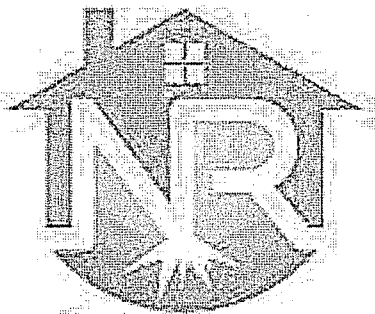




NEWRROOTS

HOME INSPECTION

Home Inspection Report



NEWRROOTS

HOME INSPECTION

4022 Manitou Way, Madison , WI 53711

Inspection Date:

Sunday January 4, 2015

Prepared For:

Sean Shannahan

Receipt/Invoice

New Roots Home Inspection

Date: Jan 4, 2015

Inspection Number: 0102

Inspected By: Patrick Shannahan

Client: Sean Shannahan

Inspection	Fee
Inspection Fee	\$300.00

Total	\$300.00
--------------	-----------------

Check Cash Credit Card

18

Report Overview

THE HOUSE IN PERSPECTIVE

Avg Quality/Numerous Repairs

CONVENTIONS USED IN THIS REPORT

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

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

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

THE SCOPE OF THE INSPECTION

Visual Inspection Only

BUILDING DATA

Approximate Age: Older

Style: Single Family

Main Entrance Faces: South East

State of Occupancy: Vacant

Weather Conditions: Cloudy

Recent Rain: No

Ground Cover: Dry/Frozen

Report Summary

Items Not Operating

Appliances and mechanicals not tested or operated.

Major Concerns

Item(s) that have failed or have potential of failing soon.

Windows throughout have visible wood rot and will need replacement. Foundation cracks throughout exterior of home from settling. Major cracking to stone siding around home from settling. Negative grading around all sides of home has contributed to water getting into the basement and has caused the foundation to settle. Gutter downspout on N side of home is directed into window well. Chimney chase is in poor condition with cracking and appears to be leaning due to cracking and missing stone. Water damage to sub flooring in basement due to plumbing leaks. Damaged plaster from water leaks on second floor.

Potential Safety Hazards

Basement plumbing is completely wrapped with asbestos, recommend a qualified contractor evaluate and remove, potential health hazard. Lead paint throughout home, potential health hazard. Black mold present on roof decking in the attic, potential health hazard. Buried knob-and-tube electrical wiring in attic, potential fire hazard.

Deferred Cost Items

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Improvement Items

Items to Monitor

Grounds

Service Walks

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

Comments

Driveway/Parking

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

Comments Driveway will need to be sealed

Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Other
Floor Satisfactory Marginal Poor Safety Hazard

Comments

Stoops/Steps

- None
Material Concrete Wood Other Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged Cracked
 Settled

Comments Front steps are in poor condition with cracked concrete from settling.

Patio

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

Comments

Deck/Balcony

- None Not Visible
Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil
Finish Treated Painted/Stained Other Safety Hazard Improper attachment to house Railing loose
Comments Rear balcony is in poor condition. Door to balcony was not operational and prevented further inspection.

Deck/Patio/Porch Covers

- None
Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage
Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house

Comments

Fence/Wall

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

Comments

Grounds

Landscaping affecting foundation

- N/A
Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments The home has settled with wood sills and windows in direct contact with soil.

Retaining wall

- None
Material Brick Concrete Concrete block Railroad ties Timbers Other
Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

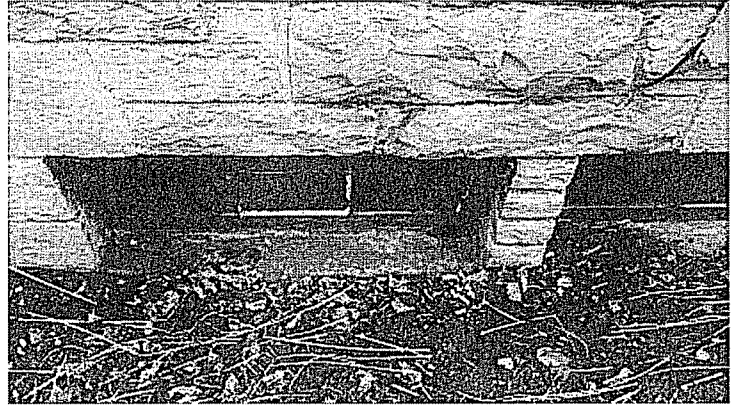
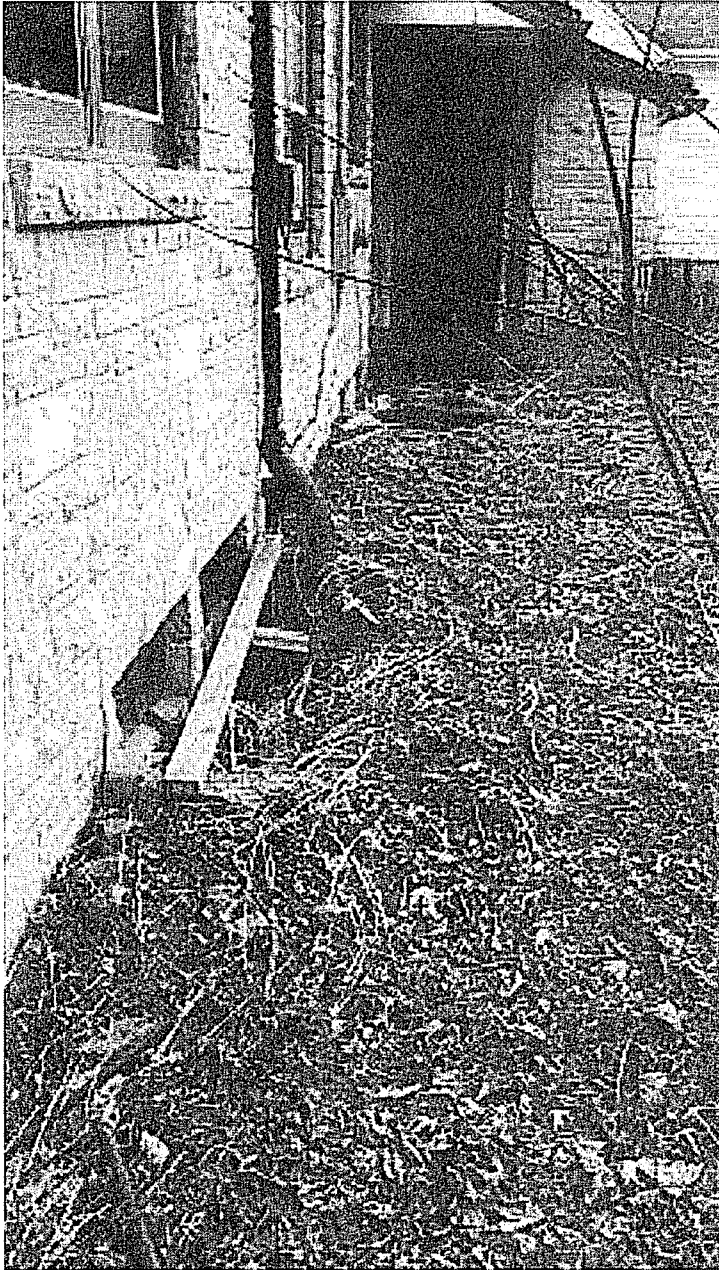
Comments

Hose bibs

- N/A
Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
Operable Yes No Not Tested Not On

Comments Hose bibs were both actively leaking.

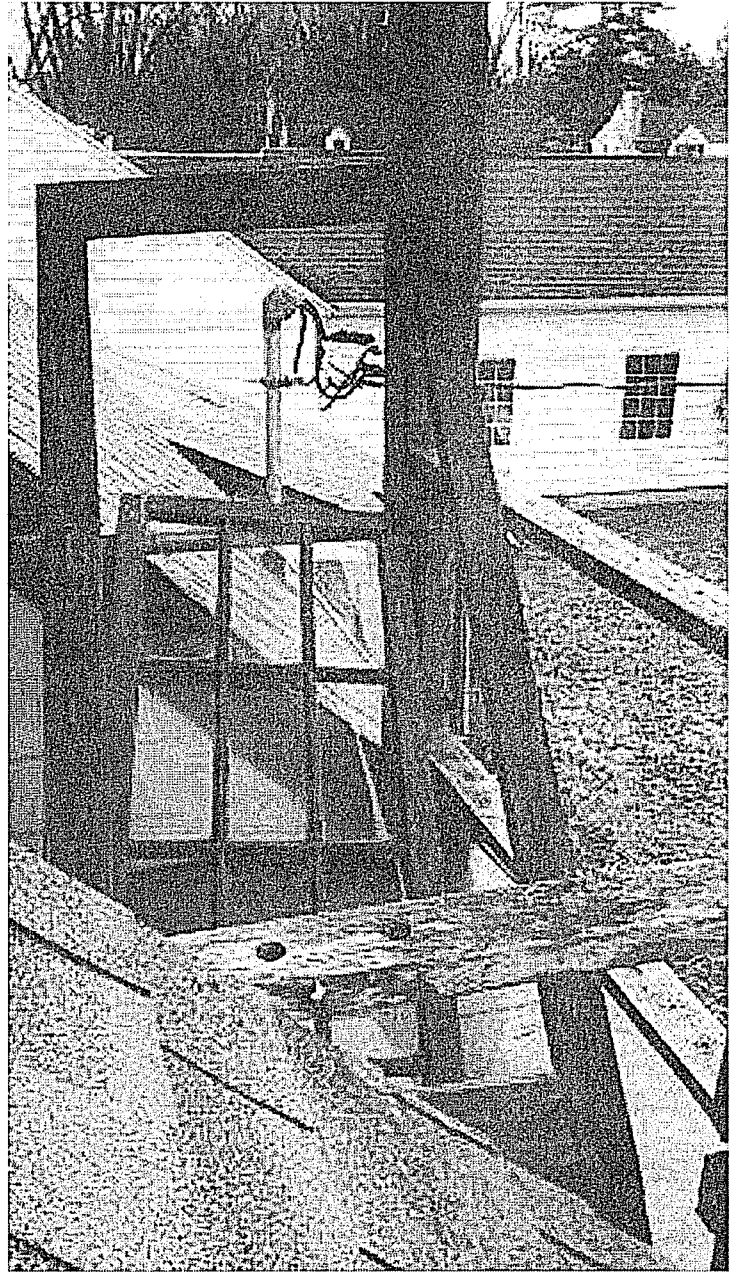
Grounds Photos



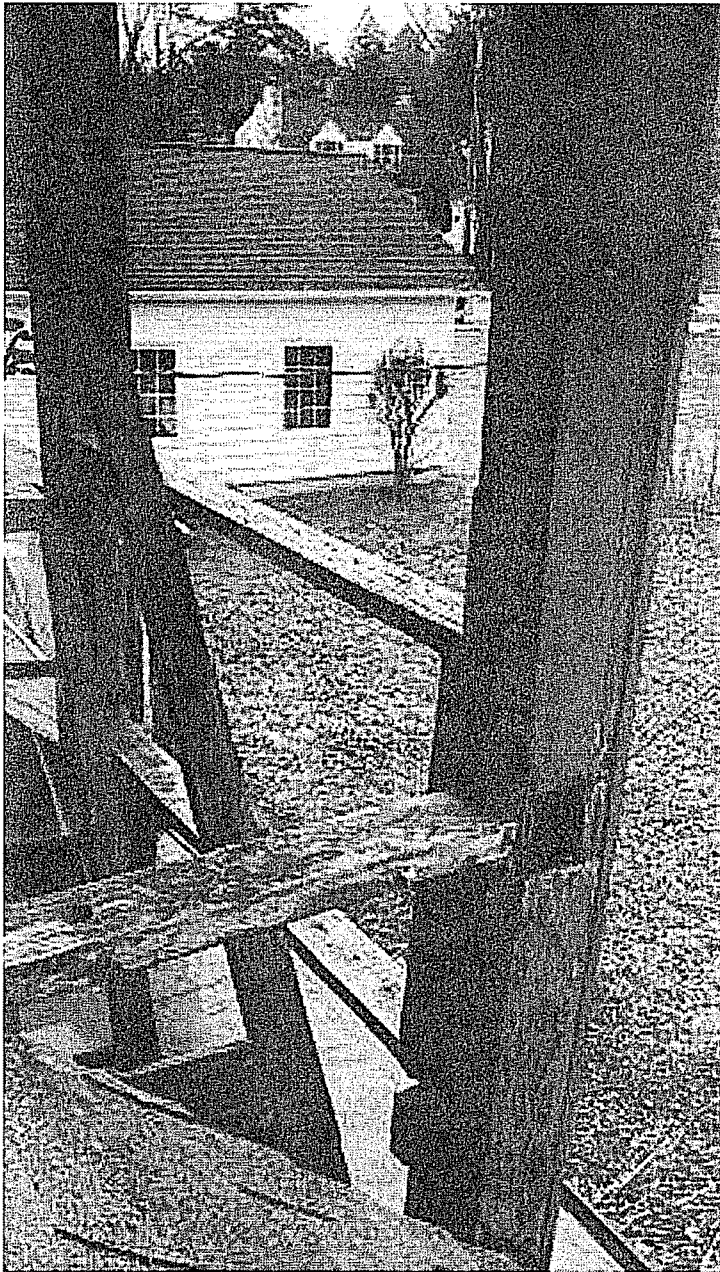
Grounds Photos



Grounds Photos



Grounds Photos



Roof

Roof Visibility

None All Partial Pitch

Comments

Inspected From

Roof Ladder at eaves Ground With Binoculars

Comments

Style of Roof

Type Gable Hip Mansard Shed Flat Other

Pitch Low Medium Steep Flat

Roof #1 Type: asphalt shingle Layers: 1 Age: 12-16 years Location: whole home

Comments

Ventilation System

Not Present

Type Soffit Ridge Gable Roof Turbine Powered Other

Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other

Condition Not Visible Satisfactory Marginal Poor Rusted Missing Separated from chimney/roof

Recommend Sealing Other

Comments

Valleys

N/A

Material Not Visible Galv/Alum Asphalt Lead Copper Other

Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor

Condition Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles Nail popping

Granules missing Alligating Blistering Missing Tabs/Shingles/Tiles Moss buildup

Exposed felt Cupping Incomplete/Improper Nailing Recommend roofer evaluate

Evidence of Leakage

Comments

Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Exterior

Chimney(s)

- None Location(s): On SE side of home
- Viewed From** Roof Ladder at eaves Ground (Inspection Limited) With Binoculars
- Rain Cap/Spark Arrestor** Yes No Recommended
- Chase** Brick Stone Metal Blocks Framed
- Evidence of** Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
- Flue** Tile Metal Unlined Not Visible
- Evidence of** Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
- Recommend Cricket/Saddle/Flashing
- Condition** Satisfactory Marginal Poor Recommend Repair
- Comments** Chimney is leaning with missing stone on the chase and cracks present.

Gutters/Downspouts/Daystrough

- None
- Condition** Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
- Needs to be cleaned
- Material** Copper Vinyl/Plastic Galvanized/Aluminum Other
- Leaking** Corners Joints Hole in main run
- Attachment** Loose Missing spikes Improperly sloped
- Extension needed** North South East West
- Comments** Gutters were in poor condition and contributing to foundation settling.

Siding

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

Trim

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

Soffit

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

Fascia

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

Exterior

Flashing

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

Caulking

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

Windows/Screens

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

Storms Windows

- None Not installed **Condition:**
- Condition** Satisfactory Broken/cracked Wood rot Recommend repair/painting
- Material** Wood Clad comb. Wood/Metal comb. Metal
- Putty** Satisfactory Needed N/A
- Comments**

Slab-On-Grade/Foundation

- Foundation Wall** Concrete block Poured concrete Post-Tensioned concrete Not Visible Other
- Condition** Satisfactory Marginal Monitor Have Evaluated Not Evaluated
- Concrete Slab** N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
- Comments**

Service Entry

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

Building(s) Exterior Wall Construction

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

Exterior Doors

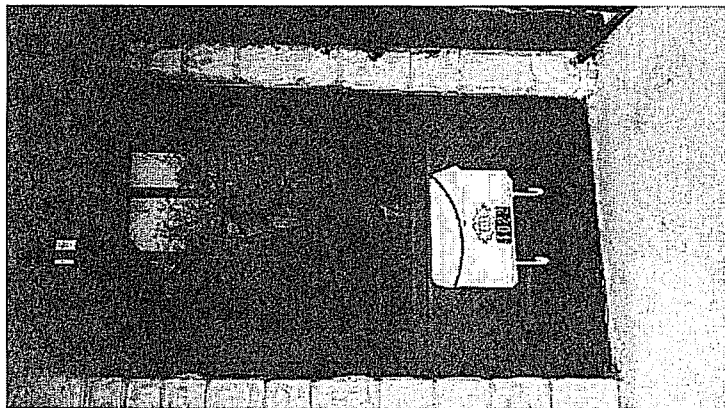
- Main Entrance** N/A **Weatherstripping:** Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor
- Patio** N/A **Weatherstripping:** Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor
- Rear door** N/A **Weatherstripping:** Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor
- Other door** N/A **Weatherstripping:** Satisfactory Marginal Poor Missing Replace
Door condition: Satisfactory Marginal Poor
- Comments** Front storm door has broken glass.

Exterior

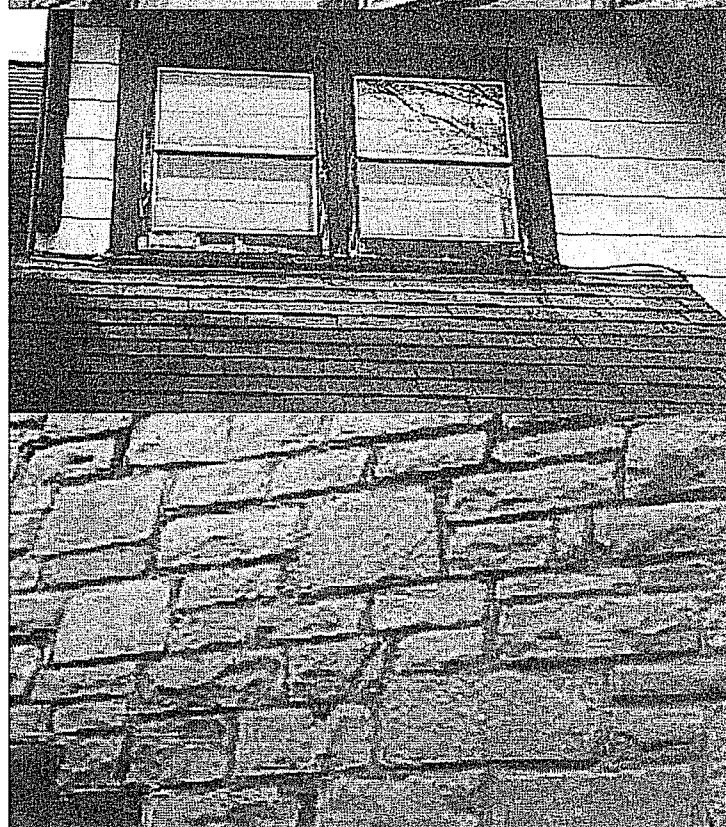
Exterior A/C - Heat pump #1

Unit #1 N/A Location: Brand: Model #: Serial #: Approximate Age:
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
Level Yes No Recommend re-level unit
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line
Improper Clearance (air flow) Yes No
Comments

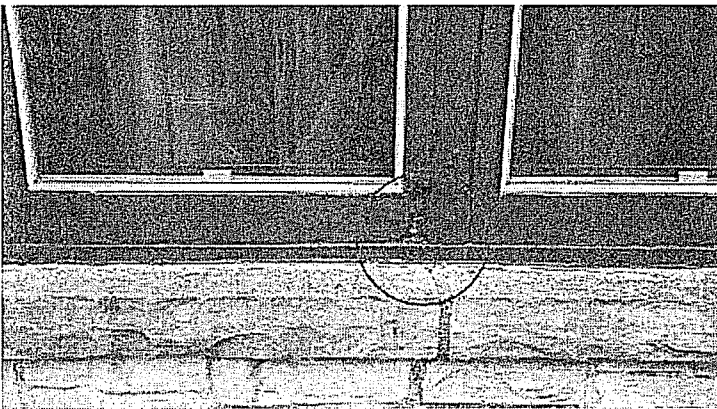
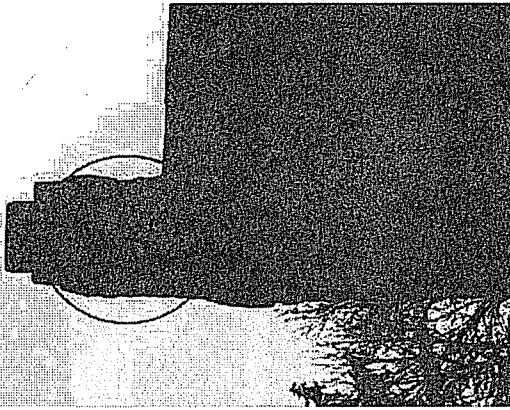
Exterior Photos



visible leaking on still and cracked and wood rot to storm window.



Exterior Photos



Wood rot

Garage/Carport

Type

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

Comments

Roofing

Same as house Type: asphalt shingle Approx. age: 12-16 years Approx. layers: 1

Comments

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house

Comments Missing downspouts

Siding

N/A

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments Stone siding has cracked from settling.

Trim

N/A

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments Wood rot on door trim.

Floor

Material Concrete Gravel Asphalt Dirt Other

Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair Safety hazard

Burners less than 18" above floor N/A Yes No

Comments Personal items covered majority of floor.

Sill Plates

Not Visible Floor level Elevated Rotted/Damaged Recommend repair

Comments

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended

Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments Door was in average to poor condition.

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments Service door was in poor condition.

Electrical Receptacles

N/A Not Visible

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring

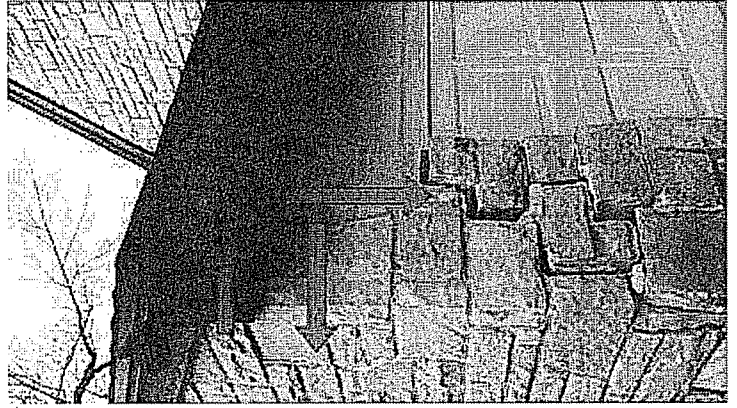
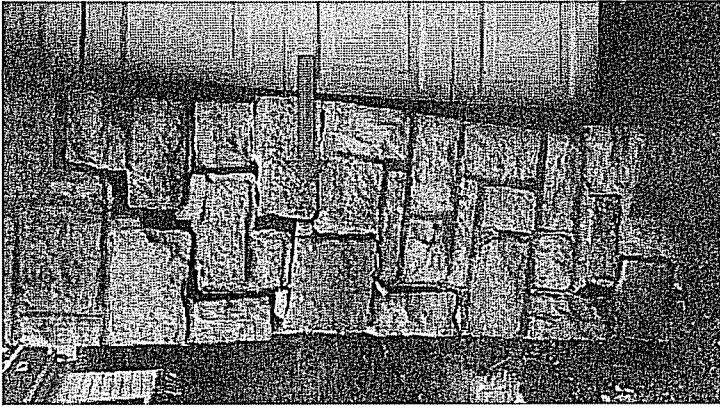
Recommend GFCI Receptacles

Garage/Carport

Fire Separation Walls & Ceiling

- N/A Present Missing
- Condition** Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
- Moisture Stains Present** Yes No
- Typical Cracks** Yes No
- Fire door** Not verifiable Not a fire door Needs repair Satisfactory
- Auto closure** N/A Satisfactory Inoperative Missing
- Comments**

Garage/Carport Photos



Missing downspout left rain water to saturate the ground causing some siding to crack due to settling.

Kitchen

Countertops

Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets

Satisfactory Marginal Recommend repair/adjustment

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments Moisture stains and plaster damage from leaking plumbing on second floor.

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other : Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

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

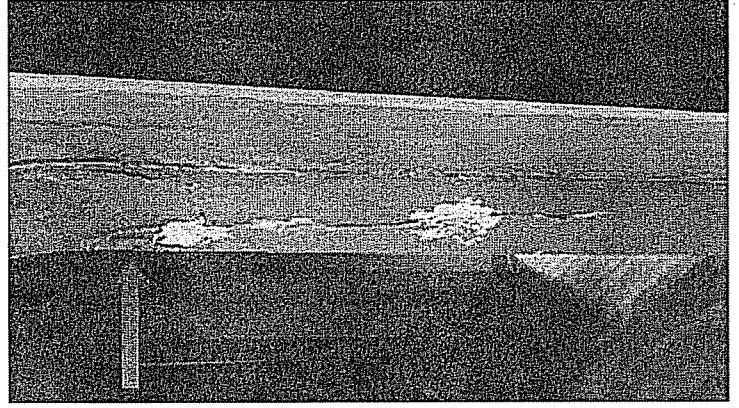
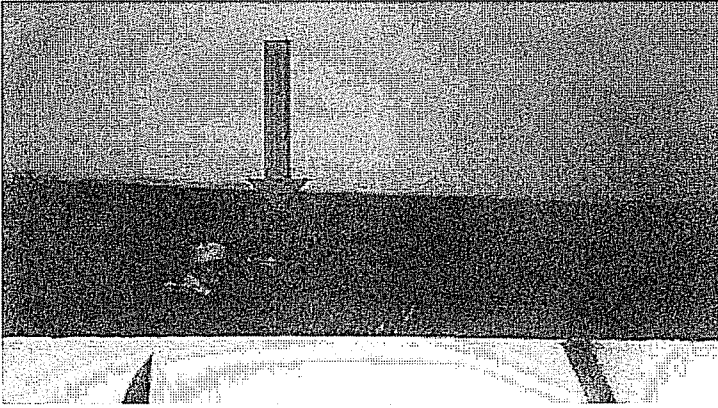
Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

18

Kitchen Photos



water damage to plaster

Room

Room

Location: First floor Type: living room Unit #:

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Operable: Yes No Switches: Yes No Operable Receptacles: Yes No Operable

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

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Windows Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments Wood burning fireplace in living room. Recommend chimney flu be re-evaluated and swept prior to burning.

Interior

Fireplace

- Type** None Location(s): first floor living room
 Gas Wood Solid fuel burning stove Electric Ventless
- Material** Masonry Metal (pre-fabricated) Metal insert Cast Iron
- Miscellaneous** Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair
- Damper modified for gas operation** N/A Yes No Damper missing
- Hearth extension adequate** Yes No
- Mantel** N/A Secure Loose Recommend repair/replace
- Physical condition** Satisfactory Marginal Poor Recommend having flue cleaned and re-examined Not evaluated
- Comments** Numerous cracks in firebrick caused from shifting and settling.

Stairs/Steps/Balconies

- None Satisfactory Marginal Poor Loose/Missing
- Handrail** Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended
- Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard
- Comments** Second floor stakes were in marginal condition.

Smoke/Carbon Monoxide detectors

- Smoke Detector** Present Operable: Yes No Not tested Recommend additional
- CO Detector** Present Operable: Yes No Not tested Recommend additional
- Comments** Smoke alarms needed in each bedroom. CO detectors missing.

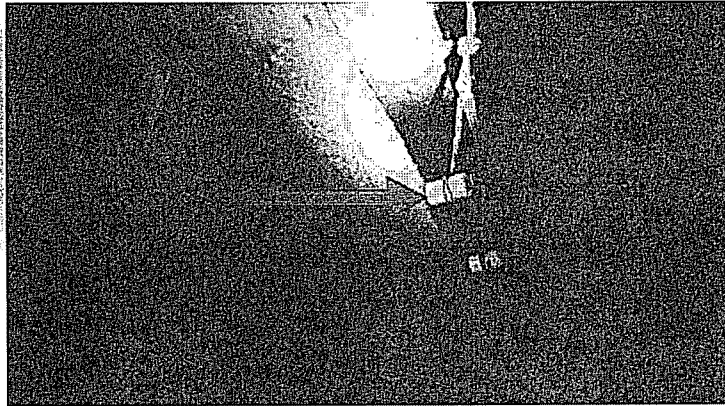
Attic/Structure/Framing/Insulation

- N/A
- Access** Stairs Pulldown Scuttlehole/Hatch No Access Other
- Inspected from** Access panel In the attic Other
- Location** Hallway Bedroom Closet Garage Other
- Access limited by:** Clearance
- Flooring** Complete Partial None
- Insulation** Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool Depth:
 Recommend baffles at eaves Damaged Displaced Missing Compressed
- Installed in** Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
 Recommend additional insulation
- Vapor barriers** Kraft/foil faced Plastic sheeting Not Visible Improperly installed
- Ventilation** Ventilation appears adequate Recommend additional ventilation
- Fans exhausted to Attic:** Yes No Recommend repair Outside: Yes No Not Visible
- HVAC Duct** N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
- Chimney chase** N/A Satisfactory Needs repair Not Visible
- Structural problems observed** Yes No Recommend repair Recommend structural engineer
- Roof structure** Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other
- Ceiling joists** Wood Metal Not Visible
- Sheathing** Plywood OSB Planking Rotted Stained Delaminated
- Evidence of condensation** Yes No
- Evidence of moisture** Yes No
- Evidence of leaking** Yes No
- Firewall between units** N/A Yes No Needs repair/sealing
- Electrical** Open junction box(es) Handyman wiring Visible knob-and-tube
- Comments** Knob-and - tube wiring, potential fire hazard. Visible black mold on roof decking. Ice built up on roof decking from moisture.

Interior Photos



ice built up on roof decking



Visible Knob-and - tube



Mold on roof decking

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair
Handrail Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended
Headway over stairs Satisfactory Low clearance Safety hazard
Comments

Foundation

Condition Satisfactory Marginal Have evaluated Monitor
Material ICF Brick Concrete block Fieldstone Poured concrete
Step cracks North South East West
Vertical cracks North South East West
Movement apparent North South East West
Indication of moisture Yes No Fresh Old stains
Comments Windows have sunken to ground level with rear gutter downspout pouring directly into window well on rear.

Walls

Comments Efflorescence covered walls due to moisture.

Floor

Material Concrete Dirt/Gravel Not Visible Other
Condition Satisfactory Marginal Poor Typical cracks Not Visible
Comments

Seismic bolts

N/A None visible Appear satisfactory Recommend evaluation

Comments

Drainage

Sump pump Yes No Working Not working Needs cleaning Pump not tested
Floor drains Yes Not Visible Drains not tested
Comments

Girders/Beams

Not Visible
Condition Satisfactory Marginal Poor Stained/Rusted
Material Steel Wood Concrete LVL Not Visible

Columns

Not Visible
Condition Satisfactory Marginal Poor Stained/Rusted
Material Steel Wood Concrete Block Not Visible
Comments

Joists

Not Visible
Condition Satisfactory Marginal Poor
Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/alterd joists
Comments

Subfloor

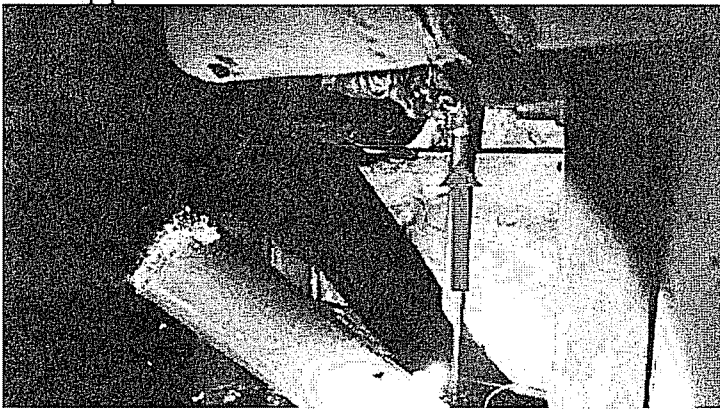
Not Visible Indication of moisture stains/rotting
Comments Wood rot around plumbing distribution pipes.

18

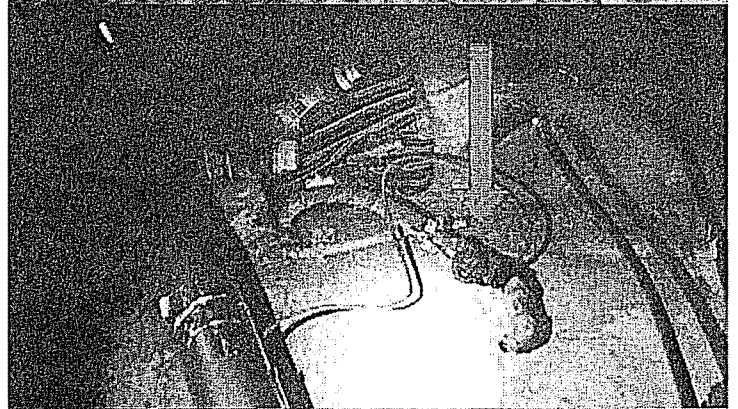
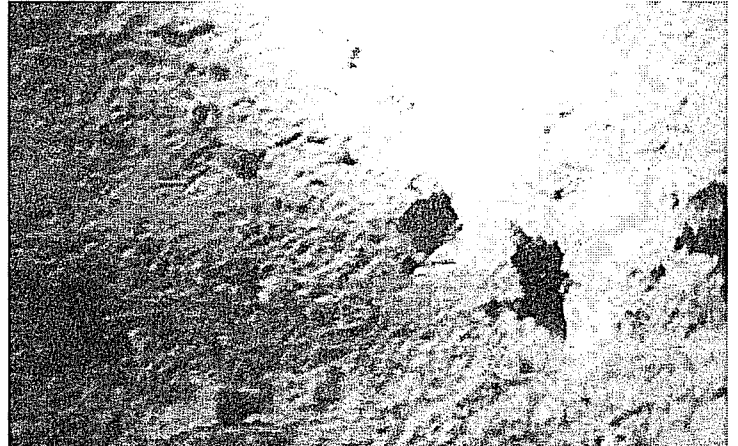
Basement Photos



Oil full pipe from exterior.



subfloor wood rot



lead water service pipe.

Plumbing

Water service

Main shut-off location: basement

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

Lead other than solder joints Yes No Unknown Service entry

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

Condition Satisfactory Marginal Poor

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal

Cross connection: Yes No Safety Hazard

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

Condition Satisfactory Marginal Poor

Support/Insulation N/A Type:

Traps proper P-Type Yes No P-traps recommended

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

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Comments Water and fuel lines visible but not tested or operated.

Main fuel shut-off location

N/A outside

Comments

Water heater #1

N/A Brand Name: not inspected but present Serial #: Capacity: Approx. age:

Type Gas Electric Oil LP Other

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

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

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

Condition Satisfactory Marginal Poor

Comments

Water softener

N/A Present

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Plumbing Photos



old floor drain not tested for oil contamination

Heating System

Boiler system

- N/A Brand name: Boiler present but not inspected or tested. Approx. age: Model #: Serial #:
- 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** Disconnect: Yes No
- Combustion air venting present** Yes No N/A
- 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 Recommend HVAC technician examine before closing
- Comments**

Electric/Cooling System

Main panel

Location: basement wall

Condition Satisfactory Marginal Poor

Adequate Clearance to Panel Yes No

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

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire

Condition: Satisfactory Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit

Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible

Not evaluated Reason:

Comments Not inspected

Heat Pump - A/C Unit #1

Central system Wall unit Brand Name: na Location: Age: Serial #:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other

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

Recommend technician evaluate

Operation Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

Comments not inspected