

Home Inspection Report



123 ABC Drive, Senoia , GA 30276

Inspection Date:

Friday, January 1, 2016

Prepared For:

Prepared By:

Blueprint Home Inspection

4042854715

leeaswinney@gmail.com

Report Number:

739

Inspector:

Lee Swinney

Report Summary

Items Not Operating

None Apparent

Major Concerns

Recommend having entire HVAC system serviced before closing. Due to condition, age, lack of data tags, no visible brand name, unlevelled exterior units, damaged condenser fins, & water noted in emergency overflow pan in attic at time of inspection.

Potential Safety Hazards

None Apparent

Deferred Cost Items

A/C that is 7+ years.
Water heater that is 5+ years.

Furnace that is 13+ years.

HVAC system is coming up on possible repair/replacement. Recommend professional evaluation. Also, recommend seller provide any maintenance records.

Improvement Items

1. Recommend painting steel lintels above

Report Summary

Improvement Items

windows on front of home. This will stop rust and expansion of metal. 2. Recommend cleaning out weep holes on brick veneer on front of home. See photo in exterior section. 3. Recommend sealing around rear patio where it meets house slab with silicone sealant. Settling has causing slight gap between patio & slab. 4. Recommend repair to missing shingle of far right of home under the eave. See photo in roofing section. 5. Recommend gutter extension on front of home. See photo in Gutter section.

Items To Monitor

1. Recommend monitoring roofing material. Although satisfactory at time of inspection, the material has reached its half life. Any damage noted should be repaired immediately to prolong the life of the material. 2. Recommend seller provide any service documentation for septic tank. Although there was no indication of septic issue at time of inspection. Septic tanks should be serviced every 2 to 4 years depending on occupant load.

Report Overview

House in Perspective

Average Quality

Scope of Inspection

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

Main Entrance Faces

East

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Receipt/Invoice

Blueprint Home Inspection

123 ABC Drive
Senoia , GA 30276

'
4042854715

Date: Fri. Jan. 1, 2016 12:00

Inspection Number: 739

Inspected By: Lee Swinney

Client:

Inspection

Fee

Home Inspection

\$350.00

Total

\$350.00

Grounds

Service Walks

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

Comments

Driveway/Parking

- None Not Visible
Material Concrete Asphalt Gravel/Dirt Brick Other
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments

Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Floor Satisfactory Marginal Poor Safety Hazard

Comments

Patio

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

Comments

Photos



Recommend sealing where patio meets house slab. Due to slight settling, a small gap has been created between slab & patio.

Fence

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

Comments

Landscaping affecting foundation

- N/A
Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies

Grounds

Landscaping affecting foundation cont.

Negative Grade cont. Wood in contact with/improper clearance to soil

Comments

Hose bibs

N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Operable Yes No Not Tested Not On

Comments

Roof

General

Visibility None All Partial Other
Inspected From Roof Ladder at eaves Ground With Binoculars

Roof was inspected by camera pole at time of inspection.

Style of Roof

Type Gable Hip Mansard Shed Flat Other
Pitch Low Medium Steep Flat
Roof #1 Type:

Asphalt Shingle

Layers:

One Layer

Age:

Location:

Entire Roof

Comments

Ventilation System

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

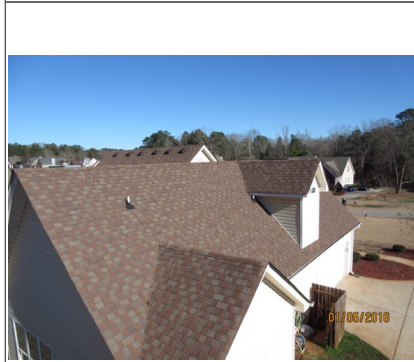
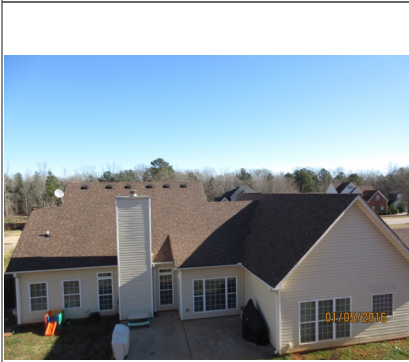
Condition of Roof Coverings

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

Comments

Photos





Chimney cap in satisfactory condition at time of inspection.



This area has a missing shingle. This is a possible point of future water leakage if not repaired.

This area has a missing shingle. This is a possible point of future water leakage if not repaired.

Plumbing Vents

- Not Visible
 - Not Present
 - Satisfactory
 - Marginal
 - Poor
- Condition
- Comments

Exterior

Chimney(s)

None

Location(s)

Rear of home.

Viewed From

Roof Ladder at eaves Ground (Inspection Limited) With Binoculars Camera Pole

Rain Cap/Spark Arrestor

Yes No Recommended

Chase

Brick Stone Metal Blocks Framed

Evidence of

Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue

Tile Metal Unlined Not Visible

Evidence of

Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition

Satisfactory Marginal Poor Recommend Repair

Comments

Photos



Gutters

None

Condition

Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material

Copper Vinyl/Plastic Galvanized/Aluminum Other

Leaking

Corners Joints Hole in main run No apparent leaks

Attachment

Loose Missing spikes Improperly sloped Satisfactory

Extension needed

North South East West N/A

Comments

Photos



Recommend gutter extension in this area to divert rain water from pooling against foundation.

Exterior

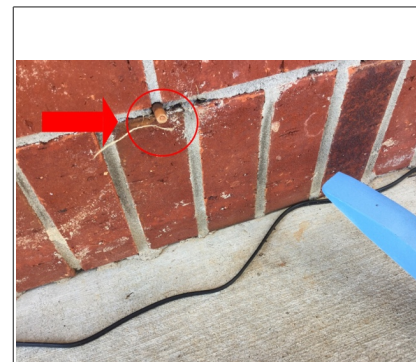
Siding

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

Comments
Photos



Recommend painting steel lintels above all windows. If they are not painted, they can rust as well as expand due to moisture and crack surrounding brick veneer and mortar.



Recommend cleaning out weep holes above windows and along bottom of house on front of home. Weep holes are only on brick veneer. These can be cleaned with a small nail and pipe cleaner. If they stay clogged, it will not allow the moisture that has penetrated the brick to drain out. Recommend repair.

Trim

- Material**
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
- Condition**
 Satisfactory Marginal Poor

Comments

Soffit

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

Comments

Fascia

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

Comments

Caulking

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

Comments

Exterior

Windows/Screens

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

Comments

Current homeowners are in the process of replacing screens on windows.

Slab-On-Grade/Foundation

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

Comments

Slab not visible due to flooring materials (carpet, hardwood, tile, etc.) not evaluated.

Service Entry

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

Comments

Photos



Building(s) Exterior Wall Construction

- Type** Not Visible Framed Masonry Other
- Condition** Not Visible Satisfactory Marginal Poor

Comments

Building structure not visible due to siding, not evaluated.

Exterior A/C - Heat pumps 1 & 2

- Condition** Satisfactory Marginal Poor Cabinet/housing rusted
- Energy source** Electric Gas Other
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): Unknown Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit

Exterior

Exterior A/C - Heat pumps 1 & 2 cont.

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

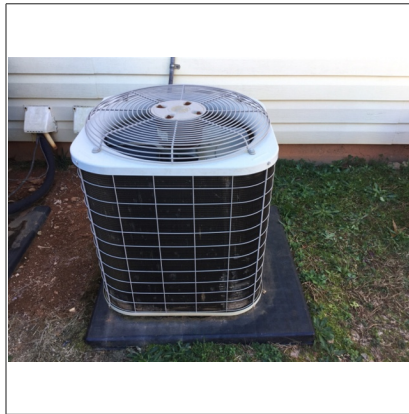
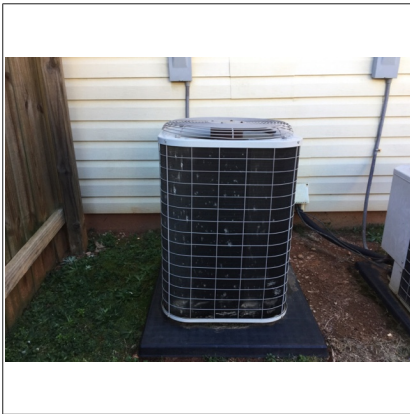
Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments

Recommend having licensed HVAC technician evaluate & service units due to: Condition, lack of data tags, units not level. Due to lack of data tags, proper installed breaker size is unknown. Recommend evaluation.

Photos



Garage

Type

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

Comments

Automatic Opener

None N/A
 Operable Inoperable

Operation
Comments

Safety Reverse

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

Comments

Floor

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

Comments

Sill Plates

None Not Visible
 Floor level Elevated
 Rotted/Damaged Recommend repair Satisfactory

Condition
Comments

Overhead Door(s)

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

Comments

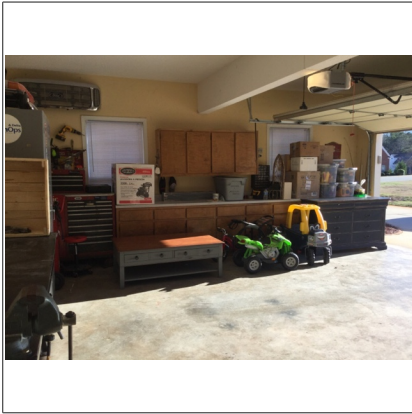
Over head door is wired to gfci.

Electrical Receptacles

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

Comments

Photos



Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

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

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other : Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

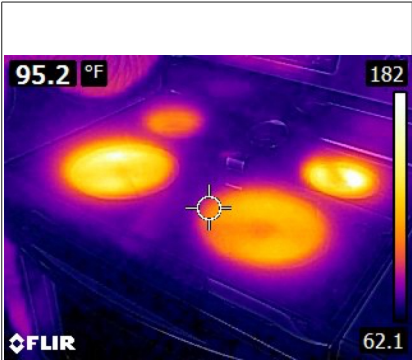
GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No

Potential Safety Hazard(s)

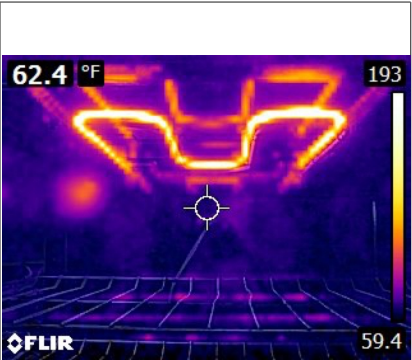
Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Photos

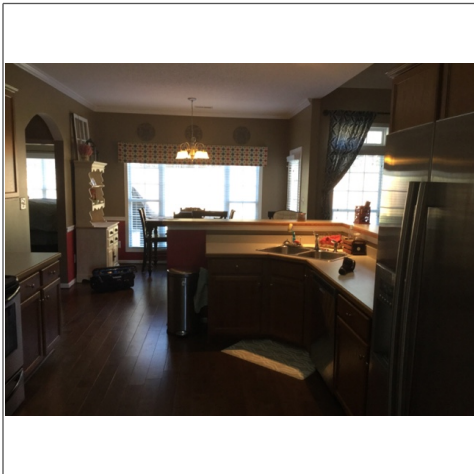


Stove was working properly at time of inspection.



Stove was working properly at time of inspection.

Kitchen Photos



Laundry Room

Laundry

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended

Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

Photos



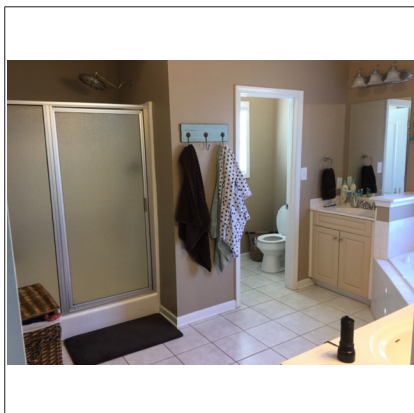
Master Bathroom

Bath

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted Caulk/Grouting needed: Yes No
 Where:
 N/A
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy

Comments

Photos



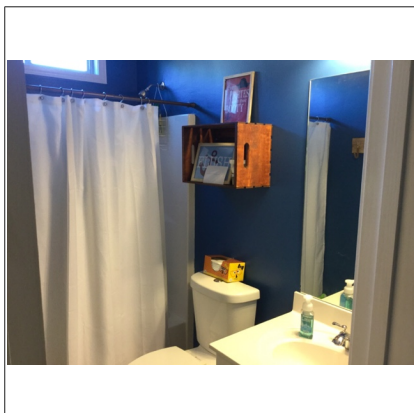
Bathroom 2

Bath

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted Caulk/Grouting needed: Yes No
 Where:
 N/A
Moisture stains present Yes No Walls Ceilings Cabinetry
Doors Satisfactory Marginal Poor
Window None Satisfactory Marginal Poor
GFCI Yes No Operable: Yes No Recommend GFCI
Open ground/Reverse polarity Yes No Potential Safety Hazard
Heat source present Yes No
Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



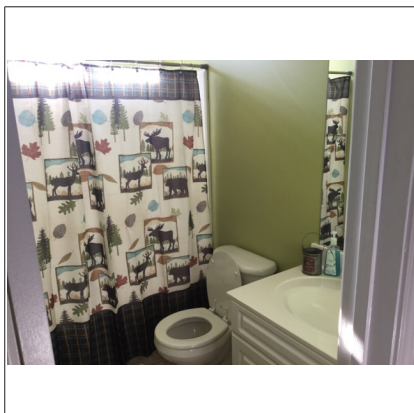
Bathroom 3

Bath

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted Caulk/Grouting needed: Yes No
 Where:
 N/A
Moisture stains present Yes No Walls Ceilings Cabinetry
Doors Satisfactory Marginal Poor
Window None Satisfactory Marginal Poor
GFCI Yes No Operable: Yes No Recommend GFCI
Open ground/Reverse polarity Yes No Potential Safety Hazard
Heat source present Yes No
Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Master Bedroom

Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

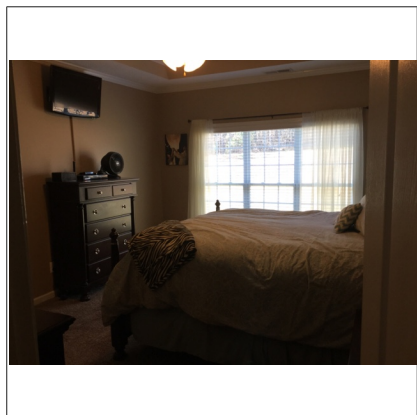
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments

Photos



Bedroom 2

Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

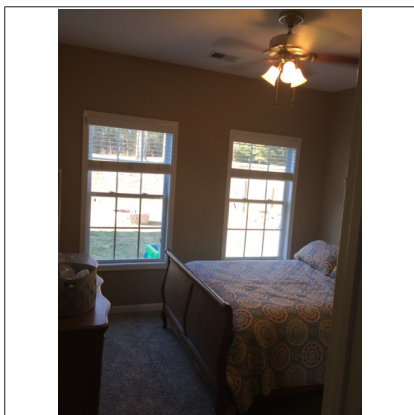
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments

Photos



Bedroom 3

Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

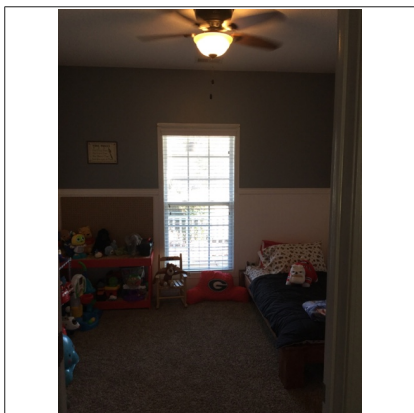
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments

Photos



Bedroom 4

Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

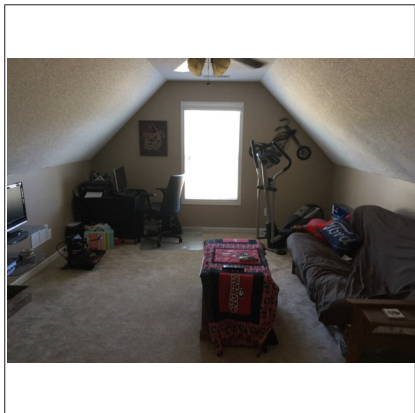
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments

Photos



Great Room

Living Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

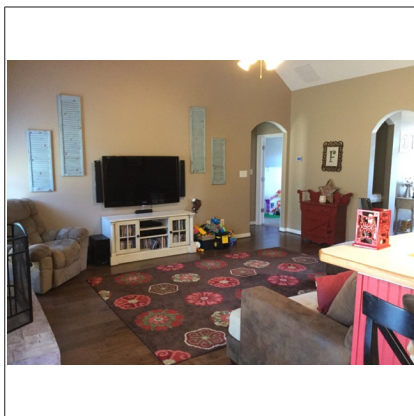
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments

Photos



Dining Room

Dining Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

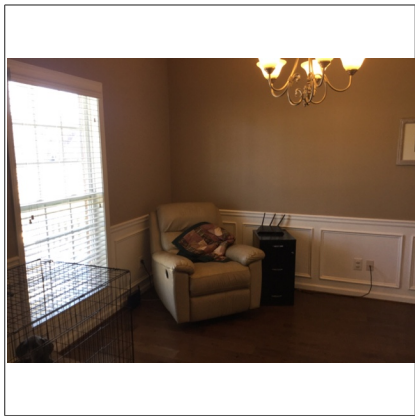
Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

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

Broken/Missing hardware

Comments

Photos



Interior

Fireplace

 None

Location(s)

In Great Room

Type Gas Wood Solid fuel burning stove Electric Ventless
Material Masonry Metal (pre-fabricated) Metal insert Cast Iron
Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
Damper modified for gas operation N/A Yes No Damper missing
Hearth extension adequate Yes No
Mantel N/A Secure Loose Recommend repair/replace
Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments
Photos


Stairs/Steps/Balconies

 None

Condition Satisfactory Marginal Poor Loose/Missing
Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended
Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard
Comments

Smoke/Carbon Monoxide detectors

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

Comments

Recommend testing & if needed replace batteries every 6 months.

Attic/Structure/Framing/Insulation

 N/A

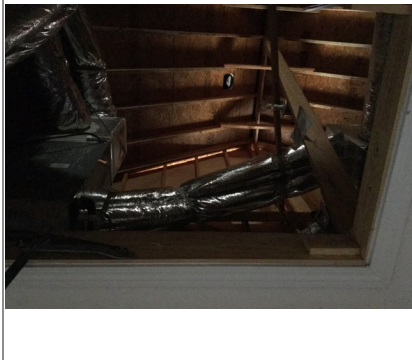
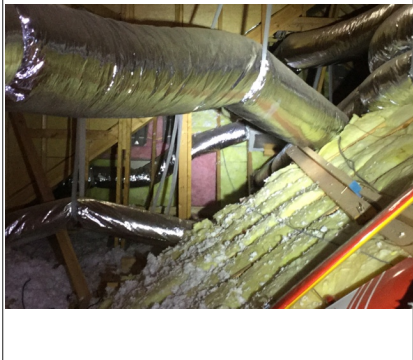
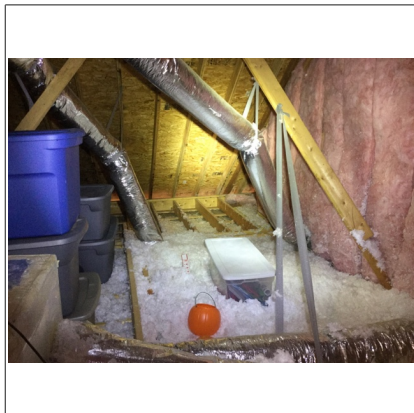
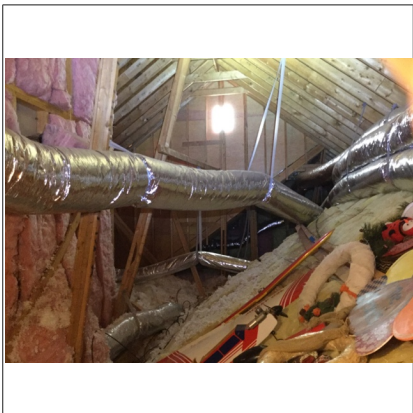
Access Stairs Pulldown Scuttlehole/Hatch No Access Other
Inspected from Access panel In the attic Other
Location Hallway Bedroom Closet Garage Other
 Access limited by:
Flooring Complete Partial None
Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool

Interior

Attic/Structure/Framing/Insulation cont.

- Insulation cont.** Depth: Damaged Displaced Missing Compressed Recommend additional insulation
- Installed in** Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
- Vapor barriers** Kraft/foil faced Plastic sheeting Not Visible Improperly installed
- Ventilation** Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
- Fans exhausted to** Attic: Yes No Recommend repair Outside: Yes No Not Visible
- HVAC Duct** N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
- Chimney chase** N/A Satisfactory Needs repair Not Visible
- Structural problems observed** Yes No Recommend repair Recommend structural engineer
- Roof structure** Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible
 Other
- Ceiling joists** Wood Metal Not Visible
- Sheathing** Plywood OSB Planking Rotted Stained Delaminated
- Evidence of condensation** Yes No
- Evidence of moisture** Yes No
- Evidence of leaking** Yes No
- Firewall between units** N/A Yes No Needs repair/sealing
- Electrical** No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments
Photos



Plumbing

Water service

Main shut-off location **Next to hot water heater.**

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

Lead other than solder joints Yes No Unknown Service entry

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

Condition Satisfactory Marginal Poor

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

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

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

Condition Satisfactory Marginal Poor

Support/Insulation N/A

Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

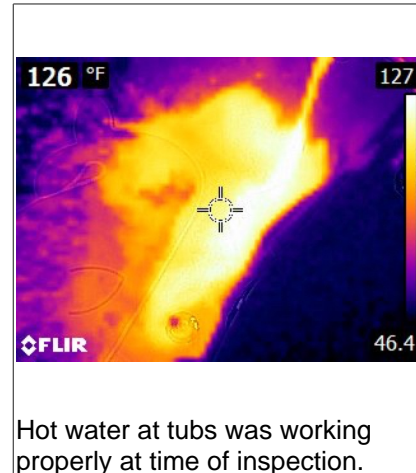
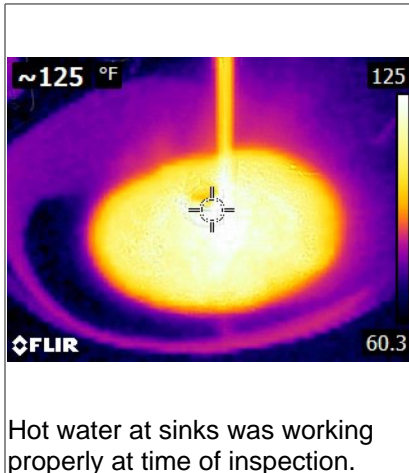
Interior fuel storage system N/A Yes No Leaking: Yes No

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

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



Water heater #1

General N/A
 Brand Name:

Rheem

Serial #: RH0904231121

Capacity:

65 Gallons

Approx. age:

12 years

Plumbing

Water heater #1 cont.

Type Gas Electric Oil LP Other

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

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

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

Condition Satisfactory Marginal Poor

Comments

Photos



Heating System

Heating system

Unit #1

Brand name:

Approx. age:

12 years

 Unknown Model #: FA4BNF036 Serial #: 2304A81754 Satisfactory Marginal Poor

 Recommended HVAC technician examine

 None

Unit #2

Brand name:

Approx. age:

12 years

 Unknown

Model #:

FA4BNF024

 Serial #: 2604A85333 Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

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

Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed
Gas shut off valve: Yes No
Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap

 Safety Hazard

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

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing

 Electronic (not tested)

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

Heat pump N/A Supplemental electric Supplemental gas

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

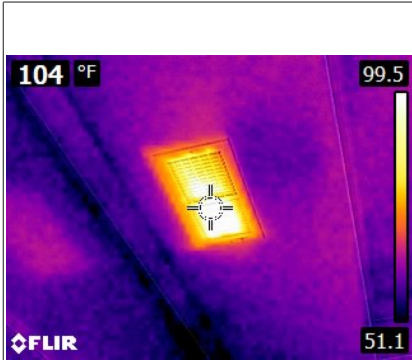
System not operated due to N/A Exterior temperature Other

Comments

Photos



Unit two had water in condensate pan. Recommend getting unit serviced.



Heating was working properly at time of inspection. Cooling could not be tested due to the units being heat pumps and the outside temperature.

Electric/Cooling System

Main panel

Location

Garage

Condition

Satisfactory Poor

Adequate Clearance to Panel

Yes No

Amperage/Voltage

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

Breakers/Fuses

Breakers Fuses

Appears grounded

Yes No Not Visible

GFCI breaker

Yes No Operable: Yes No

AFCI breaker

Yes No Operable: Yes No Not Tested

Main wire

Copper Aluminum Not Visible Double tapping of the main wire

Condition: Satisfactory Marginal Poor

Branch wire condition

Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable

Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse

Panel not accessible Not evaluated

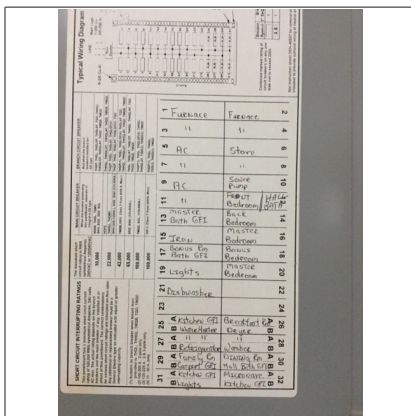
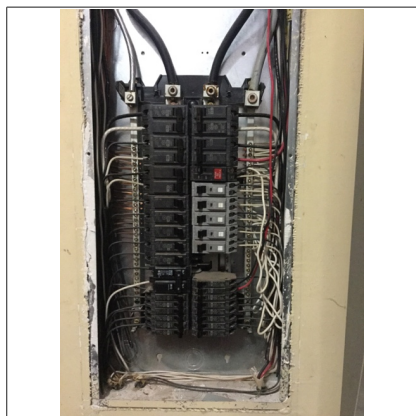
Reason:

Branch wire

Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Comments

Photos



Evaporator Coil Section Unit #1

General

N/A

Central system Wall unit

Location:

Attic

Age:

12 years

Serial #: 2304A81754

Evaporator coil

Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines

Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain

To exterior To pump Floor drain Other

Secondary condensate line/drain

Present: Yes No Needed: Yes No Primary pan appears clogged

Recommend technician evaluate

Operation

Differential: Not Tested

Condition

Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

Comments

Recommend service by licensed HVAC technician due to age.

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

Photos



Evaporator Coil Section Unit #2

General N/A
 Central system Wall unit
Location:

Attic

Age:
12 years

Serial #: 2604A85333

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged
Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
Condensate line/drain To exterior To pump Floor drain Other
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

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

Comments **Recommend getting unit two serviced due to water being noted in emergency condensate pan at time of inspection.**

Photos



Fresh water found in emergency condensate pan at time of inspection. Recommend licensed HVAC technician evaluate & service attic unit for left side of home.



On same unit in attic for left side of home. Wet insulation was noted in emergency condensate pan behind unit. Recommend repair.