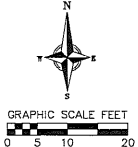
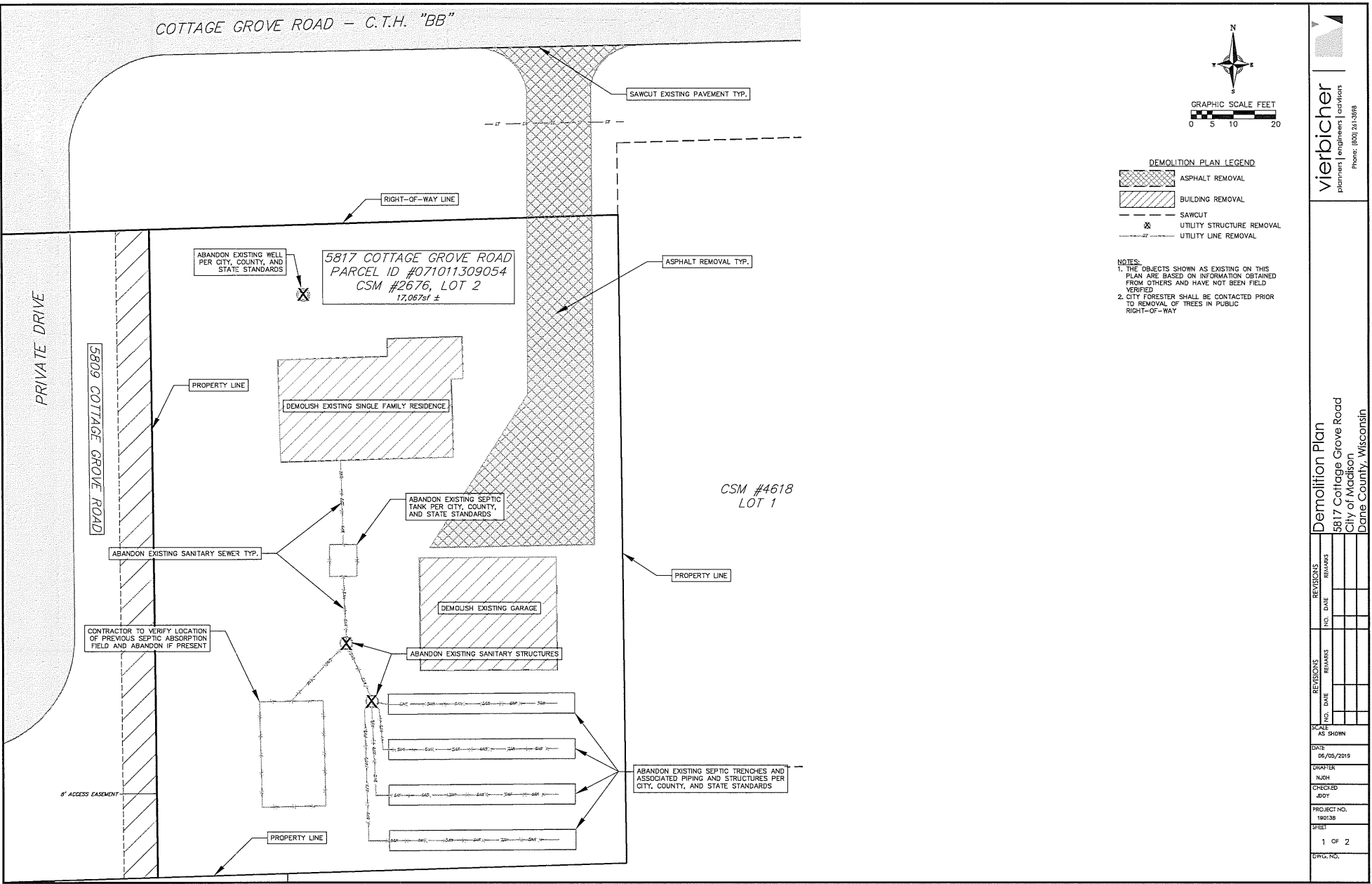


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**DEMOLITION PLAN LEGEND**

	ASPHALT REMOVAL
	BUILDING REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

**NOTES:**

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2. CITY FORESTER SHALL BE CONTACTED PRIOR TO REMOVAL OF TREES IN PUBLIC RIGHT-OF-WAY.



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 planners | engineers | architects  
 Phone: (608) 941-5888

---

**Demolition Plan**

5817 Cottage Grove Road  
City of Madison  
Dane County, Wisconsin

NO.	REVISIONS	
	DATE	REMARKS

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DATE: 05/05/2019

DRAWN BY: N.J.H.

CHECKED BY: J.B.O.

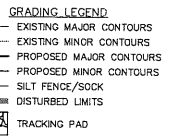
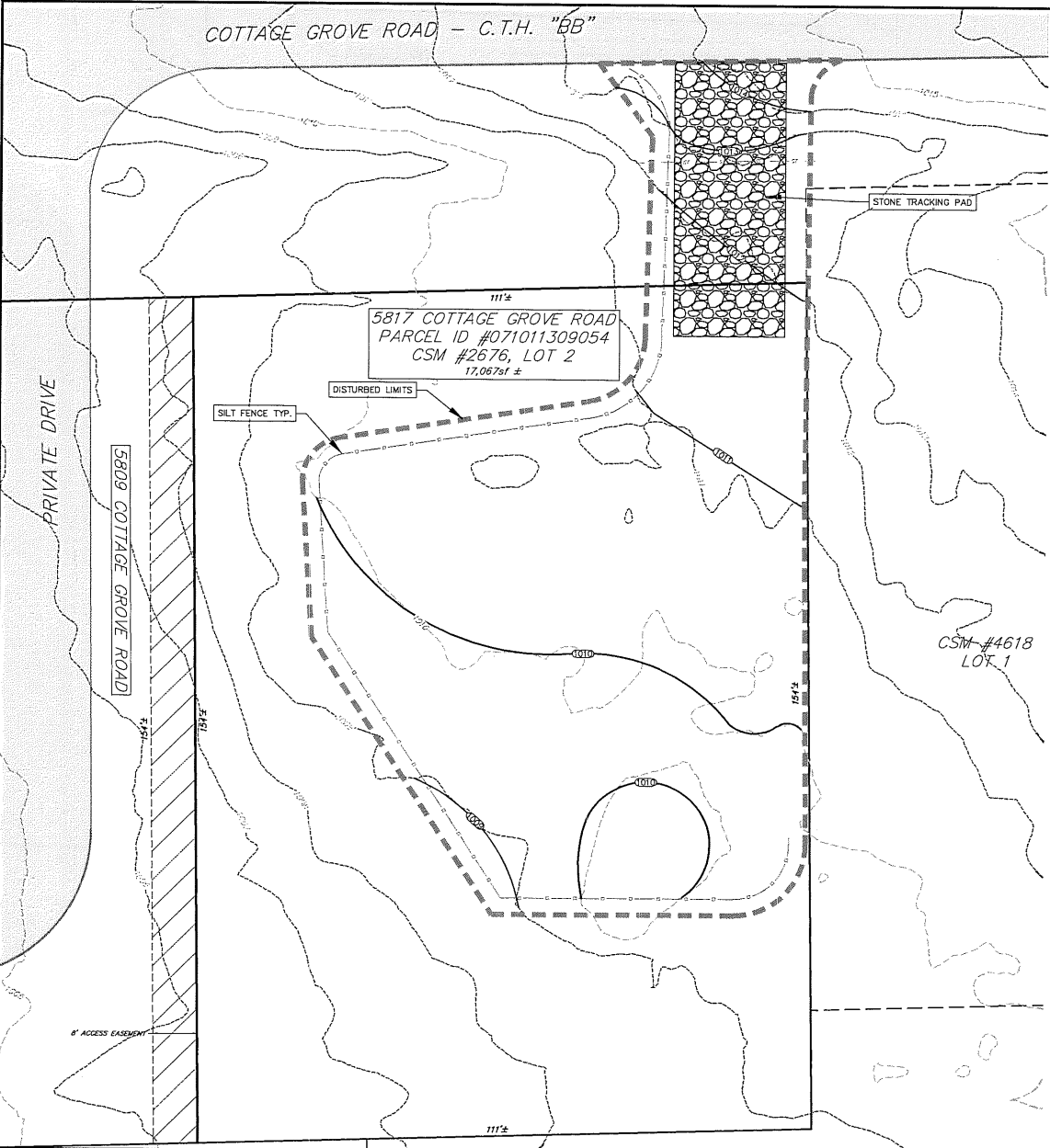
PROJECT NO.: 190138

SHEET: 1 OF 2

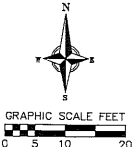
DWG. NO.:

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- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AND TRACKING PAD
  2. ABANDON POTWS AND WELL PER DANE COUNTY PUBLIC HEALTH STANDARDS
  3. DEMOLISH BUILDING AND ASPHALT SURFACES
  4. GRADE LOT
  5. SEED AND RESTORE LOT AND REMOVE EROSION CONTROL MEASURES



THE OBJECTS SHOWN AS EXISTING ON THIS PLAN ARE BASED ON INFORMATION OBTAINED FROM OTHERS AND HAVE NOT BEEN FIELD VERIFIED

- SEEDING RATES:**
- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
  2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

- FERTILIZING RATES:**
- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**
- TEMPORARY AND PERMANENT:**
- USE 2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

**EROSION CONTROL MEASURES**

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
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6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE SITE ENTRANCE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7--CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14--CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1051 (DE-WATERING).
10. DISTURBED AREAS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
11. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
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13. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
14. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
15. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
16. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

**vierbicher**  
planners | engineers | architects  
Phone: (608) 741-1388

**Grading and Erosion Control Plan**

5817 Cottage Grove Road  
City of Madison  
Dane County, Wisconsin

REV. NO.	DATE	REMARKS

SCALE AS SHOWN  
DATE: 05/25/2019  
DRAWN: NJDH  
CHECKED: JOOY  
PROJECT NO.: 190138  
SHEET: 2 OF 2  
DWG. NO.:

# DEMOLITION APPLICATION

“White House” – 5817 Cottage Grove Road

## Supplemental Items

- 1) **Prior to the filing of an application, the applicant or their agent is required to provide notification to the Demolition Listserv at least 30 days prior to filing their application.**

Alder Michael Tierney has granted a waiver 30-day notification requirement, which is attached for reference.

- 2) **A Demolition Site Plan showing the Existing conditions and clearly indicating what improvements are to be demolished, including buildings, existing private trees 8” or more in diameter, existing public trees, including size, locations, and driplines, sidewalks, driveways, streets, alleys, curb and gutter, etc. If there is no future use proposed, show how the site will be left in the interim.**

The demolition site plan is attached.

- 3) **A minimum of five (5) photos of the exterior and five (5) interior of the building, sufficient to represent the building being demolished.**

Photos of the building interior and exterior are provided within the attached Home Inspection Report, prepared by Sterling Home Inspections LLC.

- 4) **Approval of a Reuse and Recycling Plan by the City’s Recycling Coordinator is required prior to issuance of permits, pursuant to Section 28.185(7)(a)(5), MGO.**

The applicant shall submit a Reuse & Recycling Plan for the City’s consideration upon Plan Commission approval and will not commence with demolition activities until the City issues all required approvals/permits.

- 5) **For applications where building relocations are proposed, the applicant shall provide a proposed relocation route including information regarding any street trees proposed for trimming and/or removal (to be evaluated by the City Forester).**

N/A – No building relocations are proposed.

- 6) **The applicant may provide a written report of a licensed architect or engineer describing the condition of the building.**

The Home Inspection Report, prepared by Sterling Home Inspections LLC, is attached.

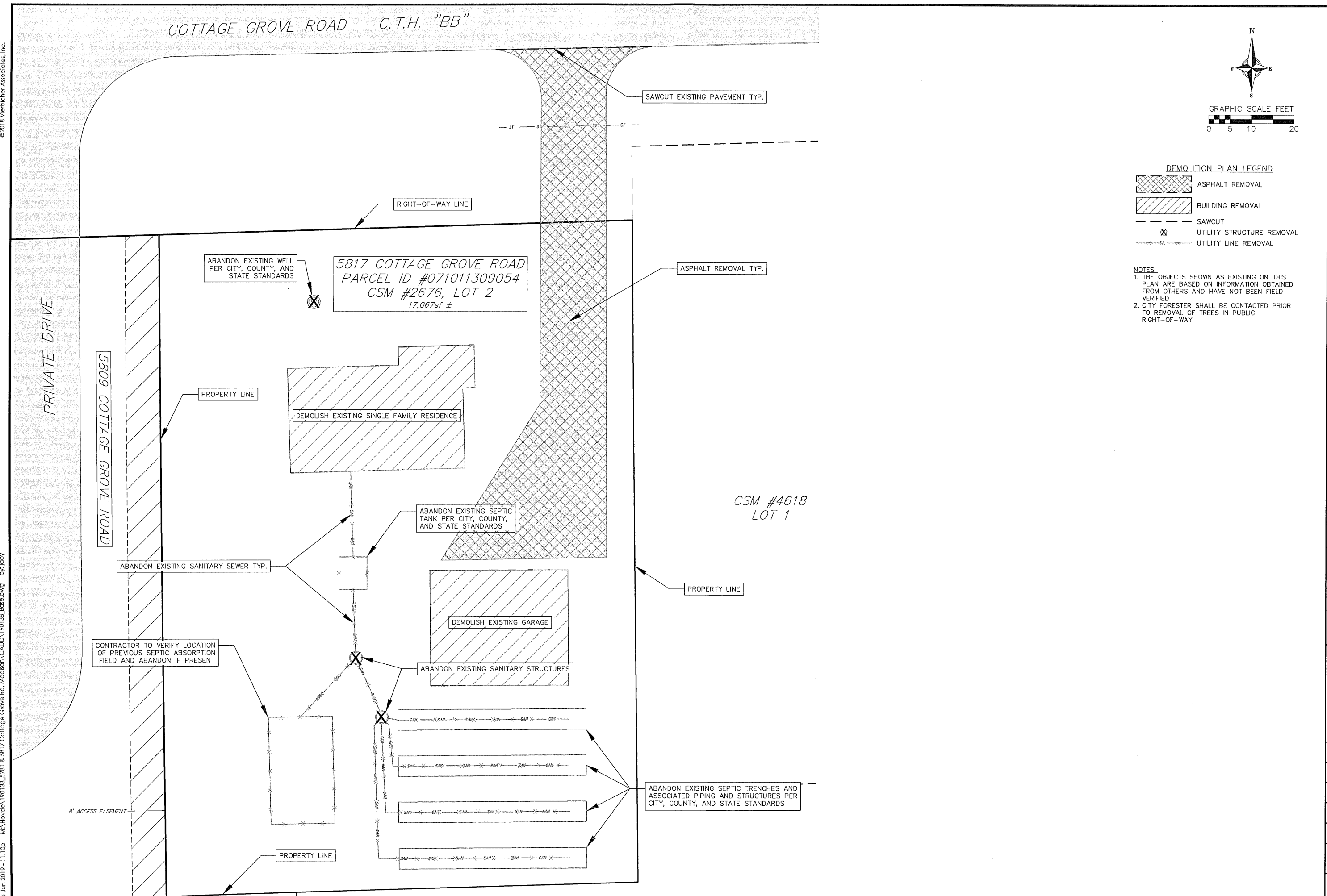
COTTAGE GROVE ROAD - C.T.H. "BB"



GRAPHIC SCALE FEET  
0 5 10 20

- DEMOLITION PLAN LEGEND**
- ASPHALT REMOVAL
  - BUILDING REMOVAL
  - SAWCUT
  - UTILITY STRUCTURE REMOVAL
  - UTILITY LINE REMOVAL

- NOTES:**
1. THE OBJECTS SHOWN AS EXISTING ON THIS PLAN ARE BASED ON INFORMATION OBTAINED FROM OTHERS AND HAVE NOT BEEN FIELD VERIFIED
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**Demolition Plan**  
5817 Cottage Grove Road  
City of Madison  
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS				
				NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN

DATE 06/05/2019

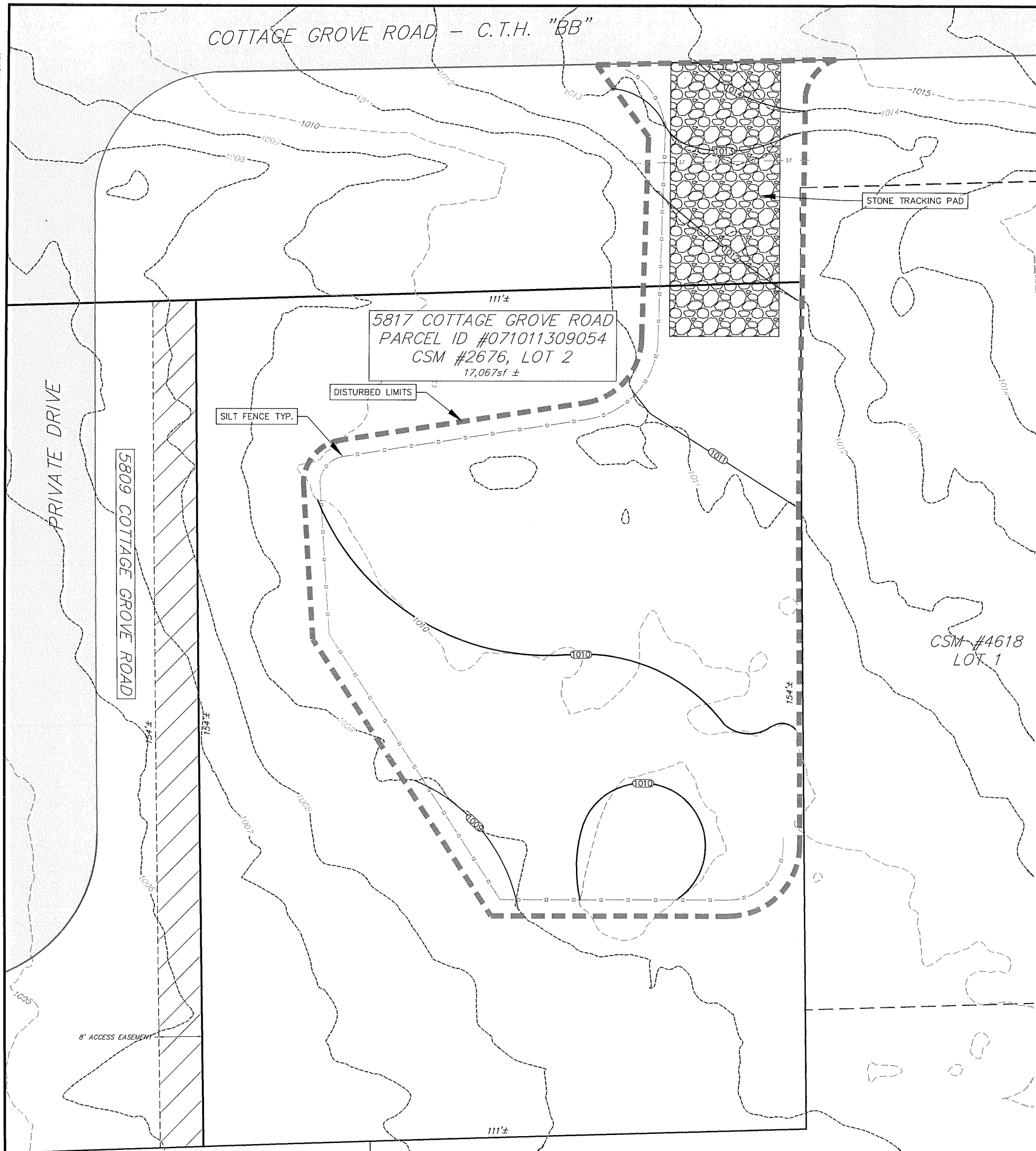
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PROJECT NO. 190138

SHEET 1 OF 2

DWG. NO.



**GRADING LEGEND**

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 918 - - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- SILT FENCE/SOCK
- ▬▬▬ DISTURBED LIMITS
- ▨ TRACKING PAD

THE OBJECTS SHOWN AS EXISTING ON THIS PLAN ARE BASED ON INFORMATION OBTAINED FROM OTHERS AND HAVE NOT BEEN FIELD VERIFIED

**SEEDING RATES:**

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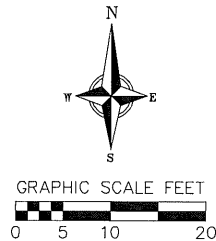
AFTER SEPTEMBER 15.

**PERMANENT:**

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

**CONSTRUCTION SEQUENCE:**

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3. DEMOLISH BUILDING AND ASPHALT SURFACES
4. GRADE LOT
5. SEED AND RESTORE LOT AND REMOVE EROSION CONTROL MEASURES



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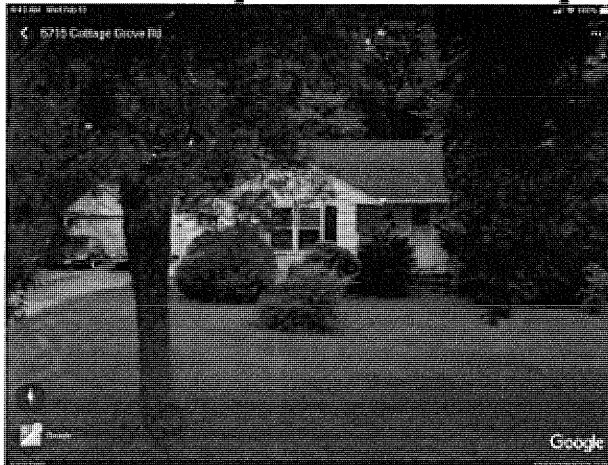
**Grading and Erosion Control Plan**  
 5817 Cottage Grove Road  
 City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
SCALE AS SHOWN			
DATE		06/05/2019	
DRAFTER		NJOH	
CHECKED		JDOY	
PROJECT NO.		190138	
SHEET		2 OF 2	
DWG. NO.			

**vierbicher**  
 planners | engineers | advisors  
 Phone: (800) 261-3898



## Home Inspection Report



**5817 Cottage Grove Rd, Madison, WI 53718**

**Inspection Date:**

Wednesday, February 13, 2019

**Prepared For:**

Hovde Properties

**Prepared By:**

Sterling Home Inspections LLC

4422 American Way

Cottage Grove, WI 53527

6082091927

Pat@Silverstonellc.com

**Report Number:**

1902-5817-1

**Inspector:**

Patrick Ceithamer

**License/Certification #:**

2806-106

**Inspector Signature:**

# Report Summary

## Items Not Operating

None apparent

## Major Concerns

Potential foundation problem.  
Furnace on upgrade list.

## Potential Safety Hazards

- GFCI Outlets in Kitchen Not Present
- Electrical outlet in back bedroom is defective. See red tape on outlet. Recommend repair;
- Smoke detectors throughout house are missing or do not work. Recommend installing new smoke detectors having one on each floor and one in each bedroom.
- Recommend adding CO Detectors on each level. Recommend installing below knee level.

## Deferred Cost Items

Roof that is 15+ years.  
Furnace that is 13+ years.  
A/C that is 15+ years.  
Water heater that is 15+ years.

## Defective Items

- Missing/loose mortar in the brick joints - recommend tuckpointing
- Recommend installing rain cap/spark arrestor
- Chimney brick is covered with Efflorescence indicating water is getting behind the brick. Recommend further evaluation and repair.
- Metal furnace chimney is not high enough over roof. Recommend repair.
- Gutters were incorrectly pitched, recommend repair
- Insides of gutters are full of ice recommend cleaning
- Plumbing vents on roof are to low. Recommend repair.
- Siding had some damage and rotted wood, recommend repairing/replacing damaged sections
- Some rotted trim boards on siding corners and around windows, recommend repair/replacing damaged sections
- flashing is missing above windows and doors. Recommend repair
- Electrical service on house is coming loose. Recommend repair.
- Recommend a qualified electrician add exterior disconnect for the A/C unit.
- Recommend installing gutters and/or downspouts on garage. Original gutters are laying on the ground
- Wood siding is in poor condition / rotted and in need of paint. Recommend replacing siding on garage
- Wood Garage door was in poor condition. Recommend replacing.
- kitchen Countertops are damaged recommend repair
- Kitchen Water flow was poor, have system evaluated by a qualified plumber
- Windows in living room appear to leak. Windows are taped off at the track and visqueen covering windows. Recommend repair
- back bedroom walls in closet and bedroom wall. Both on exterior walls. Recommend further evaluation of insulation in walls. Walls appear to be freezing causing staining.
- back bedroom door is damaged. Recommend repair

# Report Summary

## Defective Items

---

- Carpet throughout house is damaged. Recommend replacement.
- Bathroom GFCI is broken. Recommend repair
- Bathroom ceiling and walls are covered in mold. Walls are moisture damaged. Recommend repair.
- Recommend installing a bath fan in bathroom
- bathroom cabinet base is rotted. Recommend repair
- Closet in bedroom has stains on exterior wall and ceiling. Recommend further evaluation of insulation in exterior walls.
- electrical outlet in bedroom leaks cold air. Currently taped around outlet to keep air out. Recommend repair.
- window is broken in mud room. Recommend repair.
- Bedroom ceiling at walls has large cracks. Recommend further evaluation and repair.
- Recommend further evaluation of insulation through out hose. Especially exterior walls. Exterior walls are cold to the touch and cold inside cabinets. Exterior walls are stained and show signs of freezing. Outlets are taped to keep cold air out.
- Basement walls have horizontal cracking on North wall. Recommend further evaluation
- Basement walls have Efflorescence present. Indicating water is present on exterior of wall pushing through. Recommend further evaluation and maintaining a positive grade away from foundation.

## Items To Monitor

---

None Apparent

## Maintenance Items Needing Attention

---

- recommend caulking around tub area.
- Brine tank empty of water/salt. Does not appear to be in use.



# Report Overview

## Scope of Inspection

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. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

## Main Entrance Faces

North

## State Of Occupancy

Vacant

## Weather Conditions

Sunny  
Windy  
Snow Covered

## Recent Rain

No

## Ground Cover

Snow

# Receipt/Invoice

**Sterling Home Inspections LLC**  
4422 American Way  
Cottage Grove, WI 53527  
6082091927

**Property Address**  
5817 Cottage Grove Rd  
Madison, WI 53718

Inspection Number: 1902-5817-1

Payment Method:

Date: Wed. Feb. 13, 2019 12:00

Inspected By: Patrick Ceithamer

Client: Hovde Properties

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$400.00

---

<b>Total</b>	<b>\$400.00</b>
--------------	-----------------

# Roof

## General

**Visibility**  None  All  Partial Limited By: snow cover  
**Inspected From**  Roof  Ladder at eaves  Ground  With Binoculars

## Style of Roof

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

**Pitch**  Low  Medium  Steep  Flat

**Roof #1** Type:Asphalt  
Layers:1+ Layers  
Age:10-15+

Location:Main Part of house area

**Roof #2**  None

Type:Rolled asphalt roofing

Layers:Unknown

Age:Unknown

Location:Garage

**Roof #3**  None

Type:Asphalt

Layers:2+ Layers

Age:Unknown

Location:Garage

**Comments** Garage has 2 roof types. Both are snow and ice covered.

## Ventilation System

None  N/A

**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  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

**Roof #2**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots

Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering

Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping

Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

Not Visible For Inspection  New Value  Not Visible Due To Snow Cover

**Roof #3**  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots

Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering

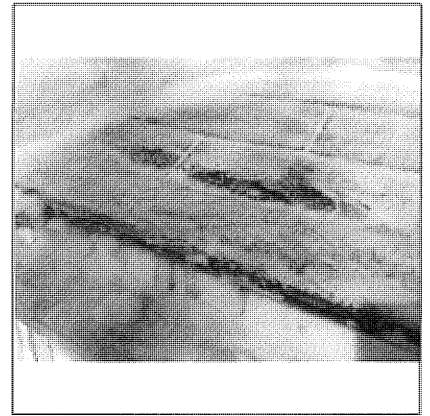
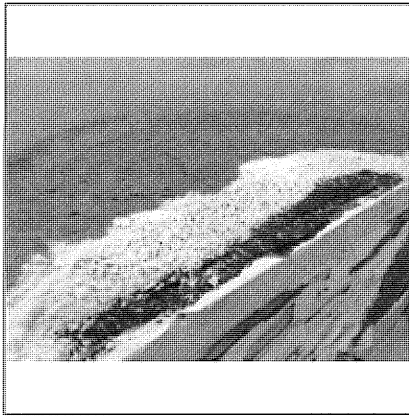
Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping

Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

Not Visible For Inspection  Not Visible Due To Snow Cover

**Comments**

**Photos**



**Skylights**

N/A  Not Visible

**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

**Comments**

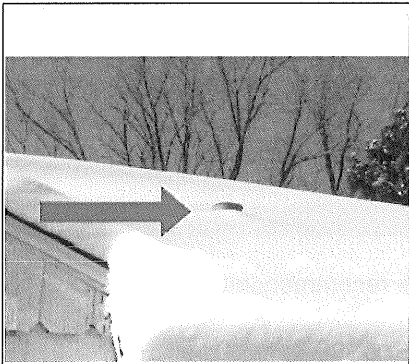
**Plumbing Vents**

Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

**Comments** - Plumbing vents on roof are to low. Recommend repair.

**Photos**



- Plumbing vents on roof are to low. Recommend repair.

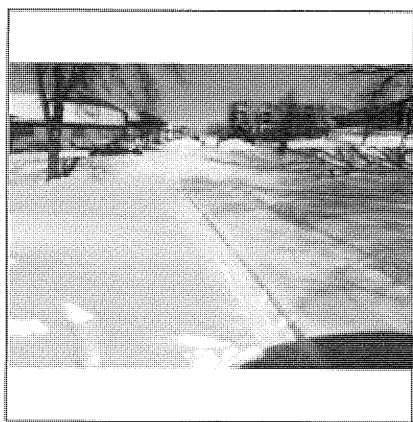
# Grounds

## 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**  
**Photos**



## 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**

## 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    Not Applicable  
**Comments**

# Grounds

## 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  None
- 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**

## 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**

## Retaining wall

- None
- Material**  Brick  Concrete  Concrete block  Railroad ties  Timbers  Boulders  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  
 Water Not Turned On
- Operable**  Yes  No  Not Tested  Not On
- Comments**

# Exterior

## Chimney(s)

None

**Location(s)** West

**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  
 No apparent defects

**Flue**  Tile  Metal  Unlined  Not Visible

**Evidence of**  Scaling  Cracks  Creosote  Not evaluated  Have flue(s) cleaned and re-evaluated

Recommend Cricket/Saddle/Flashing  No apparent defects

**Condition**  Satisfactory  Marginal  Poor  Recommend Repair

**Comments** - Missing/loose mortar in the brick joints - recommend tuckpointing

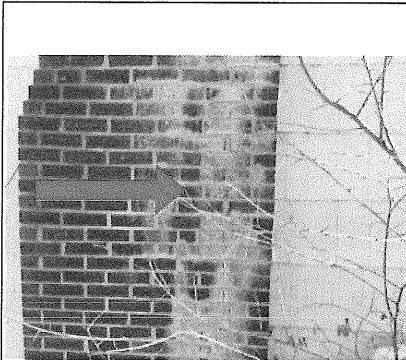
- Recommend installing rain cap/spark arrestor

- Flue not visible, not evaluated

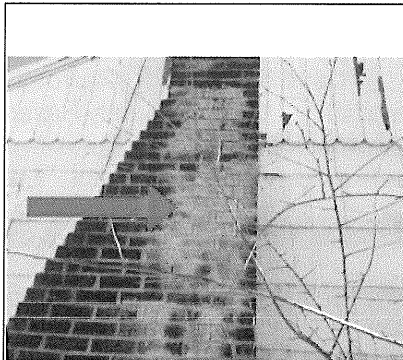
- Chimney brick is covered with Efflorescence indicating water is getting behind the brick. Recommend further evaluation and repair.

- Metal furnace chimney is not high enough over roof. Recommend repair.

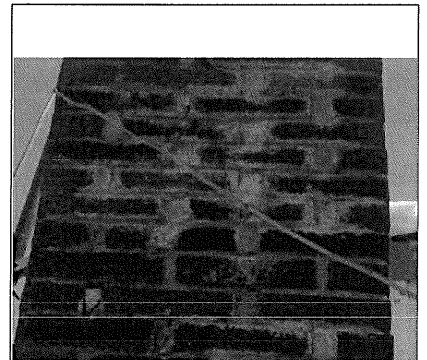
## Photos



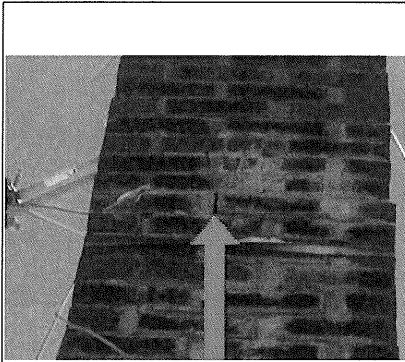
- Chimney brick is covered with Efflorescence indicating water is getting behind the brick. Recommend further evaluation and repair.



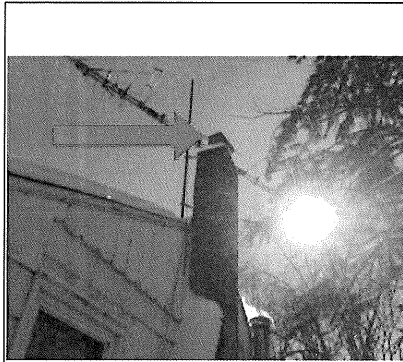
- Chimney brick is covered with Efflorescence indicating water is getting behind the brick. Recommend further evaluation and repair.



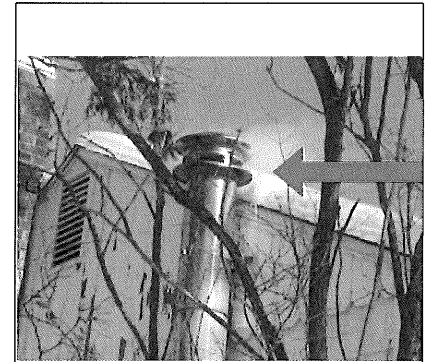
- Chimney brick is covered with Efflorescence indicating water is getting behind the brick. Recommend further evaluation and repair.



Mortar joints are missing in areas on chimney. Recommend repair



Missing rain cap



- Metal furnace chimney is not high enough over roof. Recommend repair.



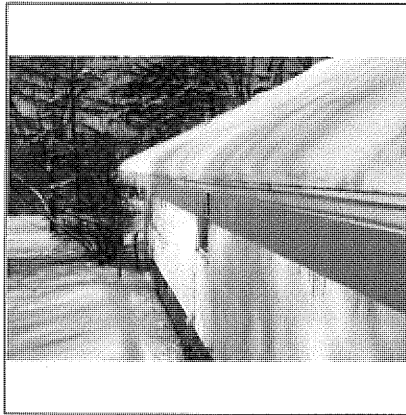
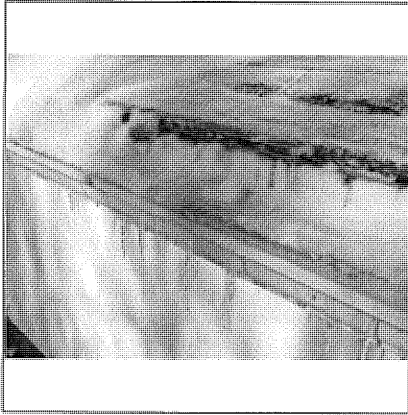
- Metal furnace chimney is not high enough over roof. Recommend repair.

**Gutters/Scuppers/Eavestrough**

- Condition**  None  Satisfactory  Marginal  Poor  Rusting  Downspouts needed  Recommend repair/replace
- Needs to be cleaned
- Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum Other:
- Leaking**  Corners  Joints  Hole in main run  No apparent leaks
- Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory
- Extension needed**  North  South  East  West  N/A
- Comments**
  - Gutters were incorrectly pitched, recommend repair
  - Insides of gutters are full of ice recommend cleaning



Photos



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

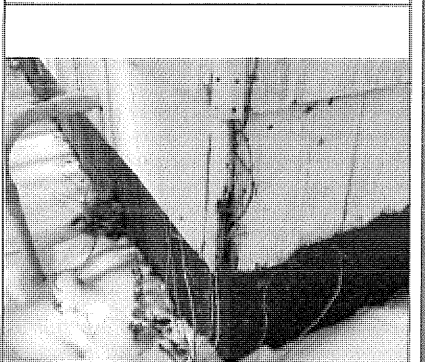
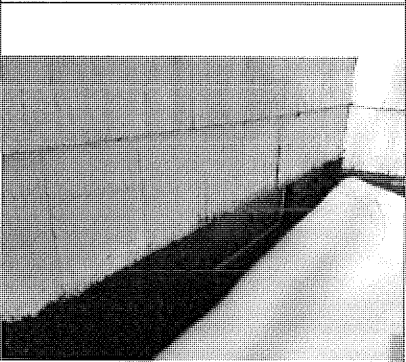
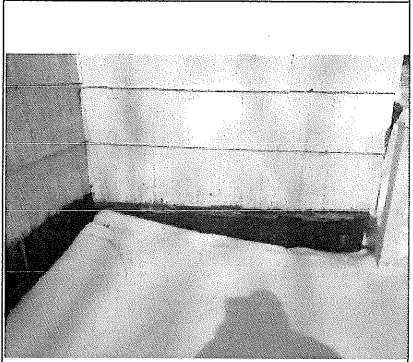
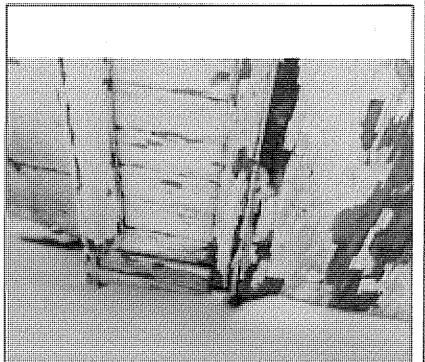
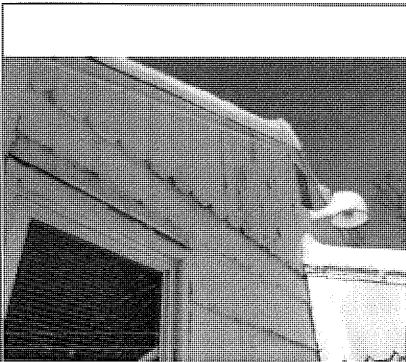
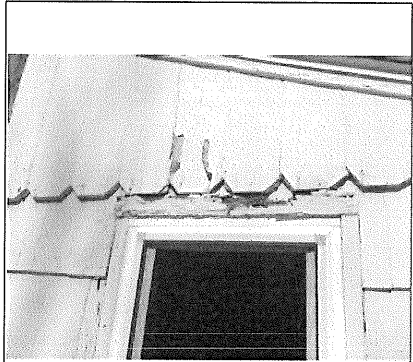
Condition

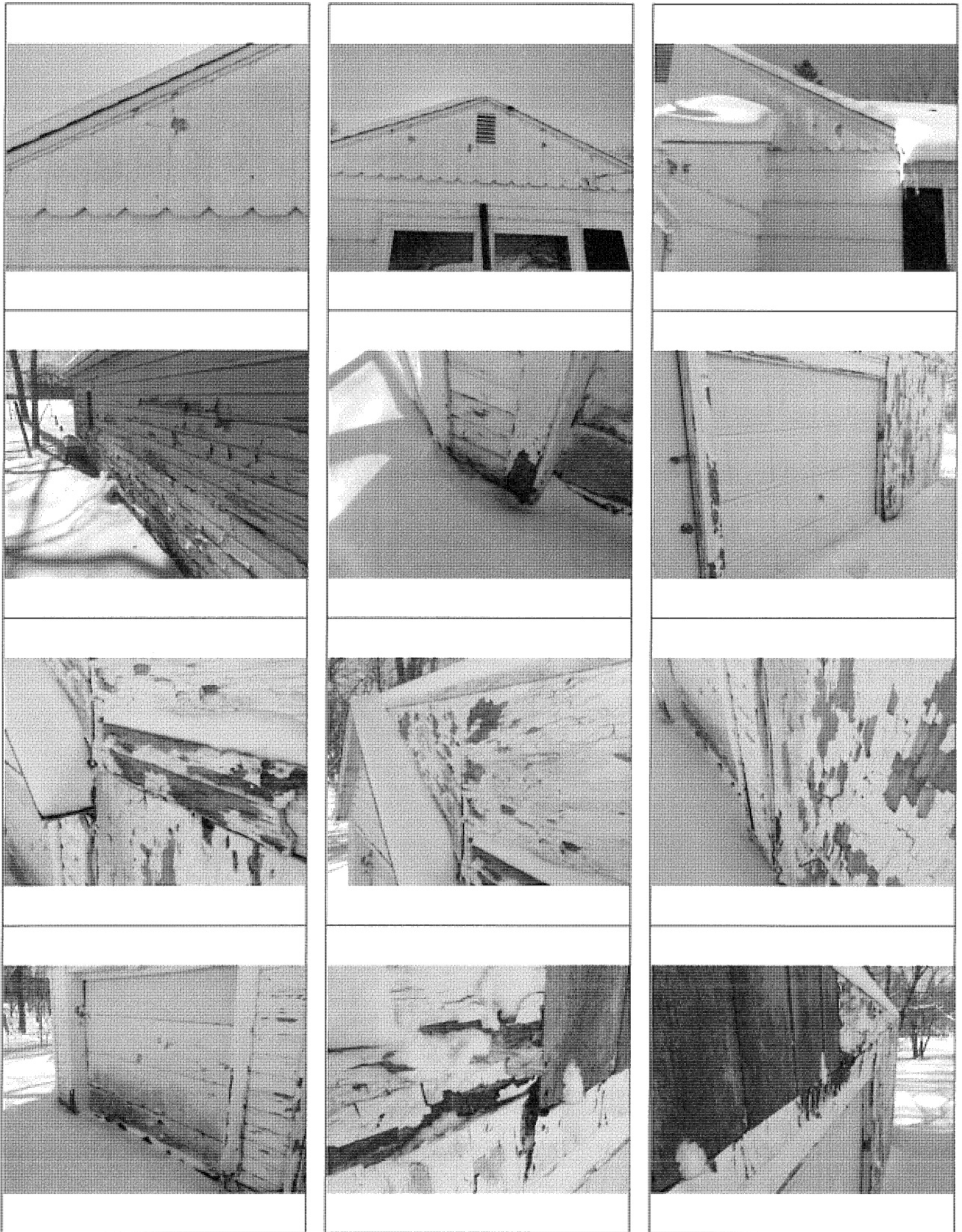
- Satisfactory  Marginal  Poor  Recommend repair/painting

Comments

- Siding had some damage and rotted wood, recommend repairing/replacing damaged sections

Photos





**Trim**

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting

Damaged wood Other:

**Condition**  Satisfactory  Marginal  Poor

**Comments** - Some rotted trim boards on siding corners and around windows, recommend repair/replacing damaged

# Exterior

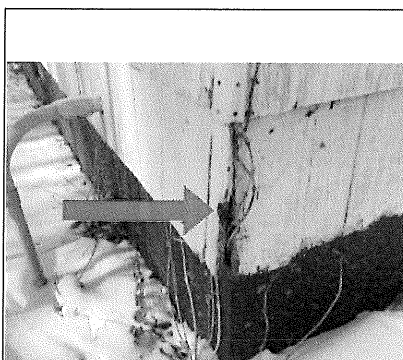
**Trim cont.**

**Comments cont.** sections

**Photos**



- Some rotted trim boards on siding corners and around windows, recommend repair/replacing damaged sections



- Some rotted trim boards on siding corners and around windows, recommend repair/replacing damaged sections

**Soffit**

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

**Comments**  
**Photos**



**Fascia**

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

**Comments**

**Flashing**

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

# Exterior

### Flashing cont.

**Comments** - flashing is missing above windows and doors. Recommend repair

### Caulking

**Condition**  None  
 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  Satisfactory

**Comments**

### Storms Windows

**Condition**  None  Not installed  
 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

**Location**  Underground  Overhead

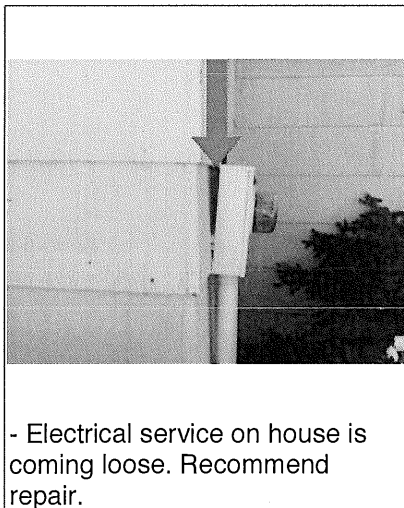
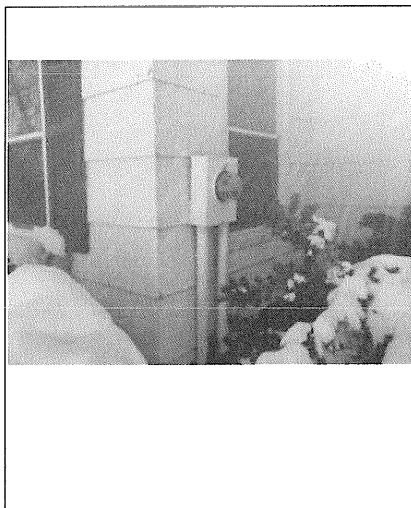
**Condition**  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low

**Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor

**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles

**Comments** - Electrical service on house is coming loose. Recommend repair.

**Photos**



- Electrical service on house is coming loose. Recommend repair.

### Building(s) Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry Other:

# Exterior

## Building(s) Exterior Wall Construction cont.

**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**

## Exterior A/C - Heat pump #1

**Unit #1**  N/A

Location: Exterior of home

Brand: Unknown

Model #: Unknown

Serial #: unknown

Approximate Age: Unknown

**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

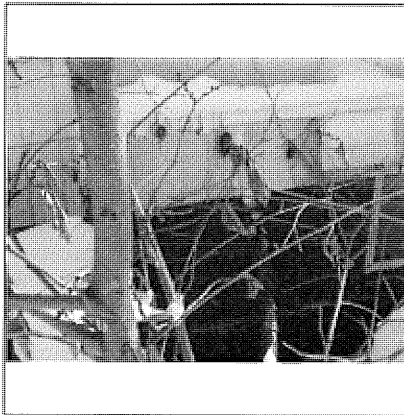
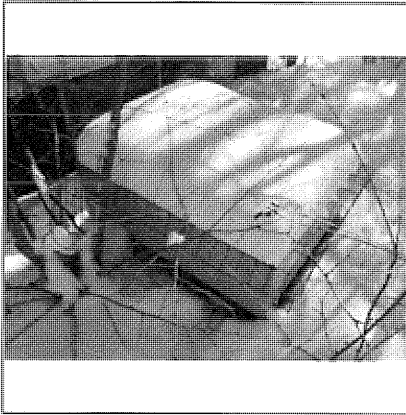
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory

**Insulation**  Yes  No  Replace

**Improper Clearance (air flow)**  Yes  No

**Comments** - Recommend a qualified electrician add exterior disconnect for the A/C unit.

**Photos**



## Exterior A/C - Heat pump #2

**Unit #2**  N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

**Energy source**  Electric  Gas Other:

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

# Exterior

**Exterior A/C - Heat pump #2 cont.**

**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  Satisfactory

**Insulation**  Yes  No  Replace

**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted

**Improper Clearance (air flow)**  Yes  No

**Comments**

# Garage/Carport

## Type

None  
**Type**  Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport  
**Comments**

## Automatic Opener

None  N/A  
**Operation**  Operable  Inoperable  
**Comments** Could not get into garage. Locked. Not evaluated

## Safety Reverse

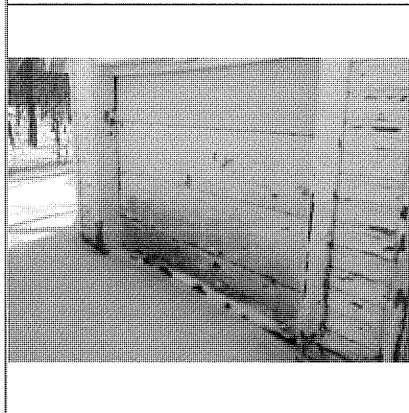
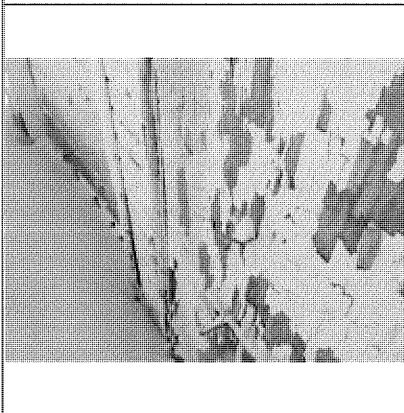
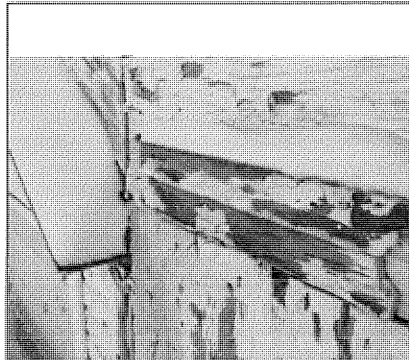
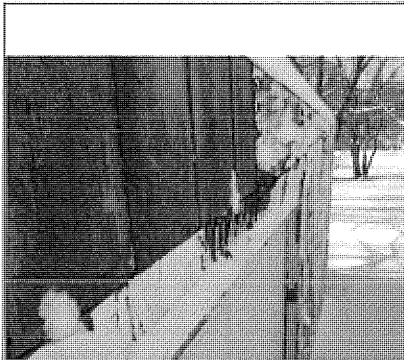
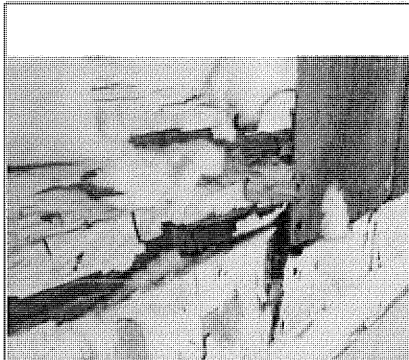
None  N/A  
**Operation**  Operable  Not Operable  Need(s) adjusting  Safety hazard  
 Photo eyes and pressure reverse tested  
**Comments** Could not get into garage. Locked. Not evaluated

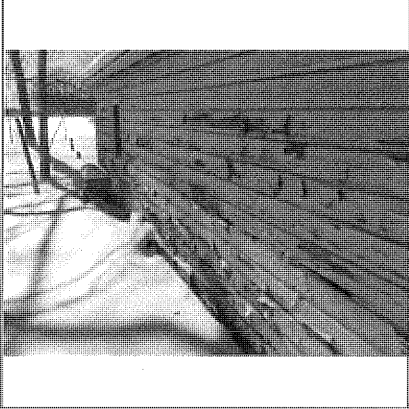
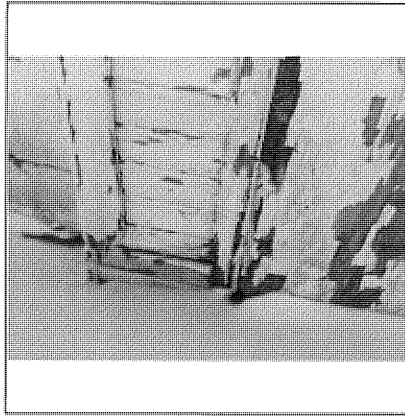
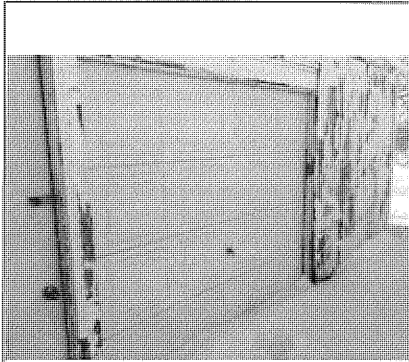
## Gutters/Eavestrough

**Condition**  Satisfactory  Marginal  Poor  Same as house  None  
**Comments** - Recommend installing gutters and/or downspouts on garage. Original gutters are laying on the ground

## Siding

N/A  
**Material**  Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting  
**Comments** - Wood siding is in poor condition / rotted and in need of paint. Recommend replacing siding on garage  
**Photos**





**Trim**

N/A  
**Material**  Same as house  Wood  Aluminum  Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting  
**Comments** - rotted

**Floor**

**Material**  Concrete  Gravel  Asphalt  Dirt Other:  Garage Was Locked. Not Evaluated  
**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  
 Safety hazard  
**Source of Ignition within 18" of the floor**  N/A  Yes  No  
**Comments**

**Sill Plates**

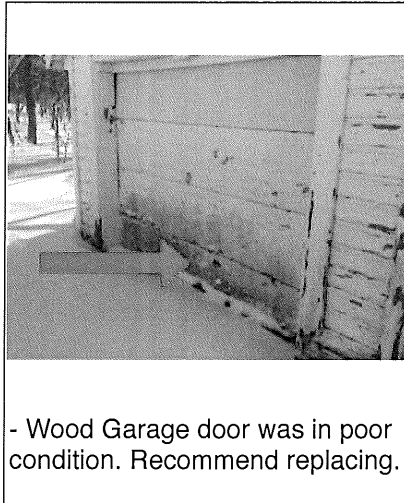
None  Not Visible  Present  
**Type**  Floor level  Elevated  
**Condition**  Rotted/Damaged  Recommend repair  Satisfactory  
**Comments**

**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** - Wood Garage door was in poor condition. Recommend replacing.



**Photos**



- Wood Garage door was in poor condition. Recommend replacing.

**Exterior Service Door**

None

**Condition**  Satisfactory  Marginal  Poor  Damaged/Rusted

**Comments**

**Electrical Receptacles**

Yes  No  Not Visible Operable:  Yes  No

**Reverse polarity**  Yes  No

**Open ground**  Yes  No  Safety Hazard

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

Recommend GFCI Receptacles

**Comments**

**Fire Separation Walls & Ceiling**

N/A  Present  Missing  Recommend repair

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

**Moisture Stains Present**  Yes  No

**Typical Cracks**  Yes  No

**Fire door**  Not verifiable  Not a fire door  Needs repair  Satisfactory

**Self closure**  N/A  Satisfactory  Inoperative  Missing

**Comments**

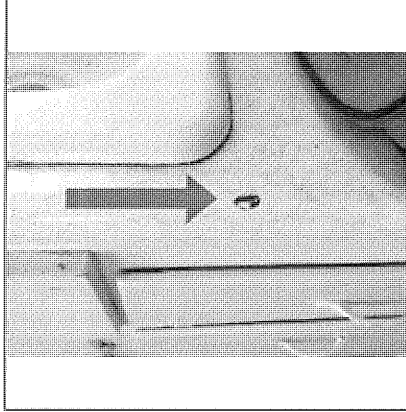
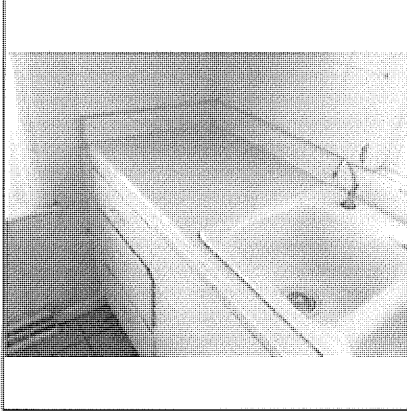
# Kitchen

## Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

**Comments** - kitchen Countertops are damaged recommend repair

### Photos



## Cabinets

**Condition**  Satisfactory  Marginal  Recommend repair/adjustment

**Comments** Cabinets have normal wear.

### Photos



## Plumbing

**Faucet Leaks**  Yes  No

**Pipes leak/corroded**  Yes  No

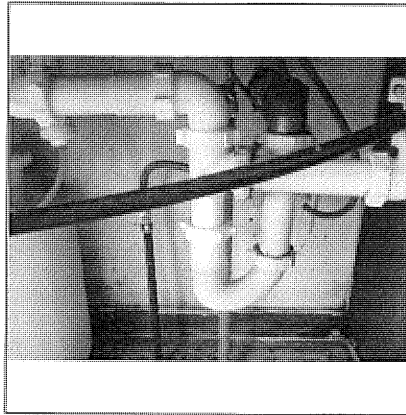
**Sink/Faucet**  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

**Functional drainage**  Satisfactory  Marginal  Poor

**Functional flow**  Satisfactory  Marginal  Poor

**Comments** - Kitchen Water flow was poor, have system evaluated by a qualified plumber

**Photos**

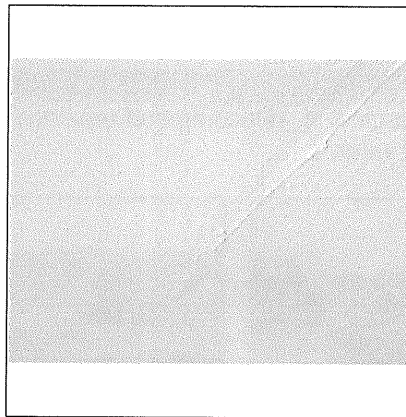
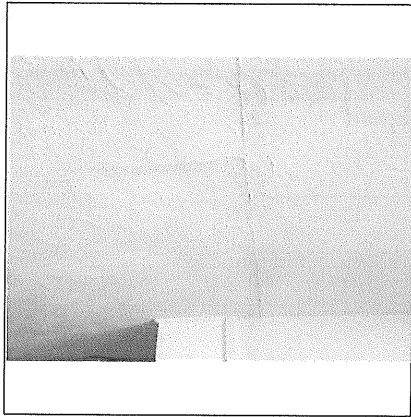


**Walls & Ceiling**

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

**Comments**

**Photos**

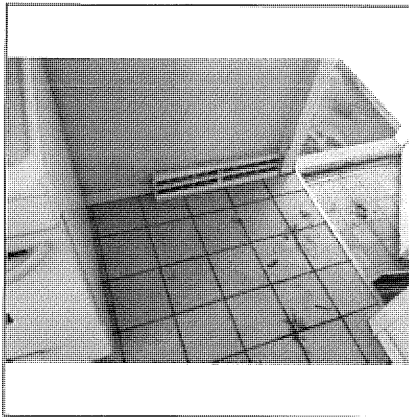


**Heating/Cooling Source**

Yes  No

**Comments**

**Photos**

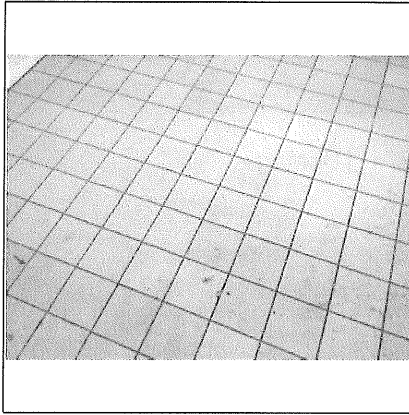


**Floor**

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

**Comments**

**Photos**



**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** - GFCI Outlets in Kitchen Not Present

# Living Room

## Living Room

**Location** First floor

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

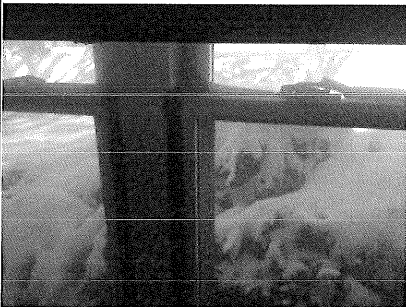
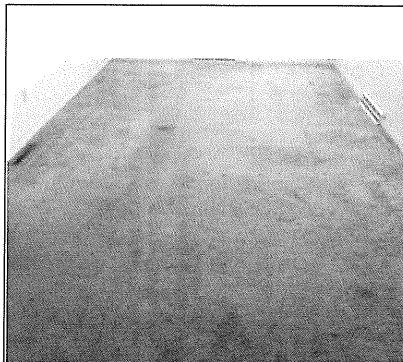
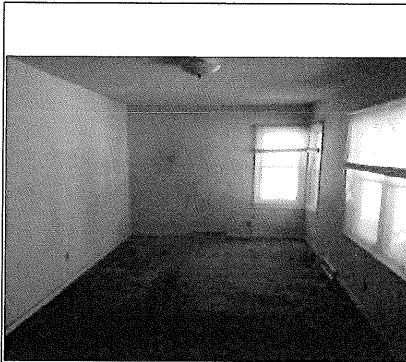
**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

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

Broken/Missing hardware

**Comments** - Windows in living room appear to leak. Windows are taped off at the track and visqueen covering windows. Recommend repair

### Photos



- Windows in living room appear to leak. Windows are taped off at the track and visqueen covering windows. Recommend repair

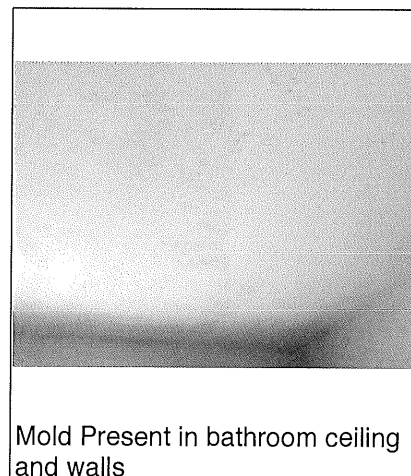
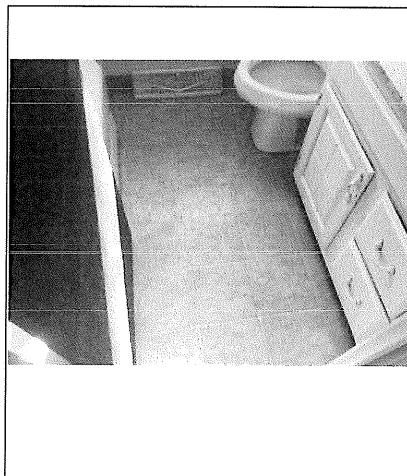
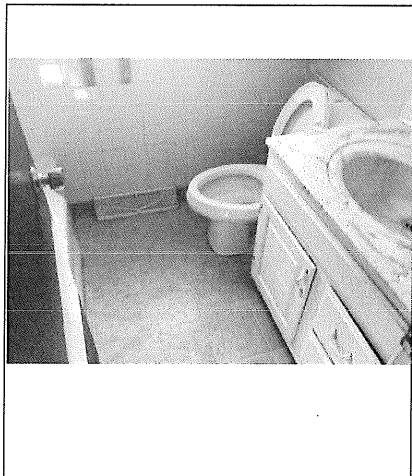
Typical cracking wall to ceiling

# Bathroom

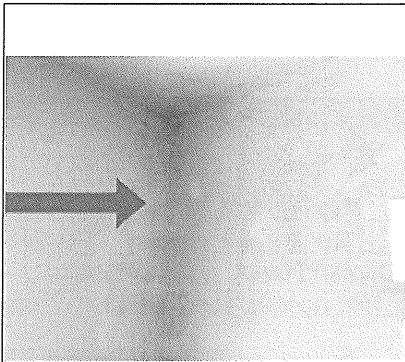
## Bath

- Location** First floor bath
- Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No
- Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks
- Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended
- Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: Condition:  Satisfactory  Marginal  
 Poor  Rotted Caulk/Grouting needed:  Yes  No  
Where:- recommend caulking around tub area.  
 N/A
- Drainage**  Satisfactory  Marginal  Poor
- Water flow**  Satisfactory  Marginal  Poor
- Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry
- Doors**  Satisfactory  Marginal  Poor
- Window**  None  Satisfactory  Marginal  Poor
- Receptacles present**  Yes  No Operable:  Yes  No
- GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI
- Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard
- Heat source present**  Yes  No
- Exhaust fan**  Yes  No Operable:  Yes  No  Noisy
- Comments**
- Bathroom GFCI is broken. Recommend repair
  - Bathroom ceiling and walls are covered in mold. Walls are moisture damaged. Recommend repair.
  - Recommend installing a bath fan in bathroom
  - bathroom cabinet base is rotted. Recommend repair

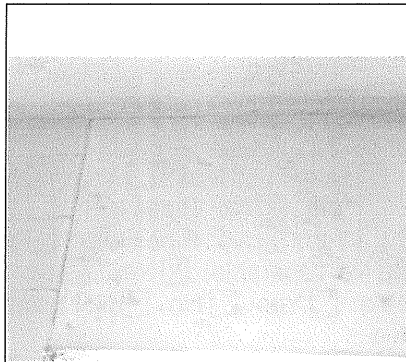
## Photos



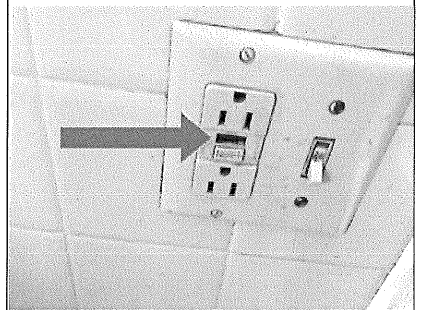
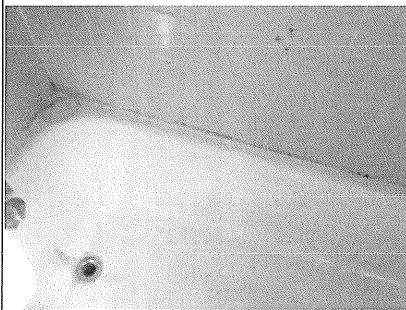
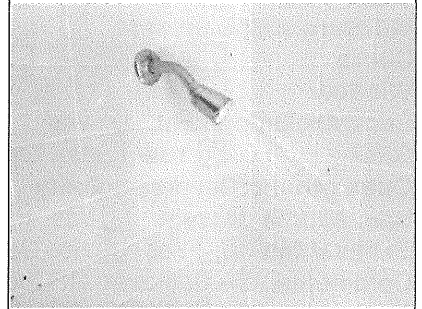
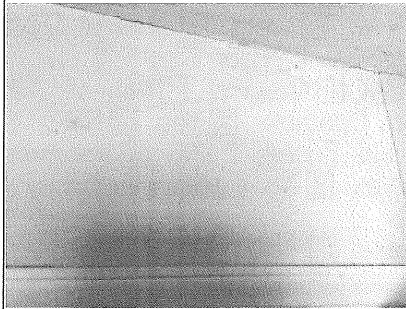
Mold Present in bathroom ceiling and walls



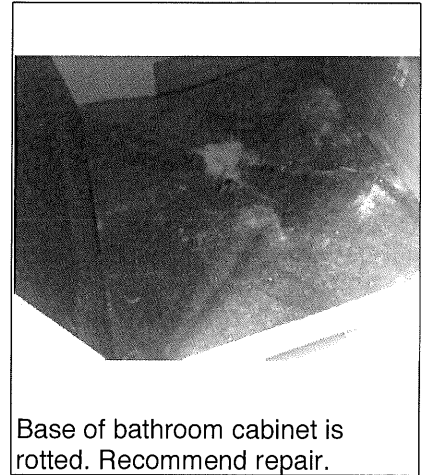
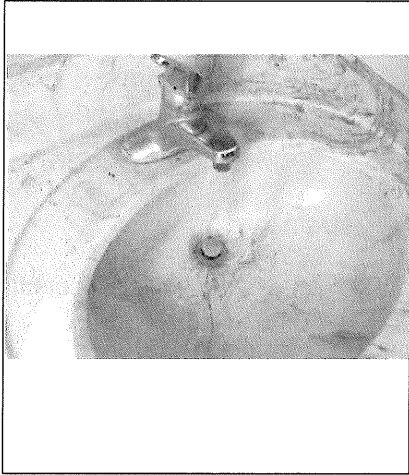
Mold present in bathroom



Mold present in bathroom walls and ceilings.



GFCI outlet is broken.  
Recommend repair.



Base of bathroom cabinet is rotted. Recommend repair.



# Room (1)

**Room**

**Location** First floor

**Type** MASTER BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:- back bedroom walls in closet and bedroom wall. Both on exterior walls. Recommend further evaluation of insulation in walls. Walls appear to be freezing causing staining.

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

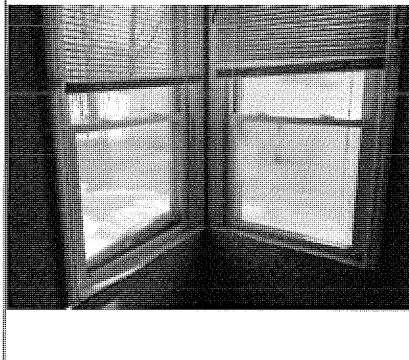
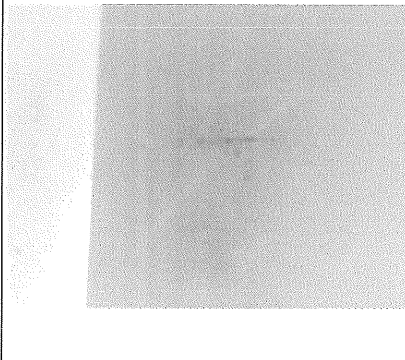
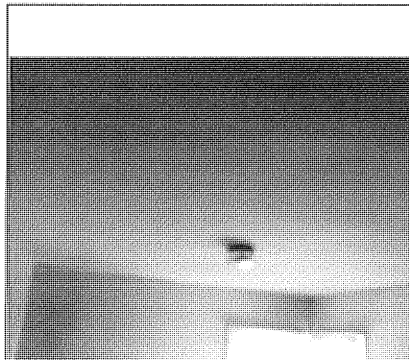
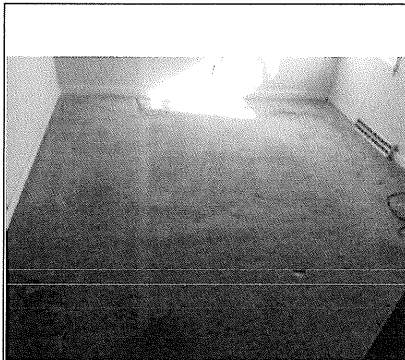
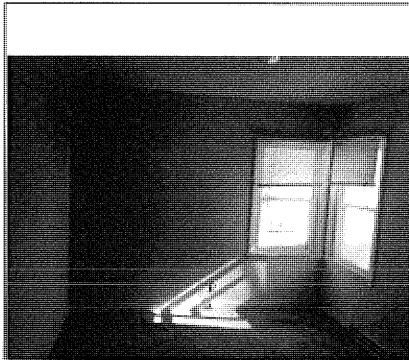
**Bedroom Egress restricted**  N/A  Yes  No

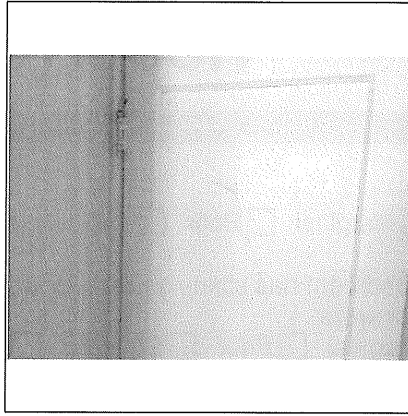
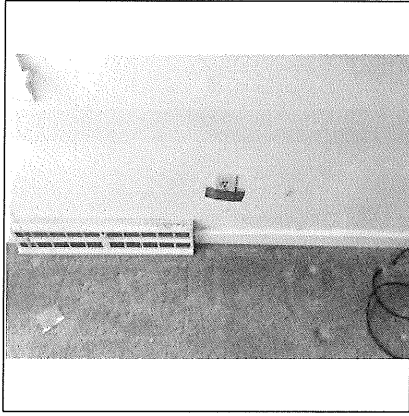
**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

**Comments**  
 - back bedroom door is damaged. Recommend repair  
 - back bedroom carpet is damaged.  
 - walls have stains  
 - Electrical outlet in back bedroom is defective. See red tape on outlet. Recommend repair;

**Photos**





# Room (2)

## Room

**Location** First floor

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:- Closet in bedroom has stains on exterior wall and ceiling. Recommend further evaluation of insulation in exterior walls.

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

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

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

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

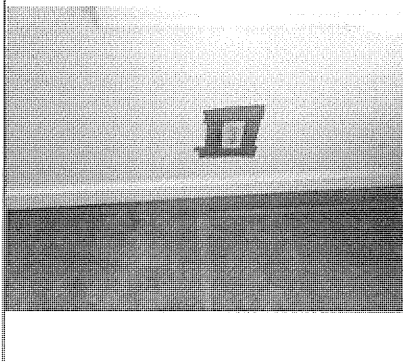
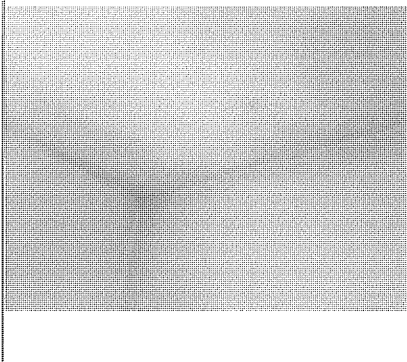
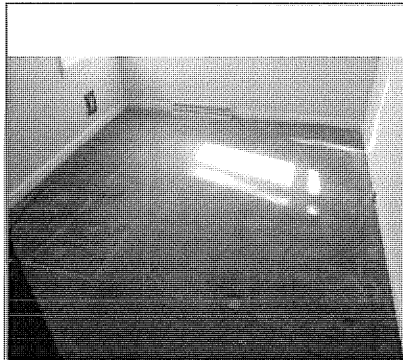
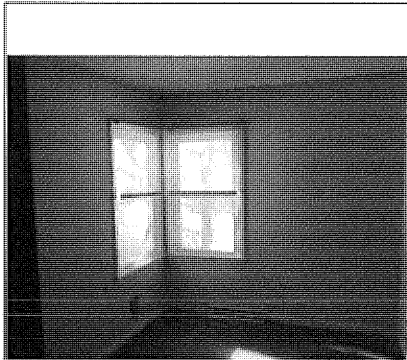
**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

**Comments** - electrical outlet in bedroom leaks cold air. Currently taped around outlet to keep air out. Recommend repair.

- Bedroom ceiling at walls has large cracks. Recommend further evaluation and repair.

## Photos



# Interior

## Fireplace 1

 None

### Location(s)

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

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

**Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No

 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair

**Damper modified for gas operation**  N/A  Yes  No  Damper missing

**Hearth extension adequate**  Yes  No

**Mantel**  N/A  Secure  Loose  Recommend repair/replace

**Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined

 Not evaluated

### Comments

## Fireplace 2

 None

### Location(s)

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

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

**Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No

 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair

**Damper modified for gas operation**  N/A  Yes  No  Damper missing

**Hearth extension adequate**  Yes  No

**Mantel**  N/A  Secure  Loose  Recommend repair/replace

**Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined

 Not evaluated

### Comments

## Stairs/Steps/Balconies

 None

**Condition**  Satisfactory  Marginal  Poor  Loose/Missing

**Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended

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

### Comments

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional

 Safety Hazard

**CO Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional

 Safety Hazard

**Comments** - Smoke detectors throughout house are missing or do not work. Recommend installing new smoke

detectors having one on each floor and one in each bedroom.

- Recommend adding CO Detectors on each level. Recommend installing below knee level.

## Attic/Structure/Framing/Insulation

 N/A  Access Panel Is Screwed Shut.

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

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

**Location**  Hallway  Bedroom Closet  Garage  Other

Access limited by:

**Flooring**  Complete  Partial  None

**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool

Depth:  Damaged  Displaced  Missing  Compressed  Recommend additional insulation

**Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible

**Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves

# Interior

## Attic/Structure/Framing/Insulation cont.

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

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

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

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

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

**Ceiling joists**  Wood  Metal  Not Visible

**Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated

**Evidence of condensation**  Yes  No

**Evidence of moisture**  Yes  No

**Evidence of leaking**  Yes  No

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

**Electrical**  No apparent defects  Open junction box(es)  Handyman wiring

Knob and tube covered with insulation  Safety Hazard

**Comments** - Recommend further evaluation of insulation through out hose. Especially exterior walls. Exterior walls are cold to the touch and cold inside cabinets. Exterior walls are stained and show signs of freezing. Outlets are taped to keep cold air out.

# Basement

## Stairs

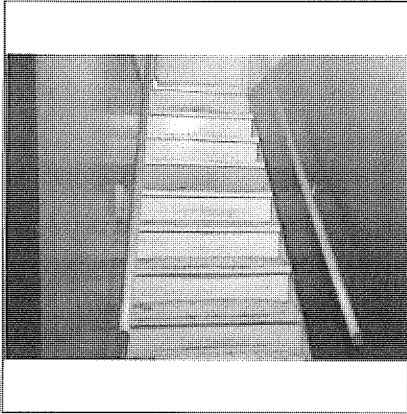
**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  Risers Uneven  
 Safety Hazard

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

**Headway over stairs**  Satisfactory  Low clearance  Safety hazard

**Comments**

**Photos**



## Foundation

**Condition**  Satisfactory  Marginal  Have evaluated  Monitor  Not Elevated

**Material**  ICF  Brick  Concrete block  Stone Masonry  Poured concrete  wood

**Horizontal cracks**  None  North  South  East  West

**Step cracks**  None  North  South  East  West

**Vertical cracks**  None  North  South  East  West

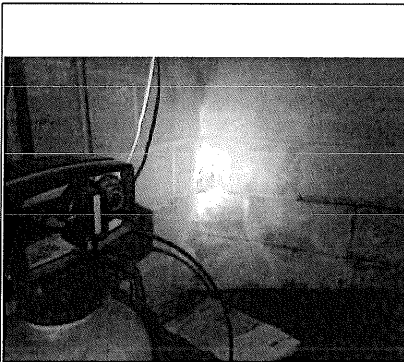
**Covered walls**  None  North  South  East  West

**Movement apparent**  None  North  South  East  West

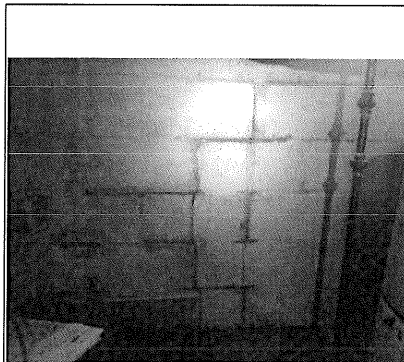
**Indication of moisture**  Yes  No  Fresh  Old stains

**Comments**  
 - Basement walls have horizontal cracking on North wall. Recommend further evaluation  
 - Basement walls have Efflorescence present. Indicating water is present on exterior of wall pushing through. Recommend further evaluation and maintaining a positive grade away from foundation.

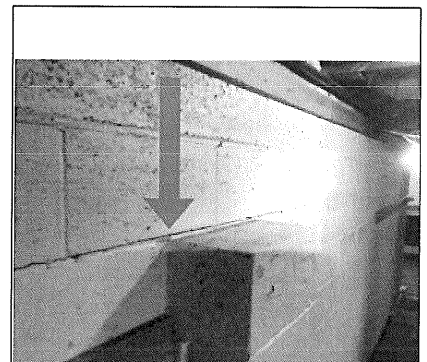
**Photos**



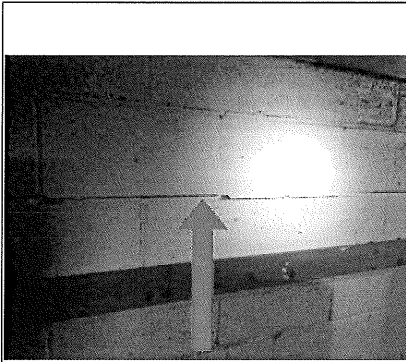
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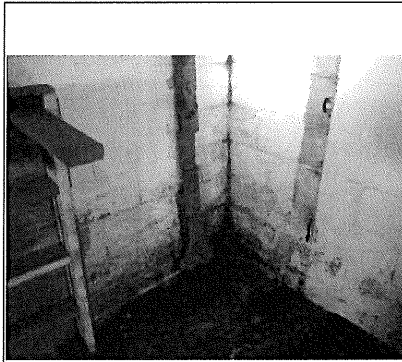
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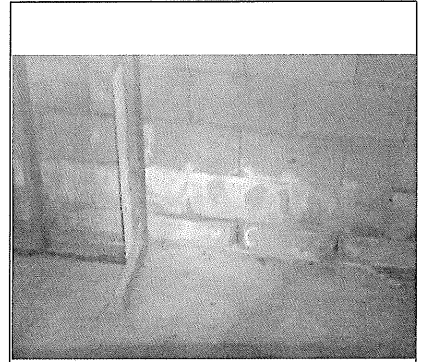
Horizontal cracking



Horizontal cracking present



- Basement walls have Efflorescence present. Indicating water is present on exterior of wall pushing through. Recommend further evaluation and maintaining a positive grade away from foundation.



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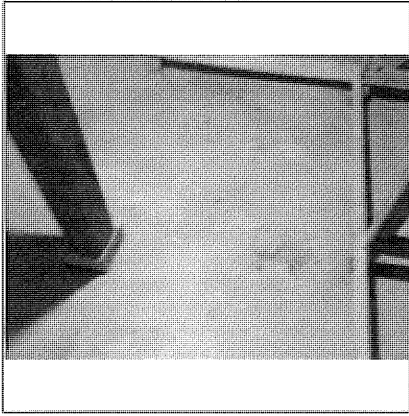


- Basement walls have Efflorescence present. Indicating water is present on exterior of wall pushing through. Recommend further evaluation and maintaining a positive grade away from foundation.

**Floor**

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

**Photos**



**Seismic bolts**

- N/A  None visible
- Appear satisfactory  Recommend evaluation

**Condition**  
**Comments**

**Drainage**

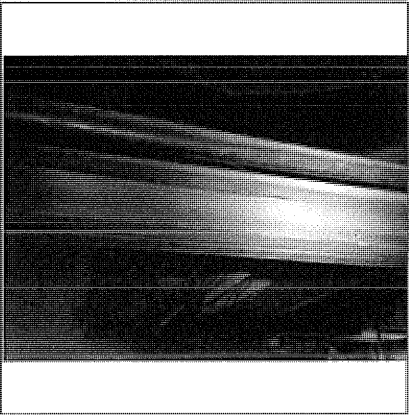
- Sump pump**  Yes  No  Working  Not working  Needs cleaning  Pump not tested
- Floor drains**  Yes  Not Visible  Drains not tested

**Comments**

**Girders/Beams**

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

**Condition**  
**Material**  
**Comments**  
**Photos**



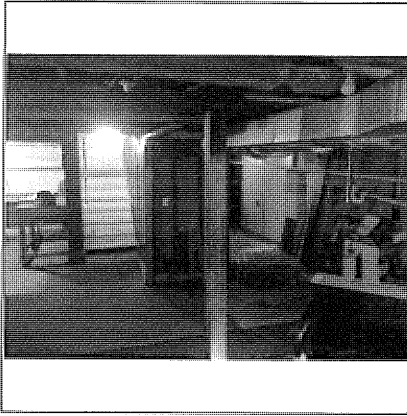
**Columns**

- Not Visible
- Satisfactory  Marginal  Poor  Stained/Rusted
- Steel  Wood  Concrete  Block  Not Visible

**Condition**  
**Material**  
**Comments**



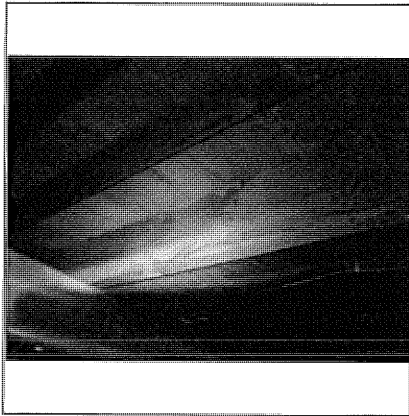
**Photos**



**Joists**

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

**Comments**  
**Photos**



**Subfloor**

- Condition**  Not Visible  Satisfactory  Marginal  Poor  Indication of moisture stains/rotting
- Comments**

# Plumbing

## Water service

**Main shut-off location** In the basement

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

**Lead other than solder joints**  Yes  No  Unknown  Service entry

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

**Condition**  Satisfactory  Marginal  Poor

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

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

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

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A

Type:

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

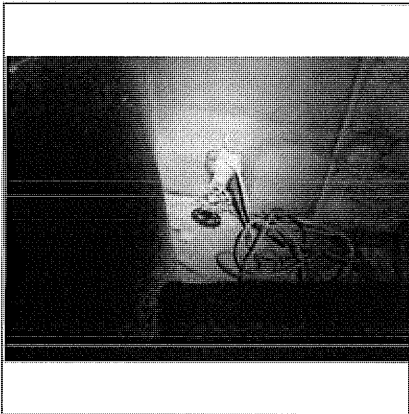
**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

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

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

**Comments**

**Photos**



## Main fuel shut-off location

N/A

**Location** On the side exterior wall

**Comments**

## Well pump

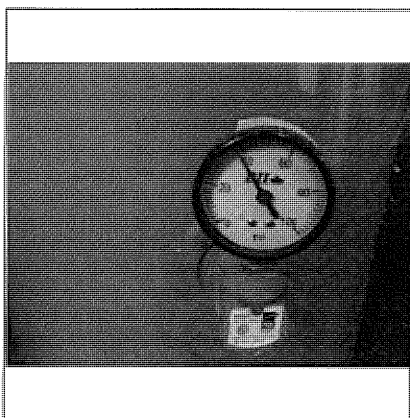
N/A

**Type**  Submersible  In basement  Well house  Well pit  Shared well

**Pressure gauge operable**  Yes  No Well pressure: 40  Not Visible

**Comments**

**Photos**



**Sanitary/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**

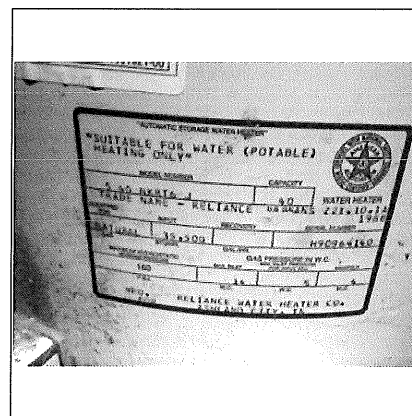
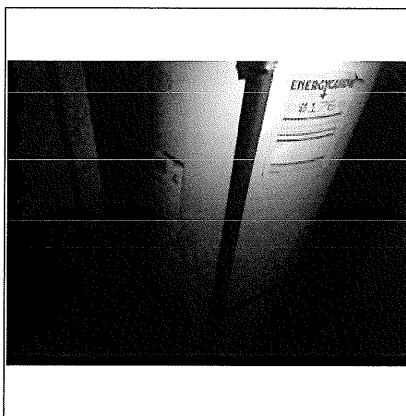
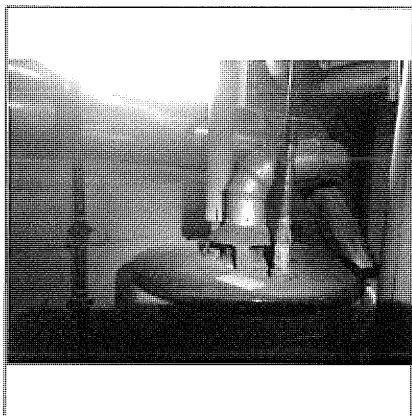
**Water heater #1**

- N/A
- General** Brand Name: Reliance  
Serial #: see pic  
Capacity: 40  
Approx. age: 31 years old
- Type**  Gas  Electric  Oil  LP Other:
- Combustion air venting present**  Yes  No  N/A
- Seismic restraints needed**  Yes  No  N/A

- Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material
- Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair
- Condition**  Satisfactory  Marginal  Poor

**Comments**

**Photos**



**Water heater #2**

- General** Brand Name:  
Serial #:  
Capacity:  
Approx. age:
- N/A
- Type**  Gas  Electric  Oil  LP Other:
- Combustion air venting present**  Yes  No  N/A

# Plumbing

## Water heater #2 cont.

**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

None

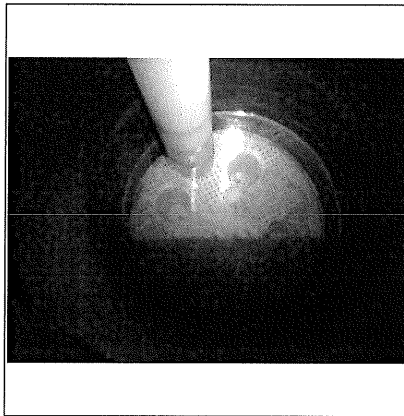
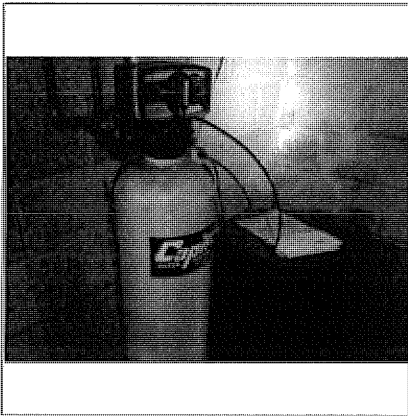
**Loop installed**  Yes  No

**Plumbing hooked up**  Yes  No

**Plumbing leaking**  Yes  No

**Comments** Brine tank empty of water/salt. Does not appear to be in use.

**Photos**



# Heating System

## Heating system

**Unit #1** Brand name: Ruud  
 Approx. age: 15-20+  
 Unknown Model #: unknown Serial #: unknown  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine  None

**Unit #2**  None  
 Brand name:  
 Approx. age:  
 Unknown  
 Model #:  
 Serial #:  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

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

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

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

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested  
 Tester: SENSORCON

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

**Controls** Disconnect:  Yes  No  Normal operating and safety controls observed Gas shut off valve:  Yes  
 No

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  
 Safety Hazard

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

**Filter**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
 Electronic (not tested)

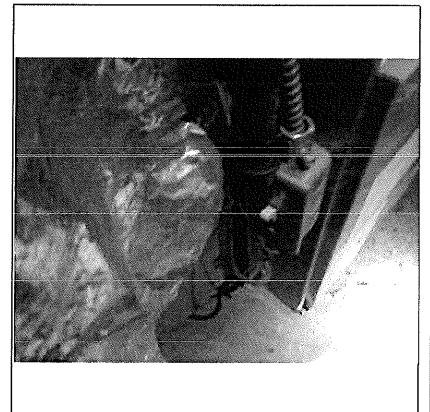
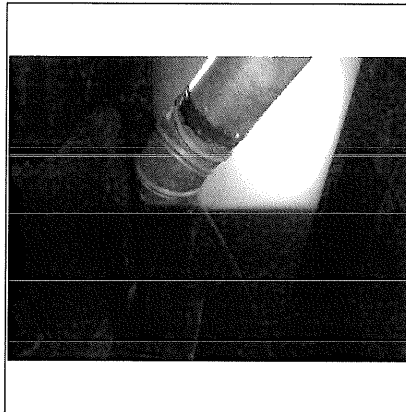
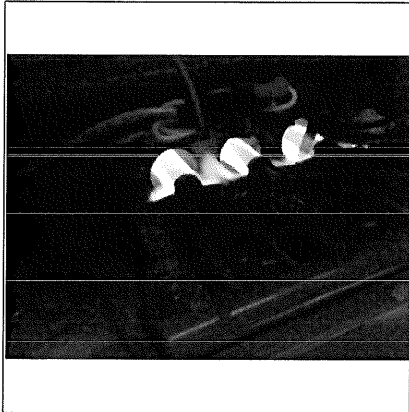
**When turned on by thermostat**  Fired  Did not fire Proper operation:  Yes  No  Not tested

**Heat pump**  N/A  Supplemental electric  Supplemental gas

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

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

**Photos**



## Boiler system

N/A

**General** Brand name:  
 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

# Heating System

## Boiler system cont.

**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**

## Other systems

N/A

**Type**  Electric baseboard  Radiant ceiling cable  Gas space heater  Solid fuel burning stove

**Proper operation**  Yes  No

**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine

**Comments**

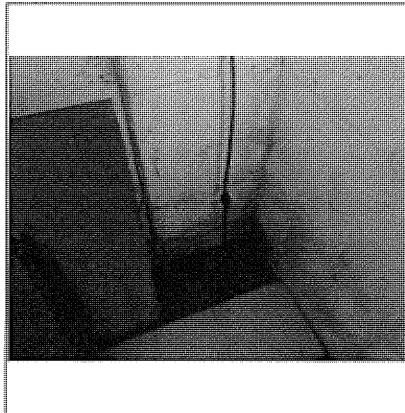
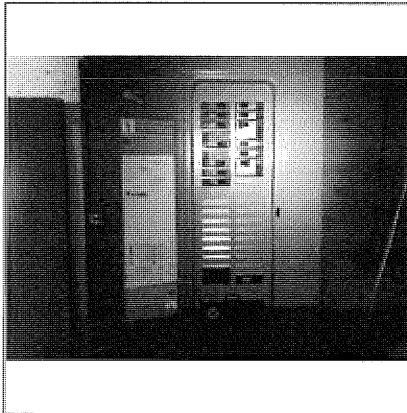
# Electric/Cooling System

## Main panel

**Location** Basement  
**Condition**  Satisfactory  Poor  
**Adequate Clearance to Panel**  Yes  No  
**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v  
**Breakers/Fuses**  Breakers  Fuses  
**Appears grounded**  Yes  No  Not Visible  
**GFCI breaker**  Yes  No Operable:  Yes  No  
**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested  
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor  
**Branch wire**  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

### Photos



## Sub panel(s)

None apparent  
**Location(s)** Location 1:  
 Location 2:  
 Location 3:  
**Evaluation**  Panel not accessible  Not evaluated  
 Reason:  
 Recommend separating/isolating neutrals  Recommend electrician repair/evaluate box  
 Satisfactory  
**Branch wire**  Copper  Aluminum  Safety hazard Neutral/ground separated:  Yes  No Neutral isolated:  
 Yes  No  
**Condition**  Satisfactory  Marginal  Poor  
**Comments**

## Evaporator Coil Section Unit #1

N/A  
**General**  Central system  Wall unit  
 Location:SEALED  
 Age:Unknown  
 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:

# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

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

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service  
 Not operated due to exterior temperature

**Comments**

## Evaporator Coil Section Unit #2

N/A

**General**  Central system  Wall unit

Location:

Age:

Serial #:

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory  
 Recommend/Replace damaged/missing insulation

**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

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service  
 Not operated due to exterior temperature

**Comments**