

Home Inspection Report



Somewhere
Nebraska USA

Prepared for: **John Doe**

Prepared by: **Advanced Home Inspections**
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Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior Surface and Components	4
Roof	6
Garage/Carport	7
Electrical	9
Structure	9
Attic	10
Basement	11
Crawl Space	12
Air Conditioning	13
Heating System	14
Plumbing	15
Bathroom	16
Kitchen	18
Bedroom	18
Living Space	23
Laundry Room/Area	24
Summary	26

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.

General Information

Property Information

Property Address 1234 Somewhere
City Grand Island State NE Zip 68801
Contact Name
Phone 308-380-5177 Fax N/A

Client Information

Client Name John Doe
Client Address
City Grand Island State NE Zip 68801
Phone 308-850-5477 Fax N/A

Inspection Company

Inspector Name Ted Rabenberg
Company Name Advanced Home Inspections
Address 540 8th Ave. P.O. Box 146
City Fairmont State NE Zip 68354
Phone 402-266-1373 Fax NA
E-Mail advancedhi@windstream.net
File Number 2010-144
Amount Received 250.00

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 100 years old Entrance Faces North
Inspection Date 10/13/2010
Start Time 8:30 A.M. End Time 12:30 P.M.
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 60
Weather Clear Soil Conditions Dry
Space Below Grade Basement, Crawl Space
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

General Information (Continued)

Additions/Modifications Room addition

Permits Obtained N/A How Verified N/A

Lots and Grounds

- | | A | D | NP | NI | M | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Gravel |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walks: Concrete Trip hazard |



- | | | | | | | |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Wood structure with composite deck. Recently rebuilt. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch: Wood Rotting wood. Foundation has been damaged. |



Lots and Grounds (Continued)

Porch: (continued)



5. ☒ ☐ ☐ ☐ ☐ Grading: Flat
 6. ☒ ☐ ☐ ☐ ☐ Vegetation: Trees and grass

Exterior Surface and Components

A D NP NI M

All sides. Exterior Surface

1. ☐ ☐ ☐ ☐ ☒ Type: Wood, lap siding [Paint peeling](#)



2. ☒ ☐ ☐ ☐ ☐ Trim: Wood
 3. ☒ ☐ ☐ ☐ ☐ Fascia: Aluminum
 4. ☒ ☐ ☐ ☐ ☐ Soffits: Wood
 5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired
 6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Wood

Exterior Surface and Components (Continued)

7. ☐ ☐ ☐ ☐ ☒ Windows: Wood double hung **Paint peeling.**



8. ☒ ☐ ☐ ☐ ☐ Storm Windows: Wood framed glass

9. ☒ ☐ ☐ ☐ ☐ Window Screens: Metal

10. ☒ ☐ ☐ ☐ ☐ Basement Windows: Wood framed

11. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount

12. ☐ ☒ ☐ ☐ ☐ Hose Bibs: Rotary **Hose isn't freeze proof**



13. ☒ ☐ ☐ ☐ ☐ Gas Meter: Exterior surface mount at side of home



14. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

Roof

A D NP NI M

Main Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0
3. ☐ ☐ ☐ ☐ ☒ Material: Asphalt shingle Loose or damaged shingles



4. Type: Gambrel
5. Approximate Age: Not able to determine
6. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
7. ☒ ☐ ☐ ☐ ☐ Valleys: Galvanized



8. ☐ ☐ ☐ ☐ ☒ Plumbing Vents: Cast Iron Vents do not extend above roof enough.



Roof (Continued)

9. ☐ ☒ ☐ ☐ ☐ Electrical Mast: Mast fastened to the house A qualified contractor is recommended to evaluate. The electrical entrance cable runs down the side of the house is not enclosed in conduit.



10. ☐ ☐ ☒ ☐ ☐ Gutters:
 11. ☐ ☐ ☒ ☐ ☐ Downspouts:
 12. ☐ ☐ ☒ ☐ ☐ Leader/Extension:
 Middle of house Chimney
 13. ☒ ☐ ☐ ☐ ☐ Chimney: Brick



14. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Metal
 15. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Galvanized

Garage/Carport

A D NP NI M

Detached Garage

1. Type of Structure: Detached Car Spaces: 2



Garage/Carport (Continued)

2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum



3. ☒ ☐ ☐ ☐ ☐ Door Operation: Manual

4. ☐ ☐ ☐ ☐ ☒ Exterior Surface: Wood, drop siding **Paint peeling**



5. ☒ ☐ ☐ ☐ ☐ Roof: Asphalt shingle



6. ☒ ☐ ☐ ☐ ☐ Roof Structure: 2x4 Rafter

7. ☒ ☐ ☐ ☐ ☐ Service Doors: Metal

8. ☒ ☐ ☐ ☐ ☐ Ceiling: OSB

9. ☒ ☐ ☐ ☐ ☐ Walls: OSB

10. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete

11. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits

12. ☐ ☐ ☒ ☐ ☐ Smoke Detector:

13. ☐ ☐ ☒ ☐ ☐ Heating:

Electrical

A D NP NI M

1. Service Size Amps: 100 Volts: 110-120 VAC
 2. ☒ ☐ ☐ ☐ ☐ Service: Copper
 3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
 4. ☐ ☐ ☒ ☐ ☐ 240 VAC Branch Circuits:
 5. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex, Knob and tube
 6. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
- Basement Electric Panel
7. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
 8. Maximum Capacity: 100 Amps
 9. ☐ ☒ ☐ ☐ ☐ Main Breaker Size: No single main breaker exists **No main breaker. Recommend that you get an electrician to evaluate the electrical in the whole house.**



10. ☐ ☒ ☐ ☐ ☐ Breakers: Copper **Breakers are oversized for the size of the wire.**
11. ☐ ☐ ☒ ☐ ☐ GFCI:
12. Is the panel bonded? ☐ Yes ☒ No

Structure

A D NP NI M

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☐ ☐ ☐ ☐ ☒ Foundation: Block **Stair step cracks**



3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted
4. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Brick
5. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2x8
6. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab

Structure (Continued)

7. ☐ ☐ ☐ ☐ ☒ Stairs/Handrails: Wood stairs with metal handrails Hand rail isn't adequate.



8. ☒ ☐ ☐ ☐ ☐ Subfloor: Dimensional wood



Attic

A D NP NI M

Main Attic

1. Method of Inspection: From the attic access
 2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0
 3. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x4 Rafter



Attic (Continued)

4. ☒ ☐ ☐ ☐ ☐ Sheathing: Dimensional wood



5. ☒ ☐ ☐ ☐ ☐ Ventilation: No ventilation

6. ☒ ☐ ☐ ☐ ☐ Insulation: Rockwool



7. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 3"

8. ☒ ☐ ☐ ☐ ☐ Moisture Penetration: Attic is dry.

9. ☐ ☐ ☒ ☐ ☐ Bathroom Fan Venting:

Basement

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Main, only partial Basement

1. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0

2. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing

3. ☒ ☐ ☐ ☐ ☐ Walls: Brick

4. ☐ ☐ ☐ ☐ ☒ Floor: Poured [Hole in floor.](#)



Basement (Continued)

5. ☒ ☐ ☐ ☐ ☐ Floor Drain: Surface drain
6. ☒ ☐ ☐ ☐ ☐ Windows: Wood
7. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC outlets and lighting circuits **A licensed electrician is recommended to evaluate and estimate repairs**
8. ☐ ☐ ☒ ☐ ☐ Smoke Detector:
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
10. ☐ ☐ ☒ ☐ ☐ Sump Pump:
11. ☒ ☐ ☐ ☐ ☐ Moisture Location: No moisture present at time of inspection.
12. ☐ ☐ ☐ ☐ ☒ Basement Stairs/Railings: Wood stairs with metal handrails **Narrow and low head room.**

Crawl Space

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South Crawl Space

1. Method of Inspection: In the crawl space
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0
3. ☒ ☐ ☐ ☐ ☐ Access: Wood door
4. ☒ ☐ ☐ ☐ ☐ Moisture Penetration: No moisture present at time of inspection
5. Moisture Location: none
6. ☒ ☐ ☐ ☐ ☐ Ventilation: None
7. ☒ ☐ ☐ ☐ ☐ Insulation: None
8. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: none
9. ☐ ☒ ☐ ☐ ☐ Electrical: 110 VAC **Cover plates missing.**



10. ☐ ☐ ☒ ☐ ☐ HVAC Source:

Air Conditioning

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Main AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: PVC
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted



4. Manufacturer: Armstrong
5. Model Number: SCU10B48A-2 Serial Number: 1602D26650
6. Area Served: Whole building Approximate Age: Unknown
7. Fuel Type: 220-240 VAC Temperature Differential: 15 degrees
8. Type: Central A/C Capacity: Unknown

9. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Low pressure and high pressure
11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Tumble switch



12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal
13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Heating System

A D NP NI M

Basement Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate
2. Manufacturer: Armstrong
3. Model Number: G1D91AU125D20D-1A Serial Number: 841C29513
4. Type: Forced air Capacity: 125,000 BTU
5. Area Served: Whole building Approximate Age: Unknown
6. Fuel Type: Natural gas
7. ☒ ☐ ☐ ☐ ☐ Heat Exchanger: Unable to inspect
8. Unable to Inspect: 50%
9. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
10. ☐ ☒ ☐ ☐ ☐ Distribution: Metal duct Duct has pulled apart.



11. ☒ ☐ ☐ ☐ ☐ Flue Pipe: PVC



12. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual
13. Suspected Asbestos: No

Plumbing

1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper
 2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Basement



3. ☒ ☐ ☐ ☐ ☐ Water Lines: Galvanized
 4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC, Cast iron
 5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible



6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC
 7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Steel line.

Basement Water Heater

8. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate
 9. Manufacturer: Reliance



10. Model Number: 640GORT Serial Number: 0950J001946
 11. Type: Natural gas Capacity: 40 Gal.
 12. Approximate Age: New Area Served: Whole building

Plumbing (Continued)

13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall
 14. ☐ ☒ ☐ ☐ ☐ TPRV and Drain Tube: Brass **Missing drain tube**



Bathroom

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2nd floor main Bathroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
 2. ☒ ☐ ☐ ☐ ☐ Walls: Wallpaper, Paint
 3. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
 4. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
 5. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung
 6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights only
 7. ☐ ☒ ☐ ☐ ☐ Sink/Basin: Porcelain Sink is chipped and rusted.



8. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Unknown
 9. ☒ ☐ ☐ ☐ ☐ Toilets: 3 Gallon Tank, American Standard



Bathroom (Continued)

10. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

11. ☒ ☐ ☐ ☐ ☐ Ventilation: Window

Master Bathroom

12. ☐ ☒ ☐ ☐ ☐ Ceiling: Paint **Loose or peeling paint**



13. ☒ ☐ ☐ ☐ ☐ Walls: Paint

14. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

15. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood

16. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung

17. ☐ ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits **Non-GFCI circuit, Open or missing ground**

18. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain

19. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Unknown

20. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Cast Iron



21. ☒ ☐ ☐ ☐ ☐ Toilets: 3 Gallon Tank



Bathroom (Continued)

22. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
 23. ☒ ☐ ☐ ☐ ☐ Ventilation: Window

Kitchen

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1st Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Maytag
 2. Air Gap Present? ☐ Yes ☒ No
 3. ☒ ☐ ☐ ☐ ☐ Sink: Porcelain
 4. ☐ ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits **Non-GFCI circuit, Open or missing ground**
 5. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Chrome
 6. ☒ ☐ ☐ ☐ ☐ Counter Tops: Linoleum
 7. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
 8. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
 9. ☒ ☐ ☐ ☐ ☐ Walls: Wallpaper, Paint
 10. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
 11. ☒ ☐ ☐ ☐ ☐ Windows: Double hung wood
 12. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Bedroom

A D NP NI M

2nd floor north Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Small & Walk-in



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
 3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
 4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

Bedroom (Continued)

5. ☐ ☐ ☐ ☐ ☒ Doors: Solid wood Door will not close.



6. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung



7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits

8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

9. ☐ ☒ ☐ ☐ ☐ Smoke Detector: No smoke detector located in room. No smoke alarm in bedroom.

2nd floor east Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Small & Walk-in



11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

12. ☒ ☐ ☐ ☐ ☐ Walls: Paint

13. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

14. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood

Bedroom (Continued)

15. ☐ ☒ ☐ ☐ ☐ Windows: Wood double hung Broken glass and not glazed.



16. ☐ ☒ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits Cover plates broken.



17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

18. ☐ ☒ ☐ ☐ ☐ Smoke Detector: No smoke detector located in room. No smoke alarm in bedroom.

2nd Floor south Bedroom

19. ☒ ☐ ☐ ☐ ☐ Closet: 2 Small



20. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

Bedroom (Continued)

21. ☒ ☐ ☐ ☐ ☐ Walls: Paint



22. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

23. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood

24. ☐ ☒ ☐ ☐ ☐ Windows: Wood double hung **Broken glass**



25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits

26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

27. ☐ ☒ ☐ ☐ ☐ Smoke Detector: No smoke detector located in room. **No smoke alarm in bedroom.**

1st floor southeast Bedroom

28. ☒ ☐ ☐ ☐ ☐ Closet: Small & Walk-in



Bedroom (Continued)

29. ☐ ☒ ☐ ☐ ☐ Ceiling: Paint Cracks present, Loose or peeling paint



30. ☐ ☒ ☐ ☐ ☐ Walls: Paint Cracks present
 31. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
 32. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
 33. ☐ ☒ ☐ ☐ ☐ Windows: Wood double hung Broken glass



34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
 35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
 36. ☐ ☒ ☐ ☐ ☐ Smoke Detector: No smoke detector located in room. No smoke alarm in bedroom.

1st floor southwest Bedroom

37. ☒ ☐ ☐ ☐ ☐ Closet: Small & Walk-in



38. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
 39. ☒ ☐ ☐ ☐ ☐ Walls: Paint
 40. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

Bedroom (Continued)

41. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
42. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung
43. ☐ ☐ ☐ ☐ ☒ Electrical: Lights only
44. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
45. ☐ ☒ ☐ ☐ ☐ Smoke Detector: No smoke detector located in room. No smoke alarm in bedroom.

Living Space

A D NP NI M

Living Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: Small
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Wallpaper



4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
5. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung, Non-opening
7. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC outlets and lighting circuits Open or missing ground
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☐ ☐ ☒ ☐ ☐ Smoke Detector:

Dining Room Living Space

Living Space (Continued)

10. ☐ ☐ ☐ ☐ ☒ Ceiling: Paint Evidence of past or present water staining



11. ☒ ☐ ☐ ☐ ☐ Walls: Wallpaper



12. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
 13. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
 14. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung, Non-opening
 15. ☐ ☒ ☐ ☐ ☐ Electrical: 110 VAC Open or missing ground
 16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
 17. ☐ ☐ ☒ ☐ ☐ Smoke Detector:

Laundry Room/Area

A D NP NI M

Basement Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
 2. ☒ ☐ ☐ ☐ ☐ Walls: Brick
 3. ☒ ☐ ☐ ☐ ☐ Floor: Poured
 4. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
 5. ☐ ☐ ☒ ☐ ☐ Smoke Detector:

Laundry Room/Area (Continued)

6. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Rotary



7. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-120 VAC

8. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal



9. ☒ ☐ ☐ ☐ ☐ Dryer Gas Line: Steel

10. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

11. ☒ ☐ ☐ ☐ ☐ Floor Drain: Surface drain

Final Comments

The electrical in the house has a number of problems. The breakers are oversized for the size, there is no main breaker, the entrance cable is not enclosed in conduit and there are several wire splices in the house that are just taped and not wire nutted. It is my recommendation to get a licensed electrician to evaluate the electrical. There are no grounded circuits in the house.

In the attic the north end at some time has had a fire. There is charred wood.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Porch: Wood Rotting wood. Foundation has been damaged.



Defective Summary (Continued)

Exterior Surface and Components

2. Hose Bibs: Rotary Hose isn't freeze proof



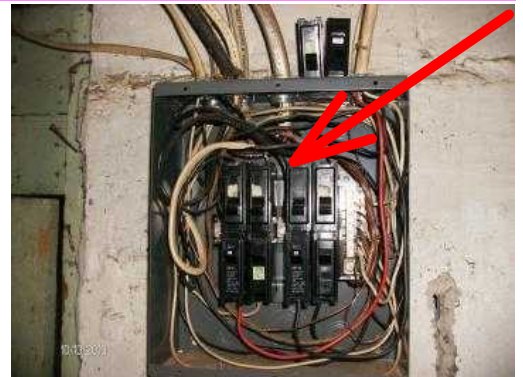
Roof

3. Electrical Mast: Mast fastened to the house A qualified contractor is recommended to evaluate. The electrical entrance cable runs down the side of the house is not enclosed in conduit.



Electrical

4. Basement Electric Panel Main Breaker Size: No single main breaker exists No main breaker. Recommend that your get an electrician to evaluate the electrical in the whole house.



5. Basement Electric Panel Breakers: Copper Breakers are oversized for the size of the wire.

Defective Summary (Continued)

Crawl Space

6. South Crawl Space Electrical: 110 VAC Cover plates missing.



Heating System

7. Basement Heating System Distribution: Metal duct Duct has pulled apart.



Plumbing

8. Basement Water Heater TPRV and Drain Tube: Brass Missing drain tube



Defective Summary (Continued)

Bathroom

9. 2nd floor main Bathroom Sink/Basin: Porcelain Sink is chipped and rusted.



10. Master Bathroom Ceiling: Paint Loose or peeling paint



11. Master Bathroom Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit, Open or missing ground

Kitchen

12. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit, Open or missing ground

Bedroom

13. 2nd floor north Bedroom Smoke Detector: No smoke detector located in room. No smoke alarm in bedroom.
14. 2nd floor east Bedroom Windows: Wood double hung Broken glass and not glazed.



Defective Summary (Continued)

15. 2nd floor east Bedroom Electrical: 110 VAC outlets and lighting circuits **Cover plates broken.**



16. 2nd floor east Bedroom Smoke Detector: No smoke detector located in room. **No smoke alarm in bedroom.**

17. 2nd Floor south Bedroom Windows: Wood double hung **Broken glass**



18. 2nd Floor south Bedroom Smoke Detector: No smoke detector located in room. **No smoke alarm in bedroom.**

19. 1st floor southeast Bedroom Ceiling: Paint **Cracks present, Loose or peeling paint**



20. 1st floor southeast Bedroom Walls: Paint **Cracks present**

21. 1st floor southeast Bedroom Windows: Wood double hung **Broken glass**

Bedroom (Continued)

Windows: (continued)



- 22. 1st floor southeast Bedroom Smoke Detector: No smoke detector located in room. No smoke alarm in bedroom.
- 23. 1st floor southwest Bedroom Smoke Detector: No smoke detector located in room. No smoke alarm in bedroom.

Living Space

- 24. Dining Room Living Space Electrical: 110 VAC Open or missing ground

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete Trip hazard



Exterior Surface and Components

2. All sides. Exterior Surface Type: Wood, lap siding Paint peeling



3. Windows: Wood double hung Paint peeling.



Marginal Summary (Continued)

Roof

4. Main Roof Surface Material: Asphalt shingle Loose or damaged shingles



5. Plumbing Vents: Cast Iron Vents do not extend above roof enough.



Garage/Carport

6. Detached Garage Exterior Surface: Wood, drop siding Paint peeling



Marginal Summary (Continued)

Structure

7. Foundation: Block Stair step cracks



8. Stairs/Handrails: Wood stairs with metal handrails Hand rail isn't adequate.



Basement

9. Main,only partial Basement Floor: Poured Hole in floor.



10. Main,only partial Basement Electrical: 110 VAC outlets and lighting circuits A licensed electrician is recommended to evaluate and estimate repairs

11. Main,only partial Basement Basement Stairs/Railings: Wood stairs with metal handrails Narrow and low head room.

Marginal Summary (Continued)

Bedroom

12. 2nd floor north Bedroom Doors: Solid wood Door will not close.



13. 1st floor southwest Bedroom Electrical: Lights only

Living Space

14. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits Open or missing ground
15. Dining Room Living Space Ceiling: Paint Evidence of past or present water staining

