTRIC SWITCHES		X			
16.6.C	ELECTRIC OUTLETS					X
16.7.C	CEILING FAN	X				
16.8.C	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**16.4.C** SASH CORDS ARE MISSING FOR THE SOUTHEAST WINDOW - REPAIR

**16.6.C** OUTLET ON THE WEST WALL IS NOT GROUNDED - HAZARD - PROFESSIONALLY REPAIR

**16(D). #2 WEST CENTER BEDROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
 TYPICAL CRACKS / BLEMISHES  
 SUSPENDED T-BAR CEILING PANELS

**WALL MATERIAL:**  
 SHEETROCK/PLASTER  
 TYPICAL CRACKS / BLEMISHES

**FLOOR COVERING:**  
 CARPET

**WINDOW TYPES:**  
 SINGLE-HUNG  
 WOOD

**SCREENS/STORMS:**  
 INCOMPLETE COMPONENTS

		N	S	M	SD	HAZ
16.0.D	CEILINGS		X			
16.1.D	WALLS		X			
16.2.D	FLOORS		X			
16.3.D	DOORS (REPRESENTATIVE NUMBER)		X			
16.4.D	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
16.5.D	ELECTRIC SWITCHES		X			
16.6.D	ELECTRIC OUTLETS		X			
16.7.D	CEILING FAN	X				
16.8.D	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X		

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**16.8.D** RADIATOR HANDLE IS STUCK - REPAIR

**16(E). #2 NORTH BEDROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
TYPICAL CRACKS / BLEMISHES  
SHEETROCK/PLASTER

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
PANELING

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
SINGLE-HUNG  
WOOD

**SCREENS/STORMS:**  
INCOMPLETE COMPONENTS

		N	S	M	SD	HAZ
16.0.E	CEILINGS		X			
16.1.E	WALLS		X			
16.2.E	FLOORS		X			
16.3.E	DOORS (REPRESENTATIVE NUMBER)		X			
16.4.E	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
16.5.E	ELECTRIC SWITCHES		X			
16.6.E	ELECTRIC OUTLETS		X			
16.7.E	CEILING FAN	X				
16.8.E	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**16(F). #2 BEDROOM OFF KITCHEN**

**Styles & Materials**

**CEILING MATERIALS:**  
SUSPENDED T-BAR CEILING PANELS

**WALL MATERIAL:**  
SHEETROCK/PLASTER

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
WOOD

		N	S	M	SD	HAZ
16.0.F	CEILINGS		X			
16.1.F	WALLS		X			
16.2.F	FLOORS		X			
16.3.F	DOORS (REPRESENTATIVE NUMBER)			X		
16.4.F	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
16.5.F	ELECTRIC SWITCHES		X			
16.6.F	ELECTRIC OUTLETS					X
16.7.F	CEILING FAN	X				
16.8.F	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM				X	

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**16.3.F** HE ENTRY DOOR DRAGS ON THE CARPET AND IS DIFFICULT TO OPERATE, REPAIR.

**16.6.F** THE EAST WALL OUTLET IS WIRED UNGROUNDED, HAVE REPAIRED.

**16.8.F** REPLACE THE MISSING RADIATOR VALVE.

**17(A). #3 LIVING ROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK/PLASTER

**WALL MATERIAL:**  
SHEETROCK/PLASTER

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
DOUBLE-HUNG  
WOOD

**SCREENS/STORMS:**  
STORM ONLY

		N	S	M	SD	HAZ
17.0.A	CEILINGS			X		
17.1.A	WALLS		X			
17.2.A	FLOORS		X			
17.3.A	DOORS (REPRESENTATIVE NUMBER)		X			
17.4.A	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)			X		
17.5.A	ELECTRIC SWITCHES		X			
17.6.A	ELECTRIC OUTLETS			X		
17.7.A	CEILING FAN	X				
17.8.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM				X	

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**17.0.A** MOISTURE DAMAGE EVIDENT ON THE CEILING IN THE N/W CORNER OF THE ADJOINING ROOM. INQUIRE INTO THE SOURCE AND HAVE REPAIRED.

**17.4.A**

- THE CENTER WINDOW IS TAPED SHUT, DID NOT TEST.
- THE WEST SIDE WINDOW IS STUCK / PAINTED SHUT, FREE TO OPEN AND TEST.

**17.6.A** (1) THE NORTH WALL OUTLET IS WIRED REVERSE POLARITY, HAVE REPAIRED.

(2) THE SOUTH WALL OUTLET IN THE ADJOINING ROOM IS UNGROUNDED, CORRECT.

**17.8.A** REPLACE THE BROKEN RADIATOR VALVE TO TEST.

**17(B). #3 DINING ROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS / BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS / BLEMISHES

**FLOOR COVERING:**  
WOOD

**WINDOW TYPES:**  
DOUBLE-HUNG  
WOOD

**SCREENS/STORMS:**  
METAL

		N	S	M	SD	HAZ
17.0.B	CEILINGS		X			
17.1.B	WALLS		X			
17.2.B	FLOORS		X			
17.3.B	DOORS (REPRESENTATIVE NUMBER)		X			
17.4.B	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)			X		
17.5.B	ELECTRIC SWITCHES		X			
17.6.B	ELECTRIC OUTLETS			X		
17.7.B	CEILING FAN	X				
17.8.B	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X		

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**17.4.B** THE UPPER SASH FOR THE S/E FACING WINDOW IS STUCK OPEN AT THE TOP, FREE TO CLOSE, WILL BE DRAFTY.

**17.6.B** THE EAST WALL OUTLET IS WIRED REVERSE POLARITY, HAVE REPAIRED.

**17.8.B** THE RADIATOR VALVE IS STUCK, FREE TO OPEN / CLOSE.

**17(C). #3 CENTER WEST BEDROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK/PLASTER  
SUSPENDED T-BAR CEILING PANELS

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
PANELING

**FLOOR COVERING:**  
CARPET

**WINDOW TYPES:**  
THERMAL/INSULATED  
DOUBLE-HUNG  
VINYL

**SCREENS/STORMS:**  
SCREEN ONLY

		N	S	M	SD	HAZ
17.0.C	CEILINGS		X			
17.1.C	WALLS		X			
17.2.C	FLOORS		X			
17.3.C	DOORS (REPRESENTATIVE NUMBER)			X		
17.4.C	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
17.5.C	ELECTRIC SWITCHES		X			
17.6.C	ELECTRIC OUTLETS					X
17.7.C	CEILING FAN	X				
17.8.C	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X		

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

17.3.C REPAIR OR REPLACE THE FAULTY DOOR LATCH.

17.6.C

- THE NORTH WALL OUTLET IS UNGROUNDED, CORRECT.
- SECURE THE LOOSE WIRES EVIDENT BETWEEN THE DROP CEILING AND PLASTER CEILING.

17.8.C THE RADIATOR VALVE IS STUCK IN PLACE, HAVE REPAIRED.

**17(D). #3 BEDROOM NEAR KITCHEN**

**Styles & Materials**

**CEILING MATERIALS:**  
ACOUSTIC TILES  
TYPICAL CRACKS / BLEMISHES

**WALL MATERIAL:**  
PANELING  
TYPICAL CRACKS / BLEMISHES

**FLOOR COVERING:**  
WOOD

**WINDOW TYPES:**  
SINGLE-HUNG  
WOOD

**SCREENS/STORMS:**  
INCOMPLETE COMPONENTS

		N	S	M	SD	HAZ
17.0.D	CEILINGS		X			
17.1.D	WALLS		X			
17.2.D	FLOORS		X			
17.3.D	DOORS (REPRESENTATIVE NUMBER)		X			
17.4.D	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
17.5.D	ELECTRIC SWITCHES		X			
17.6.D	ELECTRIC OUTLETS		X	X		
17.7.D	CEILING FAN	X				
17.8.D	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X		

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**17.6.D** SEVERAL TWO PRONG OUTLETS ARE INSTALLED THROUGHOUT THE BUILDING - RECOMMEND REPLACING WITH THREE PRONG TYPE

**17.8.D** RADIATOR HANDLE IS STUCK - REPAIR



**17(E). #3 CENTER BEDROOM**

**Styles & Materials**

**CEILING MATERIALS:**  
 SUSPENDED T-BAR CEILING PANELS  
 TYPICAL CRACKS / BLEMISHES

**WALL MATERIAL:**  
 SHEETROCK/PLASTER  
 TYPICAL CRACKS / BLEMISHES

**FLOOR COVERING:**  
 WOOD

**WINDOW TYPES:**  
 SINGLE-HUNG  
 WOOD

**SCREENS/STORMS:**  
 INCOMPLETE COMPONENTS

		N	S	M	SD	HAZ
17.0.E	CEILINGS		X			
17.1.E	WALLS		X			
17.2.E	FLOORS		X			
17.3.E	DOORS (REPRESENTATIVE NUMBER)		X			
17.4.E	WINDOWS AND SCREENS (REPRESENTATIVE NUMBER)		X			
17.5.E	ELECTRIC SWITCHES		X			
17.6.E	ELECTRIC OUTLETS		X			
17.7.E	CEILING FAN	X				
17.8.E	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			X		

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

17.8.E RADIATOR HANDLE IS STUCK - REPAIR

**18(A). #1 HALL BATH**

*Bathrooms should have an operable window or vent [powered or passive]. Electric outlets within 6 feet of water should be GFCI outlets.*

**Styles & Materials**

**CEILING MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS/BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS/BLEMISHES

**FLOOR COVERING:**  
VINYL TILE

**EXHAUST FAN TYPES:**  
FAN

**SINK MATERIAL:**  
COMPOSITE TYPE

**TUB:**  
CAST IRON / PORCELAIN

**ELECTRICAL:**  
SWITCHES  
LIGHTING  
OUTLETS

**HEAT SOURCE:**  
RADIATOR

**WINDOWS:**  
SINGLE HUNG  
VINYL

		N	S	M	SD	HAZ
18.0.A	CEILING		X			
18.1.A	WALLS		X			
18.2.A	FLOORS		X			
18.3.A	DOORS		X			
18.4.A	SINK/DRAIN/FAUCET		X			
18.5.A	TUB		X			
18.6.A	SHOWER STALL	X				
18.7.A	TOILET			X		
18.8.A	LEAKS EVIDENT	X				
18.9.A	ELECTRICAL					X
18.10.A	EXHAUST FAN		X			
18.11.A	HEAT SOURCE			X		
18.12.A	WINDOWS		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

18.3.A DOOR DOES NOT LATCH - REPAIR/ADJUST

18.7.A 1ST FLOOR BATH TOILET IS LOOSE - REPAIR/SECURE

18.9.A 1ST FLOOR BATHROOM OUTLET IS NOT GROUNDED OR GFCI TYPE - HAZARD - REPAIR/REPLACE

18.11.A RADIATOR HANDLE IS STUCK - REPAIR

**18(B). #2 HALL BATH**

*Bathrooms should have an operable window or vent [powered or passive].Electric outlets within 6 feet of water should be GFCI outlets.*

**Styles & Materials**

**CEILING MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS/BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS/BLEMISHES

**FLOOR COVERING:**  
VINYL TILE

**EXHAUST FAN TYPES:**  
NONE

**SINK MATERIAL:**  
CHINA

**TUB:**  
CAST IRON / PORCELAIN

**ELECTRICAL:**  
SWITCHES  
LIGHTING  
OUTLETS

**HEAT SOURCE:**  
RADIATOR

**WINDOWS:**  
DOUBLE HUNG  
VINYL

		N	S	M	SD	HAZ
18.0.B	CEILING		X			
18.1.B	WALLS		X			
18.2.B	FLOORS		X			
18.3.B	DOORS		X			
18.4.B	SINK/DRAIN/FAUCET		X	X		
18.5.B	TUB		X			
18.6.B	SHOWER STALL	X				
18.7.B	TOILET		X			
18.8.B	LEAKS EVIDENT			X		
18.9.B	ELECTRICAL					X
18.10.B	EXHAUST FAN	X				
18.11.B	HEAT SOURCE		X			
18.12.B	WINDOWS		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**18.4.B** SINK DRIPS - REPAIR

**18.9.B** BATHROOM OUTLETS ARE NOT GFCI TYPE - HAZARD - REPLACE

**18(C). #3 HALL BATH**

*Bathrooms should have an operable window or vent [powered or passive].Electric outlets within 6 feet of water should be GFCI outlets.*

**Styles & Materials**

**CEILING MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS/BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS/BLEMISHES

**FLOOR COVERING:**  
VINYL TILE

**EXHAUST FAN TYPES:**  
NONE

**SINK MATERIAL:**  
COMPOSITE TYPE

**TUB:**  
CAST IRON / PORCELAIN

**ELECTRICAL:**  
SWITCHES  
LIGHTING  
OUTLETS

**HEAT SOURCE:**  
RADIATOR

**WINDOWS:**  
SINGLE HUNG  
WOOD

		N	S	M	SD	HAZ
18.0.C	CEILING		X			
18.1.C	WALLS		X			
18.2.C	FLOORS		X			
18.3.C	DOORS		X			
18.4.C	SINK/DRAIN/FAUCET			X		
18.5.C	TUB			X		
18.6.C	SHOWER STALL	X				
18.7.C	TOILET		X			
18.8.C	LEAKS EVIDENT	X				
18.9.C	ELECTRICAL					X
18.10.C	EXHAUST FAN	X				
18.11.C	HEAT SOURCE			X		
18.12.C	WINDOWS		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**18.4.C**

- SINK DRIPS/LEAKS - REPAIR
- LEFT SIDE OF THE VANITY IS DAMAGED - REPLACE
- SINK DRAINS SLOWLY - CLEAN/ROD DRAIN

**18.5.C**

- TUB SPIGOT LEAKS - REPAIR
- TUB HOT WATER HANDLE LEAKS - REPAIR
- TUB DRAINS SLOWLY - CLEAN/ROD DRAIN

**18.9.C** OUTLETS ARE NOR GFCI TYPE - HAZARD - REPLACE

**18.11.C** RADIATOR HANDLE IS STUCK - REPAIR

**18(D). BATHROOM - BASEMENT**

*Bathrooms should have an operable window or vent [powered or passive]. Electric outlets within 6 feet of water should be GFCI outlets.*

**Styles & Materials**

**CEILING MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS/BLEMISHES

**EXHAUST FAN TYPES:**  
NONE

**ELECTRICAL:**  
SWITCHES  
LIGHTING  
OUTLETS

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS/BLEMISHES

**SINK MATERIAL:**  
COMPOSITE TYPE

**HEAT SOURCE:**  
NONE

**FLOOR COVERING:**  
CONCRETE

**TUB:**  
CAST IRON / PORCELAIN

**WINDOWS:**  
NONE

		N	S	M	SD	HAZ
18.0.D	CEILING		X			
18.1.D	WALLS		X			
18.2.D	FLOORS		X			
18.3.D	DOORS		X			
18.4.D	SINK/DRAIN/FAUCET		X			
18.5.D	TUB		X			
18.6.D	SHOWER STALL	X				
18.7.D	TOILET		X			
18.8.D	LEAKS EVIDENT	X				
18.9.D	ELECTRICAL		X			
18.10.D	EXHAUST FAN	X				X
18.11.D	HEAT SOURCE	X				
18.12.D	WINDOWS	X				

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**18.10.D** NO OPERABLE WINDOW OR EXHAUST FAN IS INSTALLED IN THE BASEMENT BATHROOM - ONE IS REQUIRED IN ALL BATHROOMS - INSTALL

**19. STAIRWAY(S)/HALLWAY(S)**

**Styles & Materials**

**CEILING MATERIALS:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS AND BLEMISHES

**WALL MATERIAL:**  
SHEETROCK/PLASTER  
TYPICAL CRACKS AND BLEMISHES

**FLOOR COVERING:**  
WOOD

**WINDOW TYPES:**  
SINGLE-HUNG  
WOOD

		N	S	M	SD	HAZ
19.0	CEILING		X			
19.1	WALLS		X			
19.2	FLOORS		X			
19.3	WINDOWS		X			
19.4	STAIRWAYS AND RAILINGS		X			
19.5	ELECTRIC OUTLETS		X			
19.6	WALL SWITCHES		X			
19.7	HEAT SOURCE		X			
19.8	DOORS		X			

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**20. WATER HEATER**

**Styles & Materials**

**WATER HEATER FUEL:**  
GAS

**CAPACITY:**  
75 GALLON

**MANUFACTURER:**  
KENMORE

**AGE:**  
6-9

**RELIEF VALVE:**  
YES  
NOT TESTED AS PART OF INSPECTION

**EXTENSION PIPE:**  
ACCEPTABLE

**LEAKS:**  
NONE EVIDENT

**VENT FLUE:**  
FLUE PIPE PITCH OK

		N	S	M	SD	HAZ
20.0	WATER HEATER			X	X	
20.1	FLUE/VENT PIPE				X	
20.2	COMBUSTION AIR SUPPLY		X			
20.3	TPR VALVE/EXTENSION PIPE		X			
20.4	OTHER ISSUES	X		X		

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**20.0**

- WATER HEATER IS ABOUT 9 YEARS OLD - TYPICAL LIFE EXPECTANCY IS ABOUT 12 - 15 YEARS - SERVICE REGULARLY
- WATER HEATER TOP IS SCORCHED, APPEARS TO BE DUE TO A SMALL DRAFT HOOD - HAVE SERVICED AND REPAIRED BY A LICENSED PLUMBER( Picture 1 )

**20.4** STRONG SEWER GAS ODOR IN THE UTILITY ROOM - INQUIRE INTO SOURCE AND REPAIR

**21. HEATING UNIT**

**Styles & Materials**

**CENTRAL HEATING PLANT LOCATION:**  
BASEMENT

**HEAT TYPE:**  
STEAM BOILER

**HEAT SYSTEM BRAND:**  
SMITH

**HEATING SPECIFICATIONS:**  
450K BTU

**BOILER SYSTEM DISTRIBUTION:**  
NON INSULATED  
PARTIALLY INSULATED  
POSSIBLE ASBESTOS SLEEVING  
STEAM  
RADIATORS

**THERMOSTAT:**  
HEAT ONLY

**HEAT EXCHANGER NOT INSPECTED:**  
NOT INSPECTED

**FLUE PIPES:**  
METAL  
OK PITCH  
OK CLEARANCE

**OPERATION OF CENTRAL HEATING:**  
DID NOT TEST

**FUEL SYSTEM:**  
GAS

**AGE:**  
UNKNOWN

		N	S	M	SD	HAZ
21.0	CENTRAL HEATING EQUIPMENT				X	
21.1	THERMOSTAT		X			
21.2	CHIMNEYS, FLUES AND VENTS (FOR FURNACE)		X			
21.3	FILTER SYSTEM	X				
21.4	OPERATION OF HEAT SYSTEM	X				
21.5	COMBUSTION AIR SUPPLY		X			
21.6	ROOM ONLY HEATING UNITS			X	X	
21.7	HUMIDIFIER	X				

N S M SD HAZ

N=None/ Not Visible, S=Satisfactory, M=Marginal, SD=Significantly Deficient, HAZ=Hazard

**Comments:**

**21.0** BOILER DID NOT OPERATE DURING INSPECTION

**21.6**

- SEVERAL RADIATOR HANDLES THROUGHOUT ARE STUCK OR MISSING - REPAIR/REPLACE
- RADIATOR PIPE LEAKING AT THE NORTHEAST CORNER - REPAIR( Picture 1 )

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