

# Home Inspection Report



720 Third Road, Grand Island, NE 68801

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**Inspection Date:**

Friday March 27, 2026

**Prepared For:**

Tenacious Realty

**Prepared By:**

Know Your Home Inspections and Services LLC

7570 West 70th Street

Kearney, NE 68845

308-440-4157

kyhinspections@gmail.com

**Report Number:**

KYH26C27B

**Inspector:**

Walt Fick

# Report Overview

## Scope of Inspection

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. 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

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South

## State of Occupancy

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Vacant, partially furnished

## Weather Conditions

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Sunny, 51 degrees Fahrenheit

## Recent Rain

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No

## Ground Cover

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Dry

## Approximate Age

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47 (original house area at South central significantly older (i.e. 80+))

## Apparent Condition Definitions

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**SATISFACTORY** - Indicates that the item is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates that the item will probably require repair or replacement anytime within five years.

**POOR** - Indicated that the item will need repair or replacement now or in the very near future.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

# Report Summary

## Major Concerns

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### Potential Safety Hazards

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Downspouts discharging onto the South and North sidewalks, driveway, and West patio thus a potential ice/slip safety concern; recommend repair for improved safety.

Smoke detector not installed in the basement, thus a potential safety hazard; recommend installing per Nebraska state law.

Carbon monoxide detector not found in the basement, thus a potential safety hazard; recommend installing per Nebraska law (Carbon Monoxide Safety Act).

### Items Not Operating

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Debris restricting drainage of roof valleys; recommend cleaning .

### Deferred Cost Items

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Exterior North central walkway cracked and settled and pitched toward the house; recommend repair or replacement of damaged section(s).

Numerous downspouts not discharging water a minimum of 5-6 feet away from the foundation/slab; recommend repair to prevent water penetration and foundation/slab/property damage.

### Improvement Items

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### Items To Monitor

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### Items Not Evaluated/Not Accessible

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# Grounds

## Service Walks

None  Not Visible

**Material**  Concrete  Flagstone  Gravel  Brick  Concrete Pavers  Wood  Composite Other: .

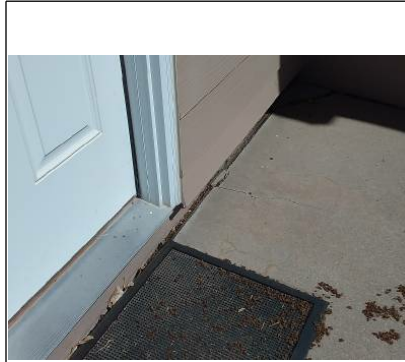
**Condition**  Satisfactory  Marginal  Poor  Typical Cracks  Settling Cracks  Pitched Incorrectly  
 Safety Hazard

**Comments** Exterior North central w alkway cracked and settled and pitched toward the house; recommend repair or replacement of damaged section(s).  
Gaps between walkway and house; recommend sealing to prevent water penetration.  
Other walkways cracked and settled, but usable; recommend filling crack(s) and sealing and repair or replacement of damaged section(s) as needed.

## Photos



North central



South



North central

## Driveway/Parking

None  Not Visible

**Material**  Concrete  Asphalt  Gravel/Dirt  Brick  Concrete Pavers Other: .

**Condition**  Satisfactory  Marginal  Poor  Typical Cracks  Settling Cracks  Pitched Incorrectly  
 Safety Hazard

**Comments** Driveway cracked and settled and breaking up in some areas, but usable; recommend filling crack(s) and sealing and repair or replacement of damaged sections as needed.

## Photos



Southwest

## Stoops/Steps

None  Not Visible

# Grounds

## Stoops/Steps cont.

- Material**  Concrete  Flagstone  Wood  Composite  Brick  Concrete Block Other: .
- Condition**  Satisfactory  Marginal  Poor  Typical Cracks  Settled  Peeling Paint/Stain  
 Rotted/Damaged  Pitched Incorrectly  Uneven Risers  Handrail Recommended  
 Railing(s) Recommended  Balusters Recommended  Potential Safety Concern  Safety Hazard
- Comments** South step tread cracked and damaged, but usable; recommend repair as desired and filling crack(s) and sealing to prevent water penetration.

## Photos



South

## Porch

- None
- Support**  Not Visible  Brick  Wood  Concrete Block  Poured Concrete Other: .  Crack(s)  
 Damaged/Rotted  Movement
- Floor**  Not Visible  No Apparent Defects  Typical Cracks  Settling Cracks  Peeling Paint  
 Damaged/Rotted  Pitched Towards Home
- Condition**  Satisfactory  Marginal  Poor  Railing(s) Recommended  Balusters Recommended  
 Potential Safety Concern
- Comments** Underside of porch not visible, no representation is made.  
 Porch support wall not visible due to steps, or brick, or planter not inspected; comments reflect visible areas only.

## Photos



South

# Grounds

## Deck/Balcony

None  Not Visible

### Material

Wood  Metal  Composite

### Condition

Satisfactory  Marginal  Poor  Peeling Paint/Stain  Rotted/Damaged  
 Wood in contact with soil  Railing Loose  Railing(s) Recommended  Balusters Recommended  
 Improper Attachment to House  Potential Safety Concern  Safety Hazard

### Finish

Not Applicable  Treated  Painted/Stained Other: .

### Comments

## Patio

None  Not Visible

### Material

Concrete  Concrete Pavers  Brick  Flagstone  Kool-Deck Other: .

### Condition

Satisfactory  Marginal  Poor  Drainage Provided  Typical Cracks  Settling Cracks  
 Pitched Incorrectly  Safety Hazard

### Comments

Patio cracked and settled, but usable; recommend filling crack(s) and sealing to prevent water penetration.

### Photos



West

## Porch/Deck/Patio Covers

None

### Condition

Not Visible  Satisfactory  Marginal  Poor  Peeling Paint/Stain  Posts/Supports Damaged  
 Earth to wood contact  Moisture/Insect Damage  Improper Attachment to House  
 Potential Safety Concern  Safety Hazard

### Comments

## Fence/Wall

None  Not evaluated

### Type

Brick  Block  Wood  Metal  Chain Link  Vinyl  Composite  Wire

### Condition

Satisfactory  Marginal  Poor  Typical cracks  Loose Blocks/Caps  Peeling Paint/Stain  
 Rusted  Holes  Damaged/Rotted Wood

### Gate

N/A  Satisfactory  Marginal  Poor  Planks missing/damaged Operable:  Yes  No

### Comments

## Landscaping

N/A

### Negative Grade

Satisfactory  Poor  None  East  West  North  South

# Grounds

## Landscaping cont.

**Negative Grade cont.**  Recommend additional backfill

**Window Well Cover(s)**  N/A  Satisfactory  Marginal  Some Not Present  Damaged  None

**Other**  N/A  Wood in contact with/improper clearance to soil  Trim back trees/shrubberies

**Comments**

## Retaining Wall

None

**Material**  Brick  Poured Concrete  Concrete block  Railroad ties  Timbers Other: .

**Condition**  Satisfactory  Marginal  Poor  Drainage holes recommended  Leaning/cracked/bowed  
 Potential Safety Hazard

**Comments**

## Hose Faucets

N/A

**Condition**  N/A  Satisfactory  Marginal  Poor  Leaking  Broken/Missing Knob  
 No anti-siphon valve

**Operable**  Not On  Not Tested  Yes  No

**Comments**

## Other Structure(s)

None

**Type**  Yard Shed  Cellar Other: .

**Comments**

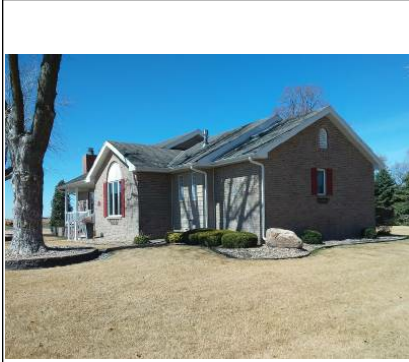
# Roof

## General

**Visibility**  None  All  Partial Limited By: .

**Inspected From**  Ground  With Binoculars  Ladder at Eaves  Roof  Interior

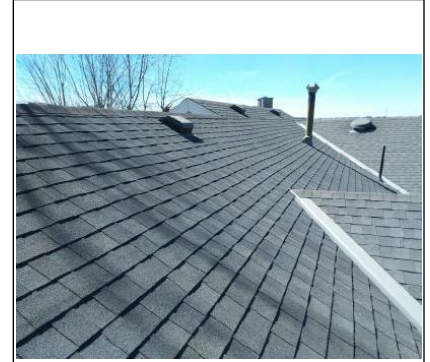
## Photos



View from Southeast



View from Northwest



View from Northeast

## Style of Roof

**Type**  Gable  Hip  Mansard  Shed  Flat Other: .

**Pitch**  Flat  Low  Medium  Steep

**Roof #1** Type:Composite shingle  
Layers:1 Layer  
Age:1-5+  
Location:All

**Roof #2**  None  
Type:  
Layers:  
Age:  
Location:

## Comments

## Ventilation System

None  N/A

**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other: .

## Comments

## Flashing

**Material**  Not Visible  Galvanized/Aluminum  Asphalt  Copper  Foam  Rubber  Plastic  Lead  
Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Separated from chimney/roof  
 Missing Other: .

**Comments** Some flashing not visible due to lack of gap between siding and roof.  
Some flashing not visible due to caulking between siding and roof ; caulked areas will require routine maintenance.

## Photos

# Roof



West



Southeast



Southwest chimney

## Valleys

N/A

### Material

Not Visible  Galvanized/Aluminum  Composite shingle  Lead  Copper Other: .

### Condition

Not Visible  Satisfactory  Marginal  Poor  Rusted  Holes

### Comments

Debris restricting drainage of roof valleys; recommend cleaning .

### Photos



North central

## Condition of Roof Coverings

### Roof #1

Not Visible  Satisfactory  Marginal  Poor  Granules missing  Exposed felt  Cracking  
 Curling  Ponding  Burn Spots  Broken/Loose Tiles/Shingles  Nail popping  Alligating  
 Blistering  Missing Tabs/Shingles/Tiles  Moss buildup  Cupping  
 Incomplete/Improper Nailing  Spotting  Evidence of Leakage

### Roof #2

N/A  Not Visible  Satisfactory  Marginal  Poor  Granules missing  Exposed felt  
 Cracking  Curling  Ponding  Burn Spots  Broken/Loose Tiles/Shingles  Nail popping  
 Alligating  Blistering  Missing Tabs/Shingles/Tiles  Moss buildup  Cupping  
 Incomplete/Improper Nailing  Spotting  Evidence of Leakage

### Comments

## Skylights

N/A  Not Visible

### Condition

Satisfactory  Marginal  Poor  Cracked/Broken

### Comments

### Photos

# Roof



## Plumbing Vents

Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor  Too Short  Damaged Grommet(s)

**Comments**

**Photos**



# Exterior

## Chimney(s) (1)

None

**Location(s)** Middle of Roof North and Southeast Roof

**Viewed From**  Ground (Inspection Limited)  Ground  With Binoculars  Ladder at Eaves  Roof  Interior

**Rain Cap/Spark Arrestor**  Not Visible  Yes  No

**Chase Material**  Not Visible  Brick  Stone  Metal  Blocks  Framed  Concrete

**Chase Observations**  No apparent defects  Holes in metal  Cracked chimney cap  Loose mortar joints  
 Flaking  Loose brick  Rust  Cracks  Water Discharge Restricted  
 Allowing Water Penetration  Incorrect Discharge Location

**Flue Material**  Not Visible  Tile  Metal  Unlined

**Flue Observations**  Not evaluated  No apparent defects  Scaling  Creosote  Cracks  
 Have flue(s) cleaned and re-evaluated

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard

**Comments**

**Photos**



Middle of Roof North



Southeast roof

## Chimney(s) (2)

None

**Location(s)** Southwest roof

**Viewed From**  Ground (Inspection Limited)  Ground  With Binoculars  Ladder at Eaves  Roof  Interior

**Rain Cap/Spark Arrestor**  Not Visible  Yes  No

**Chase Material**  Not Visible  Brick  Stone  Metal  Blocks  Framed  Concrete

**Chase Observations**  No apparent defects  Holes in metal  Cracked chimney cap  Loose mortar joints  
 Flaking  Loose brick  Rust  Cracks  Water Discharge Restricted  
 Allowing Water Penetration  Incorrect Discharge Location

**Flue Material**  Not Visible  Tile  Metal  Unlined

**Flue Observations**  Not evaluated  No apparent defects  Scaling  Creosote  Cracks  
 Have flue(s) cleaned and re-evaluated

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard

**Comments**

**Photos**

# Exterior



## Gutters/Downspouts

None

**Material**  Galvanized/Aluminum  Vinyl/Plastic  Copper Other: .

**Leaking**  No apparent leaks  Corners  Joints  Hole in main run  Between Gutters and Fascia

**Attachment**  Satisfactory  Loose  Missing spikes  Improperly sloped

**Extension(s) Needed**  N/A  North  South  East  West

**Condition**  Satisfactory  Marginal  Poor  Rusting  Crushed  Downspouts Needed  
 Need to be Cleaned  Potential Safety Concern

**Comments** Note gutter guards installed.

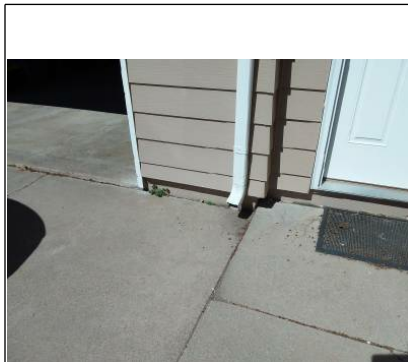
Downspouts discharging onto the South and North sidewalks, driveway, and West patio thus a potential ice/slip safety concern; recommend repair for improved safety.

Numerous downspouts not discharging water a minimum of 5-6 feet away from the foundation/slab; recommend repair to prevent water penetration and foundation/slab/property damage.

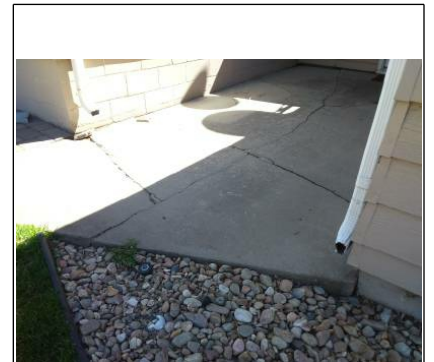
## Photos



West

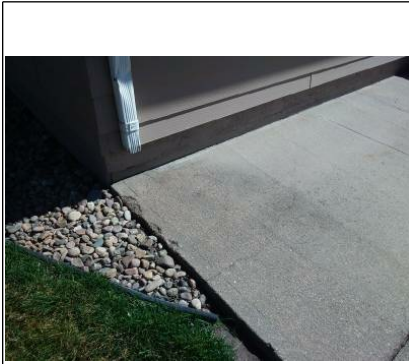


Garage South



North central

# Exterior



Garage West wall North



West wall South



East wall South

## Fascia

 None

**Material**
 Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco Other: .

**Condition**
 Satisfactory  Marginal  Poor  Peeling Paint  Damaged/Rotted Wood  Loose/Missing

**Comments**

## Soffit

 None

**Material**
 Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco Other: .

**Condition**
 Satisfactory  Marginal  Poor  Peeling Paint  Damaged/Rotted Wood  Loose/Missing

**Comments**

## Siding

**Material**
 Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal  Vinyl Other: .

**Condition**
 Satisfactory  Marginal  Poor  Typical Cracks  Peeling Paint/Stain  
 Holes/Damaged/Rotted Wood  Loose/Missing

**Comments**

Steel lintels above door and window openings rusted; recommend painting to prevent brick damage.

**Photos**


East

## Trim

**Material**
 Wood  Fiberboard  Fiber-cement  Aluminum/Steel  Vinyl  Stucco  Rubber  
 Composite Other: .

# Exterior

## Trim cont.

**Condition**  Satisfactory  Marginal  Poor  Peeling Paint  Raw Exposed Wood  
 Holes/Damaged/Rotted Wood  Loose  Missing

**Comments** Peeling paint at the North door; recommend normal painting maintenance for wood trim.

## Photos



North door

## Flashing

None

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Rubber Other: .

**Condition**  Satisfactory  Marginal  Poor

## Comments

## Caulking

None

**Condition**  Satisfactory  Marginal  Poor

## Comments

## Windows/Screens

**Material**  Not Visible  Wood  Metal  Vinyl  Aluminum/Vinyl clad  Glass Block

**Condition**  Not Evaluated  Satisfactory  Marginal  Poor  Peeling Paint  Corroded  
 Damaged/Rotted Wood  Cracked Glass  Broken/Missing Glass  Failed/Fogged Insulated Glass

**Screens**  Not Installed  Satisfactory  Holes  Torn  Loose  Bent

## Comments

## Storm Windows / Summer Screens

None  Not installed

**Material**  Wood  Clad comb.  Wood/Metal comb.  Metal

**Putty**  N/A  Satisfactory  Cracked/Missing

**Condition**  Satisfactory  Marginal  Poor  Peeling Paint  Cracked Glass  Broken/cracked  
 Wood Rot

## Comments

## Foundation/Slab-On-Grade

**Wall Material**  N/A  Not Visible  Concrete Block  Poured Concrete  Brick

Insulated Concrete Form (ICF)  Post-Tensioned Concrete Other: .

# Exterior

## Foundation/Slab-On-Grade cont.

**Condition**  N/A  Not Evaluated  Satisfactory  Marginal  Poor  Crack(s)  Movement  Monitor

**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor

**Comments** Foundation (stem) wall not visible, where covered by porch, steps/stoop, or brick, and not evaluated; comments reflect visible areas only.  
Slab (West central) not visible due to flooring materials (carpet, hardwood, tile, etc.) and not evaluated.

## Electrical Service

**Service Entry Location**  Underground  Overhead

**Service Entry Condition**  Satisfactory  Marginal  Poor  Weather Head/Mast Needs Repair  
 Overhead Wires Too Low  Safety Hazard

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

**Comments**

## Building Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor

**Comments** Building structure not visible due to siding. Condition statement based on visible external items.

## Exterior Doors

**Main Entrance**  N/A Weatherstripping Condition:  Satisfactory  Marginal  Poor  Missing  Replace  
Door Condition:  Satisfactory  Marginal  Poor

**Patio**  N/A Weatherstripping Condition:  Satisfactory  Marginal  Poor  Missing  Replace  
Door Condition:  Satisfactory  Marginal  Poor

**Rear door-North Wall East**  N/A Weatherstripping Condition:  Satisfactory  Marginal  Poor  Missing  
 Replace Door Condition:  Satisfactory  Marginal  Poor

**Rear door-North Wall West**  N/A Weatherstripping Condition:  Satisfactory  Marginal  Poor  Missing  
 Replace Door Condition:  Satisfactory  Marginal  Poor

**Other door**  N/A Weatherstripping Condition:  Satisfactory  Marginal  Poor  Missing  Replace  
Door Condition:  Satisfactory  Marginal  Poor

**Comments** Tempered/safety glass presence confirmed in appropriate door(s).

## Exterior Section of Air Conditioner or Heat Pump (1)

**Unit Details**  N/A  
Location:North wall West unit  
Brand:Armstrong Air/Allied Air Enterprises  
Model #: 4SCU16LE118P-53A  
Serial #: 1624D17055  
Approximate Age: 1

**Energy source**  Electric  Gas Other: .

**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): 20 Fuses/Breakers installed (amps):  
 Switch Style  Plug Style  Improperly sized fuses/breakers

# Exterior

## Exterior Section of Air Conditioner or Heat Pump (1) cont.

Level  Yes  No

Condenser Fins  Satisfactory  Need cleaning  Damaged

Condensing Line Insulation  N/A  Yes  No  Damaged/Missing

Proper Clearance (air flow)  Yes  No

Other Defects  N/A  Damaged base/pad  Cabinet/Housing Rusted  Damaged Refrigerant Line  
 Disconnect Box Interior Cover Not Present Other: .

Condition  N/A  Not Operated Due to Exterior Temperature  Satisfactory  Marginal  Poor

Comments

Photos



## Exterior Section of Air Conditioner or Heat Pump (2)

Unit Details  N/A

Location:North wall East unit

Brand:Lennox

Model #: HS29-024-1P

Serial #: 5898F16218

Approximate Age: 27

Energy source  Electric  Gas Other: .

Unit type  Air cooled  Water cooled  Geothermal  Heat pump

Outside Disconnect  Yes  No Maximum fuse/breaker rating (amps): 20 Fuses/Breakers installed (amps):  
 Switch Style  Plug Style  Improperly sized fuses/breakers

Level  Yes  No

Condenser Fins  Satisfactory  Need cleaning  Damaged

Condensing Line Insulation  N/A  Yes  No  Damaged/Missing

Proper Clearance (air flow)  Yes  No

Other Defects  N/A  Damaged base/pad  Cabinet/Housing Rusted  Damaged Refrigerant Line  
 Disconnect Box Interior Cover Not Present Other: .

Condition  N/A  Not Operated Due to Exterior Temperature  Satisfactory  Marginal  Poor

Comments Based on age, the exterior condensing unit will probably need to be replaced within the next 5 years.

# Garage (Attached)

## Type

 None

## Type

 Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport

## Comments

Inspection limited by storage items; comments reflect visible areas only.

## Photos



## Electrical Service

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

**Comments** Covers not present on East wall junction boxes; recommend installing for improved safety. As a safety improvement opportunity, recommend installation of GFCI style receptacle(s) or circuit breaker(s) to meet current recommendations.

## Photos



East wall

## Exterior Service Door(s)

 None  Not Accessible

## Condition

 Satisfactory  Marginal  Poor  Damaged/Rusted

## Comments

## Vehicle Door(s)

 N/A

# Garage (Attached)

## Vehicle Door(s) cont.

**Material**  Wood  Fiberglass  Masonite  Metal

**Condition**  Satisfactory  Marginal  Poor  Weatherstripping Missing/damaged  Peeling Paint  
 Door Damaged  Hardware Loose/missing  Safety Cable Not Present

**Recommend Priming/Painting Inside & Edges**  Yes  No

**Comments** Garage vehicle door damaged/bent, but operable; recommend repair or replacement as desired.

**Photos**



## Automatic Opener

None  N/A

**Operation**  Operable  Inoperable

**Comments**

## Safety Reverse

None  N/A

**Operation**  Operable  Not Operable  Electric eyes and pressure reverse tested  Safety Hazard

**Comments**

## Floor

**Material**  Concrete  Gravel  Asphalt  Dirt Other: \_\_\_\_\_

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Typical Crack(s)  Large Settling Crack(s)  
 Recommend Evaluation  Trip/Safety Concern

**Source of Ignition within 18" of the floor**  N/A  Yes  No

**Comments** Floor areas not visible due to storage items not evaluated; comments reflect visible areas only.

## Sill Plates

None  Not Visible  Partially Visible

**Type**  Floor level  Elevated

**Condition**  Satisfactory  Marginal  Poor  Rotted/Damaged

**Comments** Sill plates not visible due to wall finishes or storage items not evaluated; comments reflect visible areas only.

## Fire Separation Walls & Ceiling

N/A  Present  Not Present

**Condition**  N/A  Satisfactory  Holes walls/ceiling  Safety Hazard

**Fire Door**  N/A  Satisfactory  Not verifiable  Needs repair  Not a fire door

# Garage (Attached)

## Fire Separation Walls & Ceiling cont.

**Self Closure**  N/A  None  Satisfactory  Inoperative

**Moisture Stains Present**  No  Yes

**Typical Cracks**  No  Yes  N/A

**Comments** The following item(s) are typical for when the house was built, the suggestion(s) reflect improvement(s) to current fire safety recommendations: install self-closing mechanism on door from garage into house. Moisture stains on ceiling and walls; no excess moisture detected during the inspection.

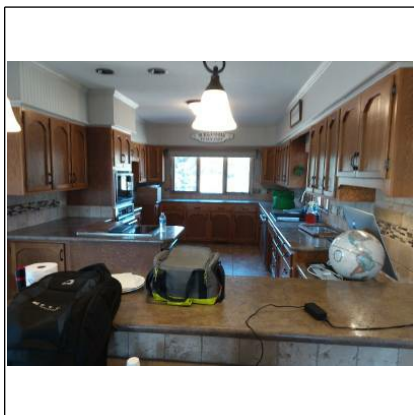
# Kitchen

## Countertops

**Condition**  N/A  Satisfactory  Marginal  Poor  Loose  Damaged

**Comments**

**Photos**



## Cabinets

**Condition**  N/A  Satisfactory  Marginal  Poor  Hinges Loose  Damaged  Moisture Stains

**Comments**

## Plumbing

N/A

**Faucet Leaks**  N/A  No  Yes

**Pipes leak/corroded**  N/A  No  Yes

**Sink**  N/A  Satisfactory  Corroded  Chipped  Cracked

**Functional flow**  N/A  Satisfactory  Marginal  Poor

**Functional drainage**  N/A  Satisfactory  Marginal  Poor

**Comments**

## Walls & Ceiling

**Walls and Ceiling Condition**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  
 Damage  Moisture stains

**Door(s) Condition**  None  Satisfactory  Marginal  Poor

**Window(s) Condition**  None  N/A  Satisfactory  Marginal  Poor

**Comments**

## Heating/Cooling Source

Yes  No

**Comments**

## Floor

**Condition**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes

**Comments**

## Appliances

**Disposal**  N/A  Not tested Operable:  Yes  No

**Oven**  N/A  Not tested Operable:  Yes  No

# Kitchen

## Appliances cont.

- Range**  N/A  Not tested Operable:  Yes  No  
**Refrigerator**  N/A  Not tested Operable:  Yes  No  
**Microwave**  N/A  Not tested Operable:  Yes  No  
**Exhaust fan**  N/A  Not tested Operable:  Yes  No  
**Dishwasher**  N/A  Not tested Operable:  Yes  No  
**Dishwasher Anti-siphon Method**  N/A  Not Visible  Looped  Airgap  None  
**Trash Compactor**  N/A  Not tested Operable:  Yes  No  
**Other** None Operable:  Yes  No  
**Ceiling Fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replacement  
**Switch(es)**  N/A  No  Yes Operable:  Yes  No  
**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No  
**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes  
**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

**Comments** Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.  
 Cover not present on West central wall outlet box; recommend installing for improved safety.

## Photos



West central wall

# Laundry

## Laundry

**Location** First floor West Central

**Laundry sink**  N/A Faucet Leaks:  Yes  No

**Pipes leak**  N/A  Not Visible  No  Yes

**Cross connections**  No  Yes  Potential Safety Hazard

**Heat Source Present**  Yes  No

**Room Vented**  Yes  No

**Dryer Vented**  N/A  Wall  Ceiling  Floor  Disconnected  Not Vented  
 Plastic Dryer Vent Not Recommended  Not Vented to Exterior  Safety Hazard

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

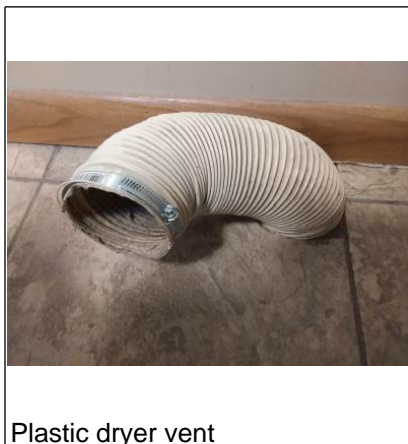
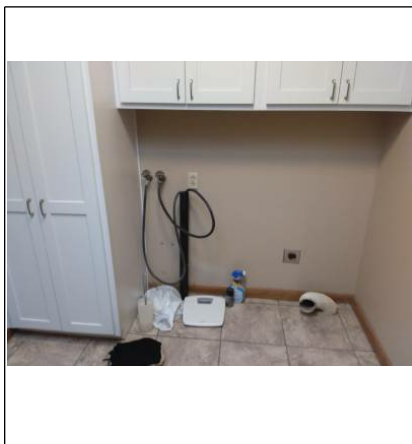
**Appliances**  None  Washer  Dryer  Water Heater  Furnace/Boiler

**Washer hook-up lines/valves**  N/A  Not Visible  Satisfactory  Marginal  Corroded  Leaking

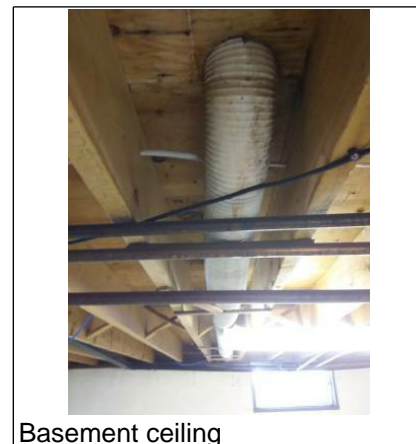
**Gas shut-off valve**  N/A  Not Visible  No  Yes  Cap Needed  Safety Hazard

**Comments** Plastic dryer vent present; recommend replacing with an approved material for improved fire safety. As a safety improvement opportunity, recommend installation of GFCI style receptacle(s) or circuit breaker(s) for all locations within 6 feet of water to meet current recommendations.

## Photos



Plastic dryer vent



Basement ceiling

# Bathroom(s)

## Bath 1

**Location** First floor East hallway bath

**Toilet(s)**  N/A Operable:  Yes  No Bowl Loose:  Yes  No  Cracked Bowl  Toilet Leaks

**Sink(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tub(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Shower(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Tub/Shower Material(s)**  N/A  Ceramic/Plastic  Fiberglass  Metal  Fiberboard  Other

**Tub/Shower Area Condition**  N/A  Satisfactory  Marginal  Poor  Rotted Floors

**Tub/Shower Caulking**  N/A Caulk/Grouting Needed:  Yes  No

Where:

**Whirlpool**  N/A  Not tested Operable:  Yes  No GFCI:  Yes  No  No access door

**Water Flow**  N/A  Satisfactory  Marginal  Poor

**Drainage**  N/A  Satisfactory  Marginal  Poor

**Exhaust Fan(s)**  No  Yes Operable:  Yes  No  Noisy

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains present**  No  Yes  Walls  Ceilings  Cabinetry  Floor

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

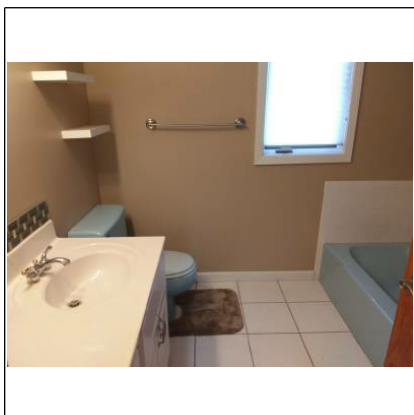
**Heat Source Present**  Yes  No

**Door(s)**  None  N/A  Satisfactory  Marginal  Poor

**Window(s)**  None  N/A  Satisfactory  Marginal  Poor

**Comments**

**Photos**



## Bath 2

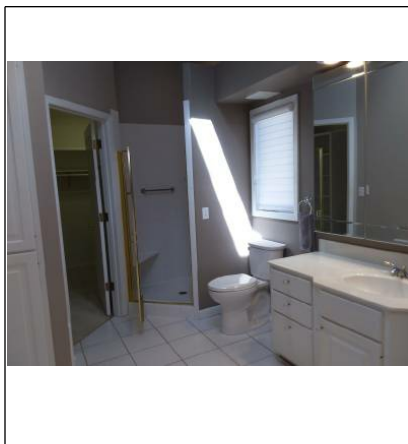
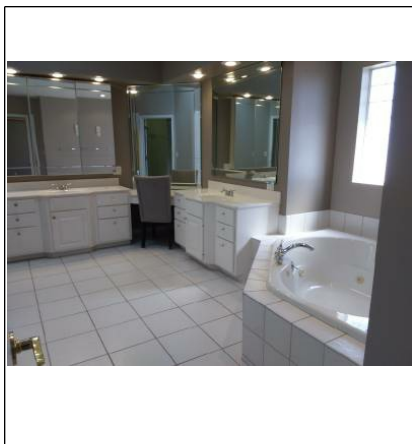
**Location** First floor Master bath

# Bathroom(s)

## Bath 2 cont.

- Toilet(s)**  N/A Operable:  Yes  No Bowl Loose:  Yes  No  Cracked Bowl  Toilet Leaks
- Sink(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No
- Tub(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Shower(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Tub/Shower Material(s)**  N/A  Ceramic/Plastic  Fiberglass  Metal  Fiberboard  Other
- Tub/Shower Area Condition**  N/A  Satisfactory  Marginal  Poor  Rotted Floors
- Tub/Shower Caulking**  N/A Caulk/Grouting Needed:  Yes  No  
Where:
- Whirlpool**  N/A  Not tested Operable:  Yes  No GFCI:  Yes  No  No access door
- Water Flow**  N/A  Satisfactory  Marginal  Poor
- Drainage**  N/A  Satisfactory  Marginal  Poor
- Exhaust Fan(s)**  No  Yes Operable:  Yes  No  Noisy
- Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage
- Moisture stains present**  No  Yes  Walls  Ceilings  Cabinetry  Floor
- Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard
- Ceiling Fan(s)**  None  Satisfactory  Marginal  Poor  Recommend Repair/Replace
- Switch(es)**  N/A  No  Yes Operable:  Yes  No
- 2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No
- 3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes
- GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No
- Heat Source Present**  Yes  No
- Door(s)**  None  N/A  Satisfactory  Marginal  Poor
- Window(s)**  None  N/A  Satisfactory  Marginal  Poor
- Comments** Moisture stains on the Southeast ceiling; no excess moisture detected during the inspection.

## Photos



Southeast ceiling

## Bath 3

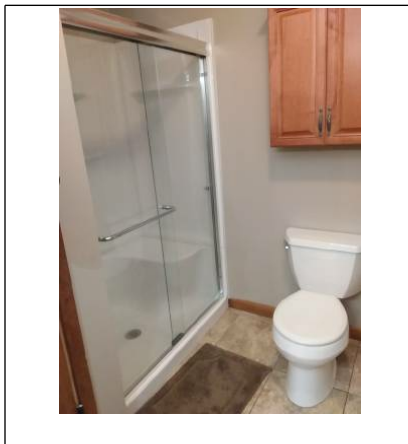
- Location** First floor West hallway bath
- Toilet(s)**  N/A Operable:  Yes  No Bowl Loose:  Yes  No  Cracked Bowl  Toilet Leaks

# Bathroom(s)

## Bath 3 cont.

- Sink(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tub(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Shower(s)**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Tub/Shower Material(s)**  N/A  Ceramic/Plastic  Fiberglass  Metal  Fiberboard  Other  
**Tub/Shower Area Condition**  N/A  Satisfactory  Marginal  Poor  Rotted Floors  
**Tub/Shower Caulking**  N/A Caulk/Grouting Needed:  Yes  No  
 Where: transition from shower to floor  
**Whirlpool**  N/A  Not tested Operable:  Yes  No GFCI:  Yes  No  No access door  
**Water Flow**  N/A  Satisfactory  Marginal  Poor  
**Drainage**  N/A  Satisfactory  Marginal  Poor  
**Exhaust Fan(s)**  No  Yes Operable:  Yes  No  Noisy  
**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage  
**Moisture stains present**  No  Yes  Walls  Ceilings  Cabinetry  Floor  
**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard  
**Ceiling Fan(s)**  None  Satisfactory  Marginal  Poor  Recommend Repair/Replace  
**Switch(es)**  N/A  No  Yes Operable:  Yes  No  
**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No  
**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes  
**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No  
**Heat Source Present**  Yes  No  
**Door(s)**  None  N/A  Satisfactory  Marginal  Poor  
**Window(s)**  None  N/A  Satisfactory  Marginal  Poor  
**Comments** Moisture stains on lower wall by the shower; no excess moisture detected during the inspection.  
 As a safety improvement opportunity, recommend installation of GFCI style receptacle(s) or circuit breaker(s) for all locations within 6 feet of water to meet current recommendations.

## Photos



## Bathroom(s)



Lower wall by shower

# Bedroom(s)

## Bedroom 1

**Location** First floor Southeast

**Type** MASTER BEDROOM

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains**  No  Yes Where:

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

**Heat Source Present**  N/A  Yes  No

**Door(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Window(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  
 Evidence of leaking insulated glass  Damaged/Rotted Wood  Broken/Missing hardware

**Bedroom Egress Restricted**  Not Accessible  No  Yes  Safety Hazard

**Comments**

**Photos**



## Bedroom 2

**Location** First floor Northeast

**Type** BEDROOM

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains**  No  Yes Where:

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

# Bedroom(s)

## Bedroom 2 cont.

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

**Heat Source Present**  N/A  Yes  No

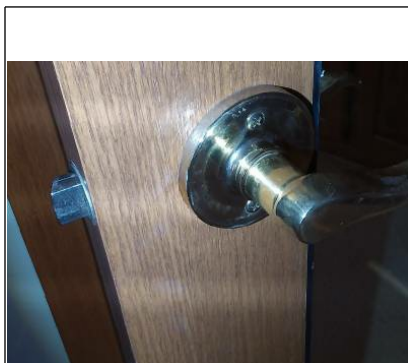
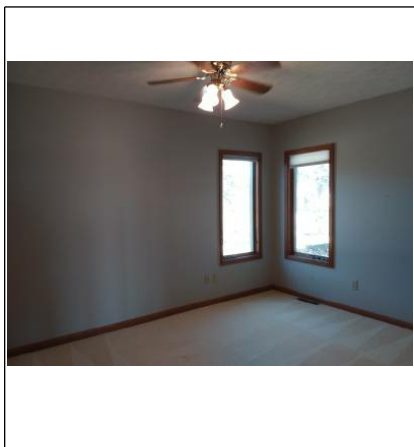
**Door(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Window(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  
 Evidence of leaking insulated glass  Damaged/Rotted Wood  Broken/Missing hardware

**Bedroom Egress Restricted**  Not Accessible  No  Yes  Safety Hazard

**Comments** Entry door knob/latch not lockable; recommend replacement as desired.

### Photos



Entry door

## Bedroom 3

**Location** First floor Northwest

**Type** BEDROOM

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains**  No  Yes Where:

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

**Heat Source Present**  N/A  Yes  No

**Door(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

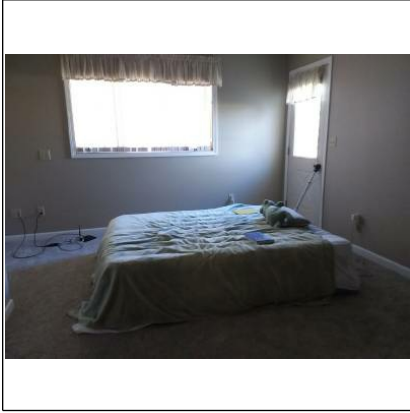
**Window(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  
 Evidence of leaking insulated glass  Damaged/Rotted Wood  Broken/Missing hardware

**Bedroom Egress Restricted**  Not Accessible  No  Yes  Safety Hazard

### Comments

### Photos

## Bedroom(s)



# Other Room(s)

## Room 1

**Location** First floor Southwest

**Type** LIVING ROOM, DINING ROOM, ENTRY, HALLWAY

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains**  N/A  No  Yes Where:

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

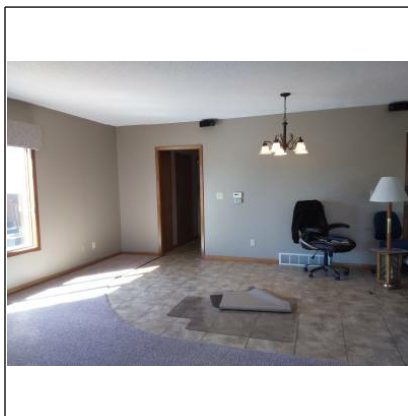
**Heat Source Present**  N/A  Yes  No

**Door(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Window(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware  
 Evidence of leaking insulated glass

### Comments

### Photos



## Room 2

**Location** First floor WestCentral

**Type** LAUNDRY ROOM and HALLWAY

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains**  N/A  No  Yes Where:

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

# Other Room(s)

## Room 2 cont.

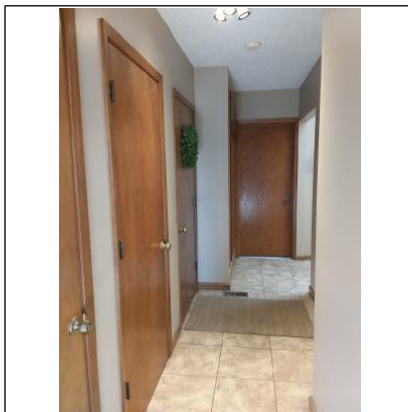
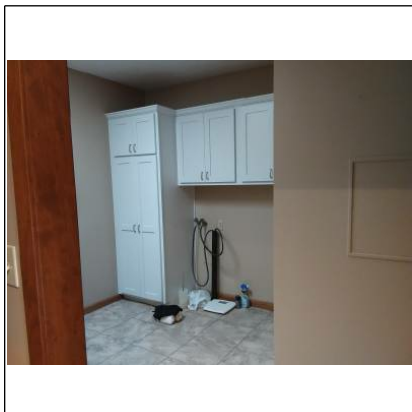
Heat Source Present  N/A  Yes  No

Door(s)  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

Window(s)  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware  
 Evidence of leaking insulated glass

Comments

Photos



## Room 3

Location First floor WestCentral

Type BREEZEWAY

Walls & Ceiling  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

Moisture stains  N/A  No  Yes Where: Northeast ceiling

Floor  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

Ceiling Fan(s)  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

Switch(es)  N/A  No  Yes Operable:  Yes  No

2-prong Outlet(s)/Open Ground  N/A  No  Yes Operable:  Yes  No

3-prong Outlet(s)  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

GFCI Outlet(s)  N/A  No  Yes Operable:  Yes  No

Heat Source Present  N/A  Yes  No

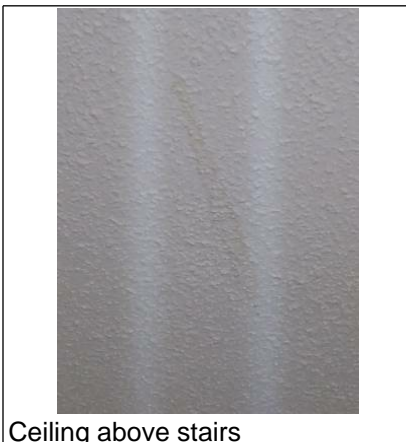
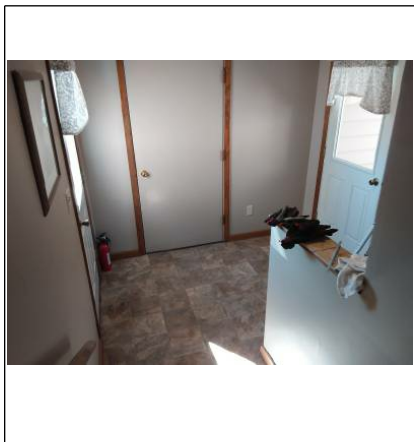
Door(s)  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

Window(s)  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware  
 Evidence of leaking insulated glass

Comments Moisture stains on the Northeast ceiling; no excess moisture detected during the inspection.

Photos

## Other Room(s)



Ceiling above stairs

### Room 4

**Location** Basement Southwest

**Type** OFFICE

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains**  N/A  No  Yes Where: Lower walls and floor

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

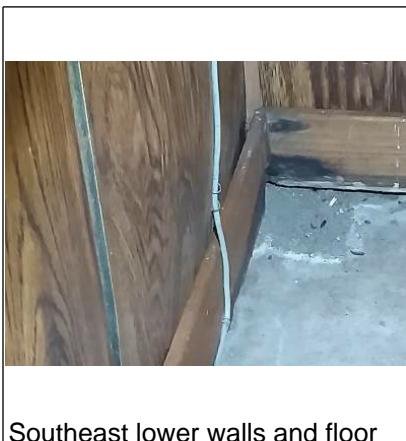
**Heat Source Present**  N/A  Yes  No

**Door(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Window(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware  
 Evidence of leaking insulated glass

**Comments** Moisturestains on lower walls and floor; no excess moisture detected during the inspection.

### Photos



Southeast lower walls and floor



Northwest lower walls and floor

### Room 5

# Other Room(s)

## Room 5 cont.

**Location** BasementNorth

**Type** UNFINISHED

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains**  N/A  No  Yes Where: Southeast lower walls and floor

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

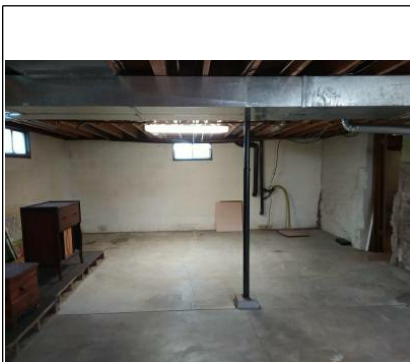
**Heat Source Present**  N/A  Yes  No

**Door(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Window(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware  
 Evidence of leaking insulated glass

**Comments** Ceiling unfinished. Only wall finished is at South wall West.  
Moisture stains on Southeast lower walls and floor; no excess moisture detected during the inspection.  
Cover not present on electrical junction box at Northwest ceiling; recommend installing for improved safety.

## Photos



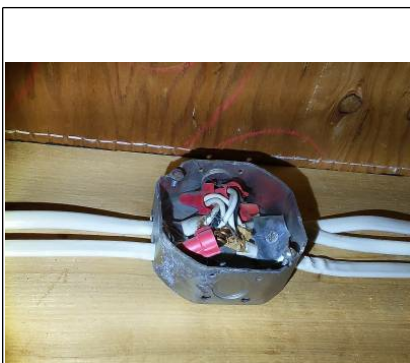
Northeast



Northwest



Southeast lower walls and floor



Northwest ceiling

# Other Room(s)

## Room 6

**Location** Basement South central and Southeast

**Type** STORAGE and MECHANICALROOMs

**Walls & Ceiling**  Unfinished  Satisfactory  Marginal  Poor  Typical Cracks/Nail Pops  Damage

**Moisture stains**  N/A  No  Yes Where: Lower walls and floor

**Floor**  Unfinished  Satisfactory  Marginal  Poor  Squeaks  Slopes  Safety Hazard

**Ceiling Fan(s)**  None  N/A  Satisfactory  Marginal  Poor  Recommend Repair/Replace

**Switch(es)**  N/A  No  Yes Operable:  Yes  No

**2-prong Outlet(s)/Open Ground**  N/A  No  Yes Operable:  Yes  No

**3-prong Outlet(s)**  N/A  No  Yes Operable:  Yes  No Open Ground:  No  Yes Reverse Polarity:  
 N/A  No  Yes

**GFCI Outlet(s)**  N/A  No  Yes Operable:  Yes  No

**Heat Source Present**  N/A  Yes  No

**Door(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Window(s)**  None  N/A  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware  
 Evidence of leaking insulated glass

**Comments** Moisturestains on lower walls and floor; no excess moisture detected during the inspection.  
Cover not present on electrical switch box in South central room Southwest ceiling; recommend installing for improved safety.  
Cover not present on electrical outlet box in South central room East ceiling; recommend installing for improved safety.  
Covernot present on electrical junction box in the South central room Northwest ceiling; recommend installing for improved safety.  
As a safety improvement opportunity, recommend installation of GFCI style receptacle(s) or circuit breaker(s) for all locations within 6 feet of water (water softener and sump pump) to meet current recommendations.  
Entry door to the South central room frame loose and displaced; recommend repair or replacement.  
Entry door to the Southeast room does not have knobs installed; recommend installing as desired.

## Photos



South Central



Southeast



South shelving

## Other Room(s)



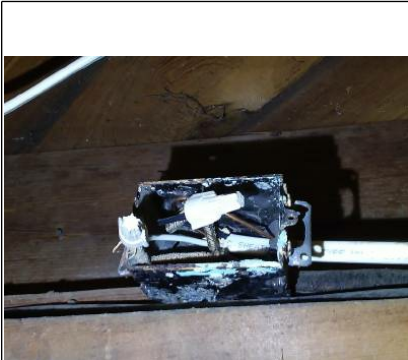
North column



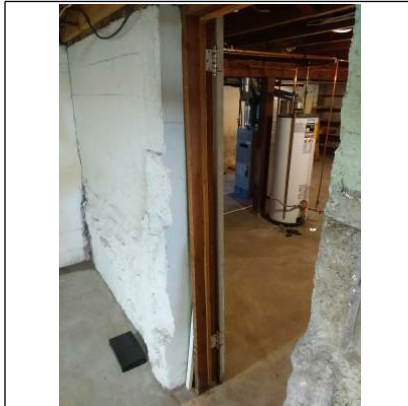
South central room Southwest ceiling



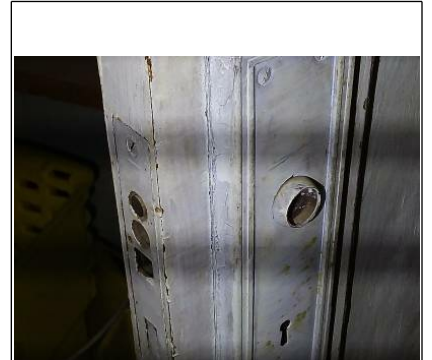
South central room East ceiling



South central room Northwest ceiling



South Central room entry door



Door to Southeast room

# Interior

## Fireplace (1)

None  Not Accessible

**Location(s)** First floor Master Bedroom

**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless

**Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron

**Miscellaneous**  N/A  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**  N/A  Yes  No

**Mantel**  N/A  Secure  Loose

**Physical condition**  Not Evaluated  Satisfactory  Marginal  Poor  
 Recommend having flue cleaned and re-examined

### Comments

### Photos



## Fireplace (2)

None  Not Accessible

**Location(s)** First floor Living room

**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless

**Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron

**Miscellaneous**  N/A  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**  N/A  Yes  No

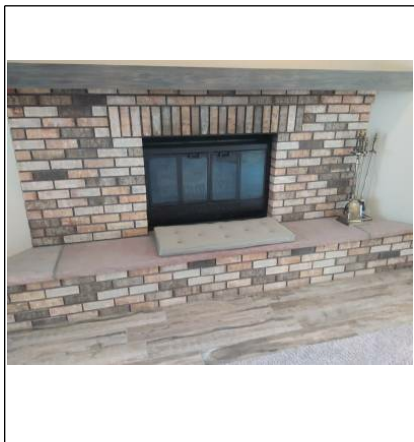
**Mantel**  N/A  Secure  Loose

**Physical condition**  Not Evaluated  Satisfactory  Marginal  Poor  
 Recommend having flue cleaned and re-examined

**Comments** Fireplace not operated during the inspection.

### Photos

# Interior



Hearth

## Stairs/Steps/Balconies

 None

**Condition**  Satisfactory  Marginal  Poor  Loose/Missing

**Handrail/Railing/Balusters**  N/A  Satisfactory  Marginal  Poor  Handrail Recommended  
 Railing Recommended  Balusters Recommended  Safety Hazard

**Risers/Treads**  Satisfactory  Marginal  Poor  Risers/Treads uneven  Trip Hazard

**Headway Over Stairs**  N/A  Satisfactory  Low Clearance

**Comments**

## Smoke/Carbon Monoxide Detectors

**Smoke or Heat Detector(s)**  Not Present  Safety Hazard  Present Operable:  Yes  No  Not tested  
 Recommend additional

**Carbon Monoxide Detector(s)**  Not Required  Not Present  Safety Hazard  Present Operable:  Yes  
 No  Not tested  Recommend additional

**Comments** Smoke detector not installed in the basement, thus a potential safety hazard; recommend installing per Nebraska state law.

Carbon monoxide detector not found in the basement, thus a potential safety hazard; recommend installing per Nebraska law (Carbon Monoxide Safety Act).

## Attic

 N/A

**Access**  No Access  Stairs  Pulldown  Scuttlehole/Hatch  Door Other: .

**Inspected from**  Access panel  In the attic  Other

**Access Location**  Hallway  Hallway Closet  Bedroom  Bedroom Closet  Garage Other: .

**Access limited by** Shallow clearance at some East and South locations

**Flooring**  Complete  Partial  None

**Insulation**  None  Batts  Loose  Fiberglass  Cellulose  Rock wool  Vermiculite  Foam  
 Other Approximate Depth (Inches): See Comments  Damaged  Displaced  Missing  
 Compressed

**Insulation Installed In**  N/A  Not Visible  Between ceiling joists  Walls  Rafters/Trusses  
 Underside of roof deck  Other

**Vapor Barriers**  N/A  Not Visible  Kraft/foil faced  Plastic sheeting  Improperly Installed

**Ventilation**  Not Visible  Ventilation Appears Adequate  Recommend Additional Ventilation  
 Recommend Baffles at Eaves

# Interior

## Attic cont.

**Fans exhausted to**  N/A  Not Visible Attic:  Yes  No  Recommend repair Outside:  Yes  No

**HVAC Duct**  N/A  Satisfactory  Damaged  Split  Disconnected  Leaking  Repair/Replace  
 Recommend Insulation

**Chimney chase**  N/A  Not Visible  Satisfactory  Poor  Corroded  Hole(s)  Disconnected  
 Safety Hazard

**Structural problems observed**  No  Yes  Recommend repair  Recommend structural engineer

**Roof structure**  Not Visible  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall Other: .

**Ceiling joists**  Not Visible  Wood  Metal

**Sheathing**  Not Visible  Planking  Plywood  OSB (Oriented Strand Board)  Stained  Delaminated  
 Buckled  Rotted

**Evidence of Condensation**  Yes  No

**Evidence of Moisture Intrusion**  Yes  No

**Evidence of Active Leaking**  N/A  Yes  No

**Firewall between units**  N/A  Yes  No  Needs repair/sealing

**Electrical**  No apparent defects  Junction Box(es) Uncovered  Junction(s) Not In Box(es)  
 Exposed Wire(s)  Exposed Live Wire(s)  Knob and tube covered with insulation  
 Handyman wiring  Safety Hazard

**Comments** Access limited; comments reflect visible areas only.  
Partial floor present at top of pulldown and central walkways; items under floor not visible and not inspected.  
Insulation under floor not visible and not evaluated.  
South central original house area has 4-6 inches of Vermiculite insulation with most areas having 6 inch fiberglass batts on top. The house addition areas appeared to have 10-12 inches of fiberglass batts and 6 inch fiberglass in walls, including the walls around the skylights.  
Vermiculite insulation potentially contains asbestos which is typical for the age of the property; it is safe as is, but recommend evaluation by an asbestos professional before disturbing in any way.  
East hallway Bathroom exhaust vent terminating in the attic, with no current issues observed; recommend repair to vent excess moisture to the exterior.  
Covers not present on electrical junction boxes at the East floor and West wall; recommend installing for improved safety.  
Cover not present on electrical outlet box at the West wall; recommend installing for improved safety.

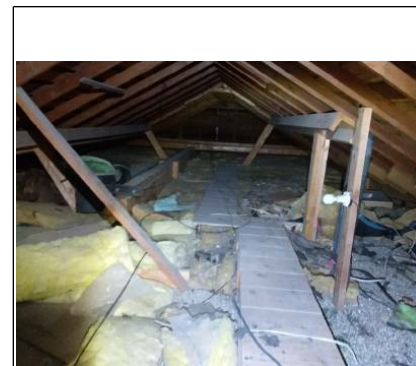
## Photos



View toward East

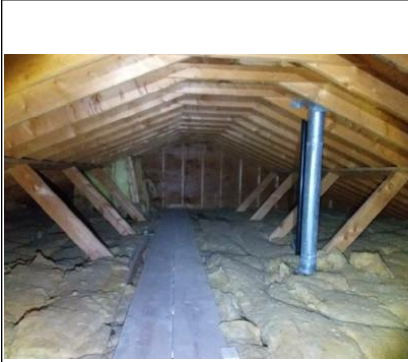


East



Southwest

# Interior



Northwest



Vermiculite insulation



East hallway Bathroom exhaust vent



Northwest floor



East floor



West wall

# Basement

## Stairs

**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Risers Uneven  Safety Hazard

**Handrail/Railing/Balusters**  Yes Condition:  Satisfactory  Loose  No  Handrail Recommended  
 Railing Recommended  Balusters Recommended

**Headway Over Stairs**  Satisfactory  Low Clearance

## Comments

## Foundation

Not Visible

**Covered Walls**  None  North  South  East  West

**Material**  Not Visible  Brick  Stone Masonry  Concrete Block  Poured Concrete  Wood  
 Insulated Concrete Form (ICF)

**Horizontal Cracks**  None  North  South  East  West

**Step Cracks**  None  North  South  East  West

**Vertical Cracks**  None  North  South  East  West

**Movement Apparent**  None  North  South  East  West

**Indication of Moisture**  No  Yes  Fresh  Old stains

**Condition**  Not Evaluated  Satisfactory  Marginal  Poor  Monitor

**Comments** Not visible in the Southwest room.  
 Foundation walls not visible due to interior wall finishes not evaluated; comments reflect visible areas only.  
 Stain(s) and/or efflorescence present caused by dampness or moisture; recommend monitoring to determine if due to past or continuing issue(s).

## Photos



South wall East



West central

## Floor

**Material**  Not Visible  Dirt/Gravel  Concrete Other: .

**Condition**  Not Evaluated  Satisfactory  Marginal  Poor  Typical cracks

## Comments

## Seismic Bolts

N/A  None visible

**Condition**  Appear satisfactory  Recommend evaluation

## Comments

# Basement

## Drainage

**Sump Pump(s)**  No  Yes Operable:  Not Tested  Yes  No

**Sump Pump Features**  N/A Sealed Crock:  Yes  No Check Valve:  Yes  No Shut-off Valve:  Yes  
 No Vented:  Yes  No  Needs Cleaning  Discharge Insufficient  
 Potential Safety Concern

**Floor Drain(s)**  Not Visible  Drains not tested  Yes Operable:  Yes  No

**Comments** Pictures shown without covers.

## Photos



Northeast room Southeast corner



South Central room North

## Girders/Beams

Not Visible

**Material**  Steel  Wood  Concrete  LVL

**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted

**Comments** Not visible in the Southwest room.

## Columns

Not Visible

**Material**  Steel  Wood  Concrete  Block

**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted

**Comments** Not visible in the Southwest room.

## Joists

Not Visible

**Material**  Wood  Steel  Truss  2x4  2x6  2x8  2x10  2x12  Engineered I-Type  
 Engineered Truss-type

**Condition**  Satisfactory  Marginal  Poor  Sagging/alterd Joists

**Comments** Not visible in the Southwest room.

## Subfloor

Not Visible

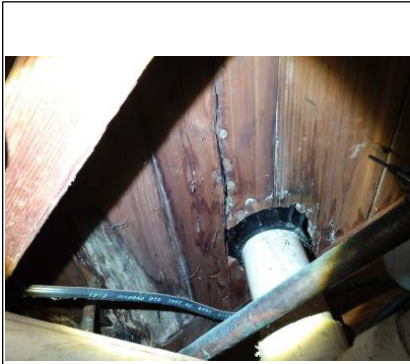
**Condition**  Satisfactory  Marginal  Poor  Indication of moisture stains  Indication of rotting

**Comments** Not visible in the Southwest room.

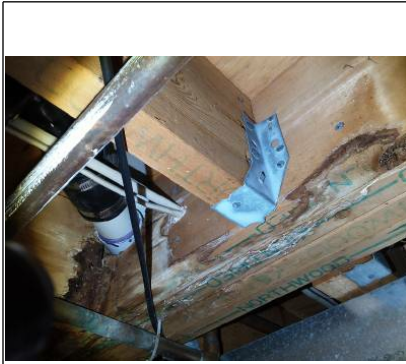
Subfloor has moisture stains present; no excess moisture detected during the inspection.

## Photos

# Basement



South Central room North



North central

# Crawl Space (North Central)

## Access

**Location**  No access  Exterior  Interior hatch/door  Via basement

**Inspected from**  Not Inspected  Access panel  In the Basement  In the Crawl Space

**Comments** Access limited by shallow clearance and viewing from the access panel; comments reflect visible areas only.

## Photos



North central

## Type and Conditioned

N/A

**Type**  Full Crawl Space  Combination basement/crawl space/slab

**Conditioned (heated/cooled)**  Not Visible  No  Yes  Open To Basement

## Comments

## Photos



## Girders/Beams/Columns

**Material**  N/A  Steel  Wood  Masonry

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Sagging/Altered

**Comments** Beams/columns not visible due to access limitations not evaluated; comments reflect visible areas only.

## Insulation

None

**Type**  Not Visible  Fiberglass  Cellulose  Rockwool  Foam

**Location**  Not Visible  Walls  Between Floor Joists  Rim Joists Other: .

# Crawl Space (North Central)

## Insulation cont.

**Comments** Insulation not visible due to access limitations not evaluated; comments reflect visible areas only. Rigid foam insulation installed on the upper walls.

## Foundation

**Material**  N/A  Not Visible  Brick  Stone  Concrete block  Poured concrete  Wood  
 Insulated Concrete Form (ICF)

**Condition**  N/A  Not Evaluated  Satisfactory  Marginal  Poor  Crack(s)  Monitor  Movement

**Comments** Foundation walls not visible due to insulation or access limitations not evaluated; comments reflect visible areas only.

## Joists

**Material**  Not Visible  Wood  Steel  2x4  2x6  2x8  2x10  2x12  Engineered I-Type  
 Engineered Truss-type  Sagging/Altered Joists

**Condition**  Not Visible  Satisfactory  Marginal  Poor

**Comments** Floor joists not visible due to access limitations not evaluated; comments reflect visible areas only.

## Subfloor

Not Visible

**Condition**  Satisfactory  Indication of moisture stains  Indication of rotting

**Comments** Subfloor not visible due to access limitations not evaluated; comments reflect visible areas only.

## Vapor Barrier

**Present**  Not Visible  No  Yes  Improperly installed

**Material**  Not Visible  N/A  Kraft/foil faced  Plastic Other:

**Condition**  N/A  Satisfactory  Marginal  Poor

**Comments**

## Floor

**Material**  Concrete  Gravel  Dirt  Sand Other: Plastic cover

**Condition**  Not Visible  Satisfactory  Marginal  Typical cracks  Vapor barrier present

**Comments** Floor areas not visible due to access limitations and plastic not evaluated; comments reflect visible areas only.

## Drainage

**Sump pump**  No  Pump not tested  Yes Operable:  Yes  No

**Standing water**  Not Visible  No  Yes

**Evidence of moisture damage**  No  Yes

**Comments**

## Ventilation

N/A

**Location**  Wall vents  Power vents  Open to Basement  None apparent

**Condition**  Satisfactory  Additional ventilation recommended  Evidence of moisture damage

**Comments** Crawl space ventilation insufficient , but no current issues observed, vapor barrier on floor, and openable to basement ; recommend monitoring and opening, installing humidity control, and/or additional venting as needed.

# Crawl Space (North Central)

## Seismic Bolts

N/A  None visible

**Condition**  Appear satisfactory  Recommened evaluation

**Comments**

# Crawl Space (North Wall East and East)

## Access

**Location**     No access    Exterior    Interior hatch/door    Via basement

**Inspected from**    Not Inspected    Access panel    In the Basement    In the Crawl Space

**Comments**    Access limited by shallow clearance and viewing from the access panels; comments reflect visible areas only.

## Photos



North wall East



East

## Type and Conditioned

N/A

**Type**     Full Crawl Space    Combination basement/crawl space/slab

**Conditioned (heated/cooled)**    Not Visible    No    Yes    Open To Basement

## Comments

## Photos



North wall East



North wall East



East

# Crawl Space (North Wall East and East)



East

## Girders/Beams/Columns

- Material**  N/A  Steel  Wood  Masonry
- Condition**  Not Visible  Satisfactory  Marginal  Poor  Sagging/Altered
- Comments** Beams/columns not visible due to access limitations not evaluated; comments reflect visible areas only.

## Insulation

- None
- Type**  Not Visible  Fiberglass  Cellulose  Rockwool  Foam
- Location**  Not Visible  Walls  Between Floor Joists  Rim Joists Other: .
- Comments** Insulation not visible due to access limitations not evaluated; comments reflect visible areas only. Rigid foam insulation installed on the upper walls.

## Foundation

- Material**  N/A  Not Visible  Brick  Stone  Concrete block  Poured concrete  Wood  
 Insulated Concrete Form (ICF)
- Condition**  N/A  Not Evaluated  Satisfactory  Marginal  Poor  Crack(s)  Monitor  Movement
- Comments** Foundation walls not visible due to insulation or access limitations not evaluated; comments reflect visible areas only.

## Joists

- Material**  Not Visible  Wood  Steel  2x4  2x6  2x8  2x10  2x12  Engineered I-Type  
 Engineered Truss-type  Sagging/Altered Joists
- Condition**  Not Visible  Satisfactory  Marginal  Poor
- Comments** Floor joists not visible due to access limitations not evaluated; comments reflect visible areas only.

## Subfloor

- Not Visible
- Condition**  Satisfactory  Indication of moisture stains  Indication of rotting
- Comments** Subfloor not visible due to access limitations not evaluated; comments reflect visible areas only.

## Vapor Barrier

- Present**  Not Visible  No  Yes  Improperly installed
- Material**  Not Visible  N/A  Kraft/foil faced  Plastic Other: .
- Condition**  N/A  Satisfactory  Marginal  Poor
- Comments**

# Crawl Space (North Wall East and East)

## Floor

**Material**     Concrete    Gravel    Dirt    Sand   Other: .

**Condition**     Not Visible    Satisfactory    Marginal    Typical cracks    Vapor barrier present

**Comments**

## Drainage

**Sump pump**    No    Pump not tested    Yes   Operable:    Yes    No

**Standing water**    Not Visible    No    Yes

**Evidence of moisture damage**    No    Yes

**Comments**

## Ventilation

N/A

**Location**     Wall vents    Power vents    Open to Basement    None apparent

**Condition**     Satisfactory    Additional ventilation recommended    Evidence of moisture damage

**Comments**    Crawl space ventilation insufficient , but no current issues observed and openable to basement ; recommend monitoring and opening, installing vapor barrier on floor, installing humidity control, and/or additional venting as needed.

## Seismic Bolts

N/A    None visible

**Condition**     Appear satisfactory    Recommed evaluation

**Comments**

# Electrical System

## Main Panel

**Main Panel** Location: Basement West

**Main Panel Condition**  Not Evaluated  Satisfactory  Poor  Safety Hazard

**Adequate Clearance to Panel**  No  Yes

**Amperage/Voltage**  Unknown  60a  100a  125a  150a  200a  400a  120v  120v/240v

**Main Wire**  Not Visible  Copper  Stranded Aluminum Condition:  Satisfactory  Marginal  Poor  
 Double Tapping/Safety Hazard

**Appears Grounded**  Not Visible  Yes  No

**Breakers/Fuses**  N/A  Breakers  Fuses

**GFCI Breaker(s)**  N/A  No  Yes Operable:  Yes  No  Not Tested

**AFCI Breaker(s)**  N/A  No  Yes Operable:  Yes  No  Not Tested

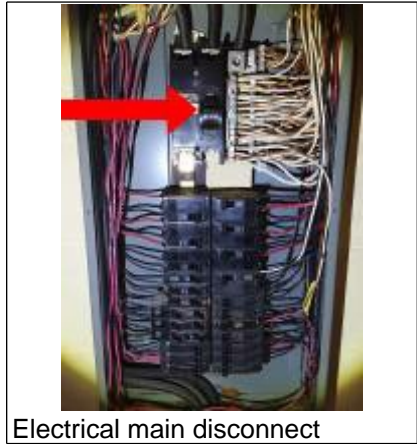
**Branch Wire Material(s)**  Not Visible  Copper  Stranded Aluminum  Solid Aluminum and/or Al. Clad Copper

**Branch Wire Type(s)**  Romex  BX Cable  Conduit  Knob and Tube

**Branch Wire Condition**  Panel Not Accessible  Not Evaluated  Satisfactory  Marginal  Poor  
 Double Tapping  Wires Undersized or Oversized Breaker/Fuse  
 Potential Safety Concern  Safety Hazard

**Comments** Overall system comment: Grounded 3-prong outlets are typical of the technology at the time the house was built. Updates to newer technology GFCI (Ground Fault Circuit Interrupter) and/or AFCI (Arc Fault Circuit Interrupter) outlet(s) or circuit breaker(s) represent safety improvement(s).  
 Double-tapping of branch circuits allowed in the associated breaker(s) /configuration(s).

**Photos**



## Sub Panel(s)

None apparent  Not Accessible

**Location(s)** Location 1: Attached Garage  
 Location 2:

**Evaluation**  Panel not accessible  Not evaluated  Completed

**Breakers/Fuses**  Breakers  Fuses

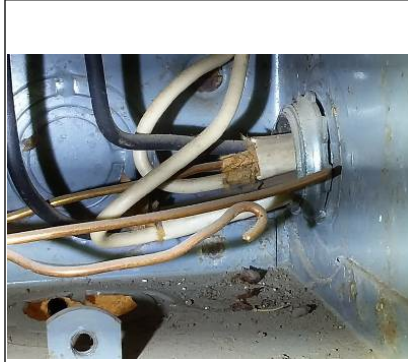
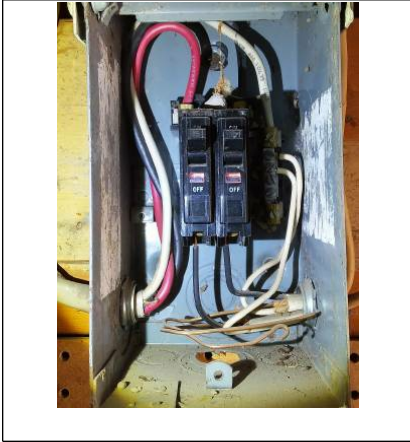
**Branch Wires**  Not Visible  Copper  Stranded Aluminum  Solid Aluminum and/or Al. Clad Copper  
 Neutral and Ground Wires Separated:  Yes  No Neutral Wires Isolated:  Yes  No  
 Double Tapping  Wire(s) Undersized or Oversized Breaker(s)/Fuse(s)

**Condition**  Satisfactory  Marginal  Poor  Potential Safety Concern  Safety Hazard

**Comments** Note ground wires not connected; recommend repair by a qualified electrician for improved safety.

**Photos**

# Electrical System



Ground wires

# Plumbing System

## Water Service

**Water Distribution/Supply Piping Material**  Copper  Galvanized  PEX Plastic  CPVC Plastic  PVC Plastic  
 Polybutylene Plastic Other: .

**Drain/Waste/Vent Pipe Material**  Copper  Cast Iron  Galvanized  PVC  ABS  Brass  Lead

**Water Main Shut-off Location** Basement South Central room Northwest ceiling

**Water Entry Piping Material**  Not Visible  Copper/Galvanized  PVC Plastic  CPVC Plastic  
 Polybutylene Plastic  PEX Plastic  Lead  Polyethylene  ABS Other: .

**Lead In Supply Lines Other Than Solder Joints**  No  Yes  Service Entry  Unknown

**Supply/Drain Pipe Defect(s)**  None Observed  Leaking  Not Vented To Exterior  Disconnected  
 Valves Broken/Missing  Corroded  Dissimilar Metal  
 Recommend a Dielectric Union

**Water Distribution/Supply Piping Flow Rate**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  
 Recommend pressure regulator

**Water Distribution/Supply Piping Condition**  Satisfactory  Marginal  Poor

**Drain Traps Proper P-Type**  Yes  No  P-traps recommended

**Drain/Waste Piping Drainage Rate**  Satisfactory  Marginal  Poor

**Drain/Waste/Vent Piping Condition**  Satisfactory  Marginal  Poor

**Piping Support**  N/A  None  Metal Strapping  Plastic Strapping Other: .

**Piping Insulation**  N/A  None  Foam  Fiberglass  Fabric Wrap Other: .

**Cross Connections**  No  Yes  Potential Safety Hazard

**Comments** We typically run water for 3-5 minutes at each sink, tub, and shower and flush toilets multiple times. Based on the inspection industry's definition of a recommended water test for "functional drainage", the plumbing drain pipes appeared to be functional during the inspection. However, many problems can still exist that will not be found until using water at higher rates/volumes and with contaminants. Thus, we recommend that the drain lines and main sewer line be "video scanned" to check for blockages or breakage and to more fully confirm their actual condition.

S-style trap(s) present, which are typical for the age of the home; recommend installing P-style trap(s) to prevent siphoning.

## Photos



Water main shut off valve



Under Kitchen sink



Under first floor hallway Bathroom sink

## Fuel Storage and Distribution

N/A

# Plumbing System

## Fuel Storage and Distribution cont.

**Main Shut-off Location** Exterior West

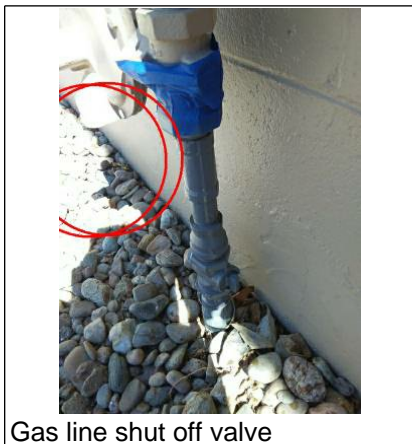
**Interior Fuel Storage System**  No  Yes Leaking:  Yes  No

**Fuel Line**  N/A  Not Visible  Black Iron  Corrugated Stainless Steel Tubing (CSST)  Copper  
 Galvanized  Stainless Steel  Brass

**Condition**  N/A  Satisfactory  Marginal  Poor  Safety Hazard

**Comments** Comments:

**Photos**



Gas line shut off valve

## Well Pump

N/A

**Type**  Submersible  In Basement  In Crawl Space  Well House  Well Pit  Shared Well

**Pressure gauge operable**  Not Visible  No  Yes Well pressure (PSI): 25

**Comments** Private well pumping from aquifer.  
Well head, gauge, switch, and tank in Southwest yard pit.

**Photos**



Southwest yard pit

## Sanitary Pump

N/A Operable:  Yes  No

**Sealed Crock** Sealed crock:  Yes  No

**Check Valve** Check valve:  Yes  No

**Shut-off Valve** Shut-off valve:  Yes  No

# Plumbing System

## Sanitary Pump cont.

**Vented**  Yes  No

**Comments**

## Waste/Grinder Pump

N/A Operable:  Yes  No

**Sealed Crock** Sealed crock:  Yes  No

**Check Valve** Check valve:  Yes  No

**Shut-off Valve** Shut-off valve:  Yes  No

**Vented**  Yes  No

**Comments**

## Water Heater

N/A

**Location** Basement South Central

**General** Brand Name: Rheem  
Serial #: RHNG0398A36921  
Approximate Age (Years): 28  
Capacity (Gallons): 50

**Type**  Gas  Electric  Oil  LP Other:

**Combustion air venting present**  N/A  Yes  No

**Seismic restraints needed**  N/A  Yes  No

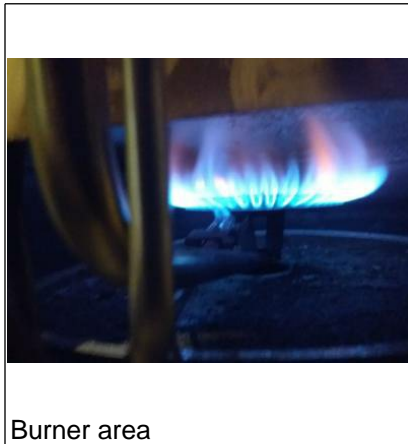
**Relief valve**  N/A  No  Yes Extension proper:  Yes  No  Missing  Recommend repair  
 Improper material

**Flue Pipe**  N/A  Satisfactory  Marginal  Poor  Corroded  Pitch Improper  Hole(s)  
 Disconnected  Safety Hazard

**Condition**  N/A  Satisfactory  Marginal  Poor  Safety Hazard

**Comments** Rusting and flaking present on the bottom of the tank.  
Good blue/orange flame observed.  
Based on age, this item will probably need to be replaced in the next five years.

## Photos



Burner area

## Water Softener

None

# Plumbing System

## Water Softener cont.

**Location** Basement South Central

**Loop installed**  No  Yes

**Plumbing hooked up**  No  Yes

**Plumbing leaking**  No  Yes

**Comments**

**Photos**



# Cooling System

## Evaporator Coil Section (1)

N/A

### General

Central system  Wall unit  
 Location: Basement North Central  
 Brand: Armstrong Air  
 Serial #: 1523E38147  
 Approximate Age (Years): 2

**Evaporator coil**  N/A  Not Visible  Satisfactory  Needs Cleaning  Damaged

**Refrigerant lines**  N/A  Satisfactory  Insulation Missing  Leak/Oil present  Damage

**Condensate line/drain**  To exterior  To pump  Floor drain  Drain Pipe  Sump Pit  Hole In Floor Other:

**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged

**Operation**  N/A  Not operated due to exterior temperature Differential (degrees Fahrenheit):

**Condition**  N/A  Satisfactory  Marginal  Poor

### Comments

### Photos



## Evaporator Coil Section (2)

N/A

### General

Central system  Wall unit  
 Location: Basement South Central  
 Brand: Lennox  
 Serial #: 6098D11449  
 Approximate Age (Years): 27

**Evaporator coil**  N/A  Not Visible  Satisfactory  Needs Cleaning  Damaged

**Refrigerant lines**  N/A  Satisfactory  Insulation Missing  Leak/Oil present  Damage

**Condensate line/drain**  To exterior  To pump  Floor drain  Drain Pipe  Sump Pit  Hole In Floor Other:

**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged

**Operation**  N/A  Not operated due to exterior temperature Differential (degrees Fahrenheit):

**Condition**  N/A  Satisfactory  Marginal  Poor

**Comments** Based on age, this item will probably need to be replaced within the next 5 years.

### Photos

# Cooling System



# Heating System

## Heating System (1)

N/A

**Unit Details** Location: Basement North Central  
 Brand name: Armstrong Air  
 Model #: A80AUH1E045A12-05 Serial #: 5924D03022  
 Approximate Age (Years): 1

**Energy source**  Gas  Electric  Solid fuel  LP  Oil

**Heat pump**  N/A  Air To Air Heat Pump  Water Source Heat Pump  Supplemental electric  
 Supplemental gas

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

**Heat exchanger**  N/A  Not Visible  Sealed  Visual w/mirror  Limited Visual Around Burners  
 Flame distortion  Corroded  Carbon/soot buildup

**Carbon monoxide**  N/A  Not tested  Tested at plenum  Tested at register

**CO test**  N/A  
 Tester: NGD8800

**Combustion air venting present**  N/A  Yes  No

**Controls** Electrical Disconnect:  Yes  No Gas Shut Off Valve:  Yes  No  
 Normal operating and safety controls observed

**Distribution**  N/A  Metal duct  Cold air returns  Insulated flex duct  Duct board  Asbestos-like wrap  
 Corroded  Hole(s)  Disconnected

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

**Flue Pipe**  N/A  Satisfactory  Marginal  Poor  Corroded  Improper Slope  Hole(s)  
 Disconnected  Safety Hazard

**Filter**  Standard  Electrostatic  Electronic (not tested)  Satisfactory  Dirty/Damaged  Missing

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

**System not operated due to**  N/A  Exterior temperature Other: .

**Condition**  N/A  Satisfactory  Marginal  Poor

**Comments** Good blue/orange flame observed.

### Photos



## Heating System (2)

N/A

# Heating System

## Heating System (2) cont.

**Unit Details** Location:Basement South Central

Brand name: Lennox

Model #: G23Q2/3-75-4 Serial #: 5897L11652

Approximate Age (Years): 28

**Energy source**  Gas  Electric  Solid fuel  LP  Oil

**Heat pump**  N/A  Air To Air Heat Pump  Water Source Heat Pump  Supplemental electric  
 Supplemental gas

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

**Heat exchanger**  N/A  Not Visible  Sealed  Visual w/mirror  Limited Visual Around Burners  
 Flame distortion  Corroded  Carbon/soot buildup

**Carbon monoxide**  N/A  Not tested  Tested at plenum  Tested at register

**CO test**  N/A  
Tester:NGD8800

**Combustion air venting present**  N/A  Yes  No

**Controls** Electrical Disconnect:  Yes  No Gas Shut Off Valve:  Yes  No  
 Normal operating and safety controls observed

**Distribution**  N/A  Metal duct  Cold air returns  Insulated flex duct  Duct board  Asbestos-like wrap  
 Corroded  Hole(s)  Disconnected

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

**Flue Pipe**  N/A  Satisfactory  Marginal  Poor  Corroded  Improper Slope  Hole(s)  
 Disconnected  Safety Hazard

**Filter**  Standard  Electrostatic  Electronic (not tested)  Satisfactory  Dirty/Damaged  Missing

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

**System not operated due to**  N/A  Exterior temperature Other: .

**Condition**  N/A  Satisfactory  Marginal  Poor

**Comments** Good blue/orange flame observed.  
Based on age, this item will probably need to be replaced within the next 5 years.

### Photos



## Boiler System

N/A

# Heating System

## Boiler System cont.

### Unit Details

Location:  
Brand name:  
Model #:  
Serial #:  
Approximate Age:

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Distribution**  Hot water  Baseboard  Steam  Radiator  Radiant floor

**Circulator**  Pump  Gravity  Multiple zones

**Controls** Temp/pressure gauge exist:  Yes  No Operable:  Yes  No

**Oil fired units**  N/A Disconnect:  Yes  No

**Combustion air venting present**  N/A  Yes  No

**Relief valve**  Yes  No  Missing Extension proper:  Yes  No  Recommend repair/replace

**Operated** When turned on by thermostat:  Fired  Did not fire

**Operation** Satisfactory:  Yes  No

### Comments

## Other Systems

N/A

**Type**  Electric baseboard  Radiant ceiling cable  Gas space heater  Electric space heater

Solid fuel burning stove  In Floor

**Proper Operation**  Not Tested  Yes  No

**System Condition**  N/A  Satisfactory  Marginal  Poor

### Comments

### Photos



First floor Master Bathroom