



Home Inspection Report



17 Badger Ct, Richfield, WI 53076

Inspection Date:

Thursday, November 25, 2021

Prepared For:

Prepared By:

Skeleton Key, LLC

1583 Holy Hill Ln

Hubertus, Wisconsin 53033

414.630.7101

kris.schoonover@skeletonkeyllc.com

Report Number:

21M0101

Inspector:

Kris Schoonover

License/Certification #:

3023-106

Inspector Signature:

A handwritten signature in black ink, appearing to read "Kris Schoonover", written over a horizontal line.

Report Overview

Scope of Inspection

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

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

Cloudy and 60F

Recent Rain

No

Ground Cover

Dry

Approximate Age

61 years (1950) according to Realtor.com

Report Summary

Important Information

NOTE: This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

For the purposes of the report, "defect," as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. The contract of sale may define "defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

NOTE: A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

NOTE: Par. (cr) is created eff. 6-1-21 by 2021 Wis. Act 17.

Defects

- Uneven slabs in walks, could be a tripping hazard, recommend repair and/or replace
- Driveway has settled and now poses a trip hazard into the garage. This should be repaired or replaced to avoid trip hazard.
- Exterior Steps-Uneven step risers present a trip hazard
- Electrical-Exterior GFCI receptacle has worn out and does not reset properly.
- A/C Unit-Breaker installed in electrical panel exceeds the rating of the A/C unit and should be corrected.
- Garage Door Opener pressure test failed and should be adjusted
- Garage Door-Safety cable is missing through the interior spring that should be installed.
- Garage-Electrical-Receptacle has hot/neutral reversed and is not GFCI protected.
- Kitchen-Oven anti-tip device is not installed.
- Electrical-Hot/Neutral Reversed
- Fireplace-Cracks present in firebrick. This is a potentially dangerous situation as those cracks can grow significantly when heated. This should be repaired prior to use.
- Stairs - Missing proper guarding to prevent fall hazards.
- Stairway-Handrail missing
- Basement-Electrical junction boxes should have covers installed.
- Water Heater-Temperature-Pressure Relief valve extension should terminate approximately 6" off of the floor
- Water Heater-Vent pipe should slope upwards at a minimum of 1/4 inch per foot.
- Electrical Panel-breakers are double-tapped which should be corrected by an electrician
- Sub panel-wire lock is missing

Components Needing Repairs

- Porch-areas of wood rot
- Patio has settled and is now pitched towards this house. There is evidence that this can place water against the foundation and should be repaired to avoid foundation issues.
- Deck-Ledger board should be lagged into structure. There is no visual evidence that this is lagged properly and

Report Summary

Components Needing Repairs

should be evaluated and/or repaired according to requirements by the State of WI.

https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/320_325/325_b.pdf

- Fencing was in need of extensive repair and/or replacement.
- Landscaping-Recommend maintaining a positive drainage slope away from the foundation.
- Landscaping-Trees/foliage should be kept away from contacting structures.
- Retaining Wall-Leaning and may present a safety concern
- Hose bib(s) not equipped with anti-siphon devices, cross connection can occur, recommend installing anti-siphon devices
- Chimney-Flue has deteriorated and is in need of replacement.
- Chimney-Mortar between bricks has deteriorated. Tuck pointing is required in order to repair.
- Downspout Extension recommended in order to keep water moving away from structure
- Siding had some damage, recommend repairing/replacing damaged sections
- Trim-damage present that should be repaired in order to keep water moving away from house.
- Soffit-Damage noted which should be corrected to keep water and small animals out.
- Windows-Framing is showing signs of wood rot and should be replaced.
- Window-Showing signs of seal failures and have allowed the windows to fog.
- Storm Windows-Some of the frames exhibit peeling paint and should be repainted in order to avoid further deterioration.
- Roof covering showed signs of curling, cracking and aging. Repair or replacement will be required in the future.
- Skylights-Appear to have had seal failures and should be replaced.
- Garage-Soffit/facia in need or significant repair or replacement
- Garage Service Door-Frame has rotted and is in need of repair or replacement.
- Garage-Door opener extension cord wiring, recommend dedicated outlet(s) be added.
- Laundry Room-Anti-siphon device is missing from laundry room sink.
- Laundry Room-Washer does not operate properly
- Laundry Room-Dryer vent is utilizing a plastic vent and should be replaced with a metal one.
- Laundry Room-GFCI receptacle should be utilized within 3 feet of a water source
- Kitchen-Countertops are loose and should be repaired
- Kitchen-Cabinet drawers would not open properly due to design.
- Kitchen sink drain should not utilize corrugated piping. The inner diameter should be smooth.
- Kitchen-some water lines show signs of leaking recommend repair
- Kitchen-Light under microwave would not operate properly.
- Kitchen-Receptacles within 3 feet of water source should be GFCI protected.
- Window has cracked glass - recommend repair/replacement
- Bathroom-Moisture stains present.
- Bathroom-Toilet bowl is loose and repair is recommended.
- Bathroom-Receptacles within 3 feet of a water source should be GFCI protected.
- Window-Evidence of leaking insulated glass. Recommend replacement of window pane.
- Attic-Exhaust fan terminates in the attic which can introduce additional moisture into the attic. This should be vented to the outside.

Report Summary

Components Needing Repairs

- Roof Sheathing-Showing signs of condensation issues most likely caused by a lack of ventilation in the attic. Recommendation is to increase attic ventilation.
- CSST (corrugated stainless steel tubing) is in use as a gas line. CSST should be properly bonded by an electrician. There is no visible evidence that this has been completed.
- Drain Pipe-S Trap should be replaced with a P trap.
- Gas Space Heater-Did not work properly and should be evaluated by an HVAC technician.
- Sub panel-wire lock is missing
- A/C-Unit did not work properly and should be evaluated by an HVAC technician.
- Furnace-Exhibited a high reading of CO at the exhaust. This should be evaluated by an HVAC specialist prior to closing.

Components Needing Further Evaluation

- Kitchen-Dishwasher air gap does not appear to be installed. Some manufacturers allow this type of installation. Consult manufacturer's specifications.
- Foundation-Walls showing signs of horizontal and step cracks. A foundation expert should be consulted in order to determine severity.

Items To Monitor

- Foundation-A moderate amount of cracks were noted. Most do not appear to be significant in nature but should be monitored.
- A/C unit is rated Marginal due to its age. Annual maintenance by an HVAC technician can prolong the life of the unit. Additionally, this unit utilizes R-22 refrigerant which is no longer available in the U.S. If the A/C unit leaks refrigerant, total replacement will be required for proper operation.
- Plumbing-The water entry pipe appears to be lead. Many municipalities have place in place in order to replace these pipes and the costs associated. An internet search of lead service line replacement program will likely provide additional information.
- Water heater is listed as Marginal due to its age
- Furnace listed as Marginal due to its age. Annual maintenance by an HVAC technician can prolong the life of the unit.

Maintenance Items

- Landscaping-Maintain positive slope always moving water away from foundation.
- Gutters-Clean and maintain as necessary in order to keep water moving away from structure.
- Furnace-Change filters as often as specified by the manufacturer
- Smoke/CO detectors-Replace according to manufacture's specifications

Receipt/Invoice

Skeleton Key, LLC
1583 Holy Hill Ln
Hubertus, Wisconsin 53033
414.630.7101

Date: Thu. Nov. 25, 2021 4:30

Inspected By: Kris Schoonover

Property Address

17 Badger Ct
Richfield, WI 53076

Inspection Number: 21M0101

Payment Method:

Client:

Inspection

Fee

Total

\$0.00

Grounds

Service Walks

Material Concrete

Condition Poor Trip hazard

Comments Uneven slabs in walks, could be a tripping hazard, recommend repair and/or replace

Photos



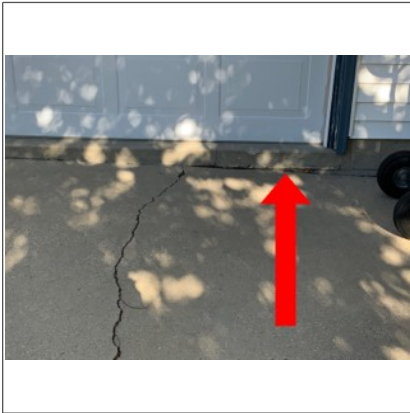
Driveway/Parking

Material Concrete

Condition Poor Trip hazard

Comments Driveway has settled and now poses a trip hazard into the garage. This should be repaired or replaced to avoid trip hazard.

Photos



Porch

Condition Poor

Support Pier Wood

Floor Poor

Comments Porch-areas of wood rot

Photos



Stoops/Steps

Material Concrete Wood
Condition Poor Safety Hazard Uneven risers
Comments Exterior Steps-Uneven step risers present a trip hazard

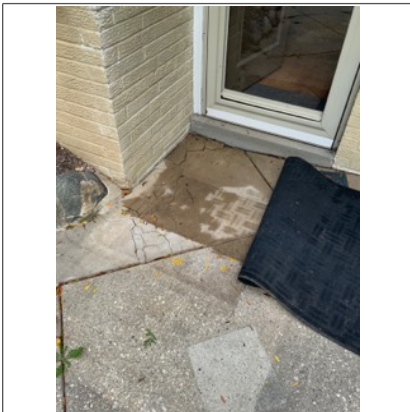
Photos



Patio

Material Concrete
Condition Poor Pitched towards house
Comments Patio has settled and is now pitched towards this house. There is evidence that this can place water against the foundation and should be repaired to avoid foundation issues.

Photos



Grounds

Deck/Balcony

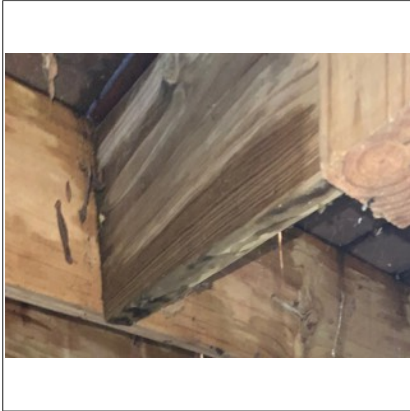
Material Wood

Condition Poor

Finish Treated

Comments Deck-Ledger board should be lagged into structure. There is no visual evidence that this is lagged properly and should be evaluated and/or repaired according to requirements by the State of WI.
https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/320_325/320_325.32

Photos



Deck/Patio/Porch Covers

Condition Satisfactory

Recommend None

Fence/Wall

Type Wood

Condition Poor

Gate Satisfactory

Comments Fencing was in need of extensive repair and/or replacement.

Photos



Landscaping affecting foundation

Negative Grade North Recommend additional backfill

Comments Landscaping-Recommend maintaining a positive drainage slope away from the foundation.
 Landscaping-Trees/foliage should be kept away from contacting structures.

Photos



Retaining wall

Material Concrete block

Condition **Poor** Leaning/cracked/bowed

Comments Retaining Wall-Leaning and may present a safety concern

Photos



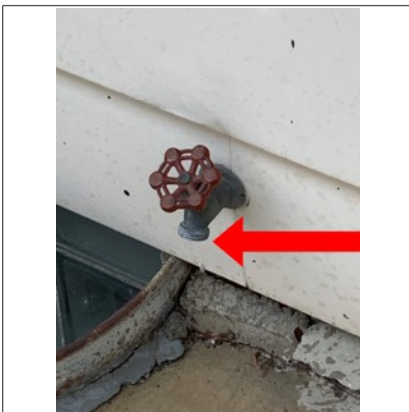
Hose bibs

Condition No anti-siphon valve Recommend Anti-siphon valve

Operable Yes

Comments Hose bib(s) not equipped with anti-siphon devices, cross connection can occur, recommend installing anti-siphon devices

Photos



Exterior

Chimney(s)

Location(s) Center

Viewed From Drone

Rain Cap/Spark Arrestor No Recommended

Chase Blocks

Evidence of Cracked chimney cap

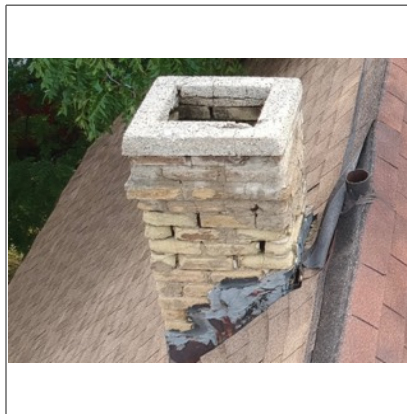
Flue Unlined

Evidence of Not evaluated

Condition **Poor** Recommend Repair

Comments Chimney-Flue has deteriorated and is in need of replacement.
Chimney-Mortar between bricks has deteriorated. Tuck pointing is required in order to repair.

Photos



Gutters/Scuppers/Eavestrough

Condition Downspouts needed Needs to be cleaned

Material Galvanized/Aluminum

Leaking No apparent leaks

Attachment Loose

Extension needed West

Comments Downspout Extension recommended in order to keep water moving away from structure

Photos



Siding

Material Metal/Vinyl

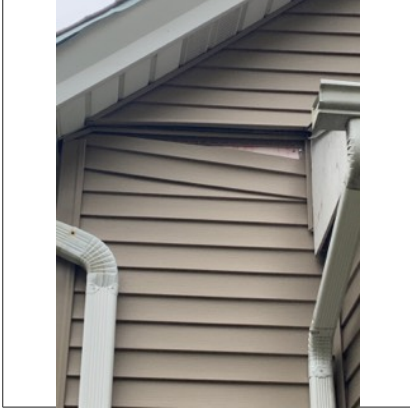
Exterior

Siding cont.

Condition Poor Recommend repair/painting

Comments Siding had some damage, recommend repairing/replacing damaged sections

Photos



Trim

Material Aluminum/Steel

Condition Poor

Comments Trim-damage present that should be repaired in order to keep water moving away from house.

Photos



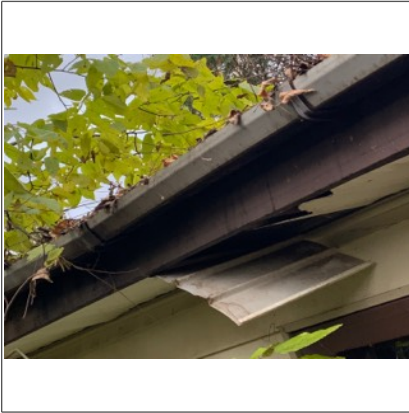
Soffit

Material Aluminum/Steel

Condition Poor

Comments Soffit-Damage noted which should be corrected to keep water and small animals out.

Photos



Fascia

Material Wood Recommend repair/painting

Condition Marginal

Photos



Flashing

Material Aluminum/Steel

Condition Satisfactory

Caulking

Condition Recommend around windows/doors/masonry ledges/corners/utility penetrations

Photos



Windows/Screens

Condition Poor Wood rot Failed/fogged insulated glass

Exterior

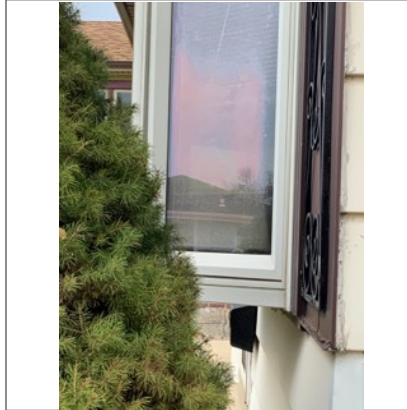
Windows/Screens cont.

Material Wood Aluminum/Vinyl clad

Screens Satisfactory

Comments Windows-Framing is showing signs of wood rot and should be replaced.
Window-Showing signs of seal failures and have allowed the windows to fog.

Photos



Storms Windows

Condition Recommend repair/painting

Material Wood

Putty Satisfactory

Comments Storm Windows-Some of the frames exhibit peeling paint and should be repainted in order to avoid further deterioration.

Photos



Slab-On-Grade/Foundation

Foundation Wall Concrete block

Condition Monitor

Concrete Slab N/A

Comments Foundation-A moderate amount of cracks were noted. Most do not appear to be significant in nature but should be monitored.

Photos**Service Entry****Location** Underground**Condition** Satisfactory**Exterior receptacles** Yes**GFCI present** Yes Operable: No Recommend GFCI Receptacles**Comments** Electrical-Exterior GFCI receptacle has worn out and does not reset properly.**Photos****Building(s) Exterior Wall Construction****Type** Not Visible**Condition** Not Visible**Exterior Doors****Main Entrance** Weatherstripping: Satisfactory Door condition: Poor**Patio** N/A**Rear door** N/A**Other door** N/A**Exterior A/C - Heat pump****Unit #1** Brand:Bryant

Approximate Age:20 years

Condition Marginal Poor**Energy source** Electric**Unit type** Air cooled**Outside Disconnect** Yes Maximum fuse/breaker rating (amps): 15Fuses/Breakers installed (amps): 20 Improperly sized fuses/breakers

Exterior

Exterior A/C - Heat pump cont.

Level Yes

Condenser Fins Need cleaning

Insulation Yes

Improper Clearance (air flow) Yes

Comments A/C unit is rated Marginal due to its age. Annual maintenance by an HVAC technician can prolong the life of the unit. Additionally, this unit utilizes R-22 refrigerant which is no longer available in the U.S. If the A/C unit leaks refrigerant, total replacement will be required for proper operation. A/C Unit-Breaker installed in electrical panel exceeds the rating of the A/C unit and should be corrected.

Location West

Photos



Roof

General

Visibility All
Inspected From Roof

Style of Roof

Type Gable
Pitch Medium
Roof #1 Type:Asphalt
Roof #2 None
Roof #3 None

Ventilation System

Type Soffit Ridge

Flashing

Material Galv/Alum
Condition Satisfactory

Valleys

Material Galv/Alum
Condition Satisfactory

Condition of Roof Coverings

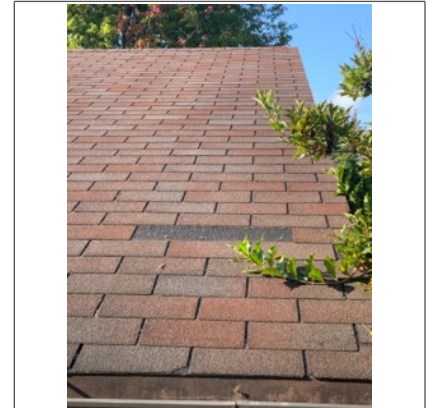
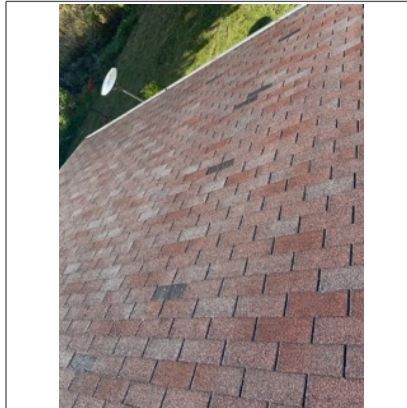
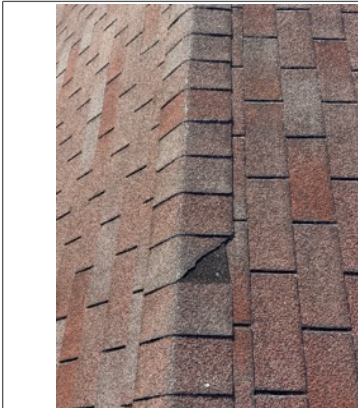
Roof #1 Poor Curling Cracking Broken/Loose Tiles/Shingles
 Missing Tabs/Shingles/Tiles

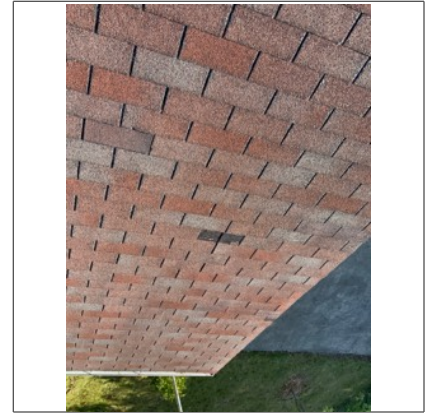
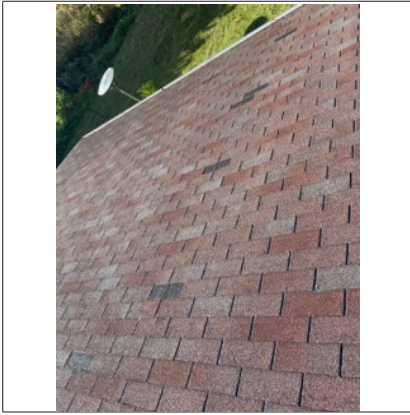
Roof #2 N/A

Roof #3 N/A

Comments Roof covering showed signs of curling, cracking and aging. Repair or replacement will be required in the future.

Photos



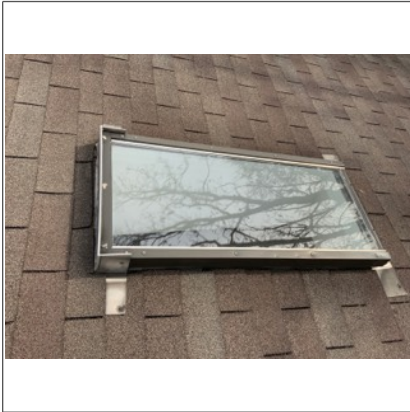


Skylights

Condition Cracked/Broken

Comments Skylights-Appear to have had seal failures and should be replaced.

Photos



Plumbing Vents

Condition Satisfactory

Garage

Type

Type Attached 2-Car

Automatic Opener

Operation Operable

Safety Reverse

Operation Need(s) adjusting Photo eyes and pressure reverse tested

Comments Garage Door Opener pressure test failed and should be adjusted

Photos



Roofing

Material Same as house

Gutters/Eavestrough

Condition Same as house

Siding

Material Same as house

Condition Satisfactory

Trim

Material Wood

Condition Recommend repair/replace

Comments Garage-Soffit/facia in need or significant repair or replacement

Photos**Floor**

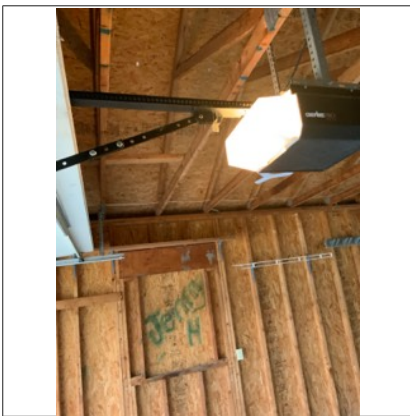
Material Concrete
Condition Typical cracks
Source of Ignition within 18" of the floor No

Sill Plates

Type Visible
 Elevated
Condition Satisfactory

Overhead Door(s)

Material Metal
Condition Weatherstripping missing/damaged
Recommend Priming/Painting Inside & Edges Yes
Comments Garage Door-Safety cable is missing through the interior spring that should be installed.

Photos**Exterior Service Door**

Condition Damaged/Rusted
Comments Garage Service Door-Frame has rotted and is in need of repair or replacement.

Photos



Electrical Receptacles

Yes

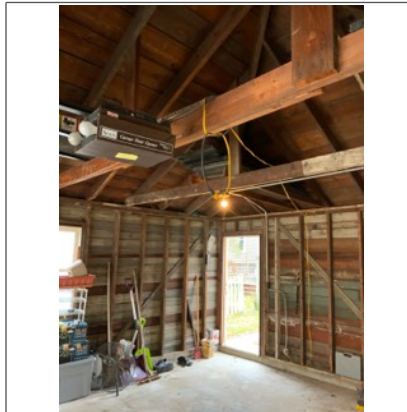
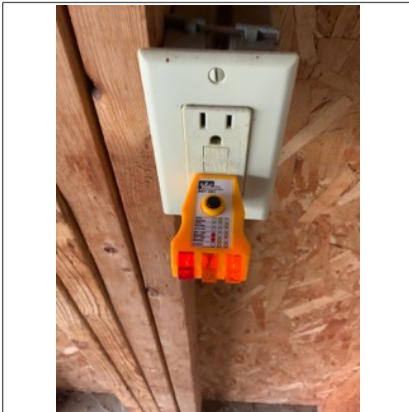
Reverse polarity Yes

Open ground No

GFCI Present Yes Operable: No Handyman/extension cord wiring

Comments Garage-Electrical-Receptacle has hot/neutral reversed and is not GFCI protected.
Garage-Door opener extension cord wiring, recommend dedicated outlet(s) be added.

Photos



Fire Separation Walls & Ceiling

Present

Condition Satisfactory

Moisture Stains Present No

Typical Cracks No

Fire door Satisfactory

Self closure Missing

Laundry Room

Laundry

Laundry sink Present

Faucet leaks No

Pipes leak No

Cross connections No

Heat source present Yes

Room vented Yes

Dryer vented Wall Plastic dryer vent not recommended

Electrical Open ground/reverse polarity: No

GFCI present No Recommend GFCI Receptacles

Appliances Washer Dryer

Washer hook-up lines/valves Satisfactory

Gas shut-off valve Yes

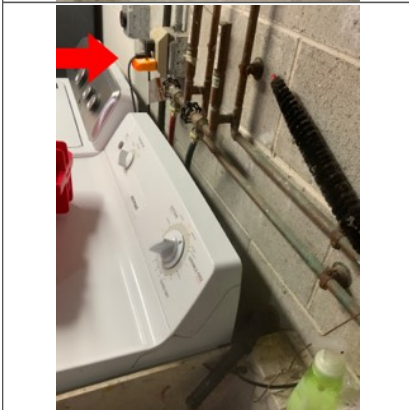
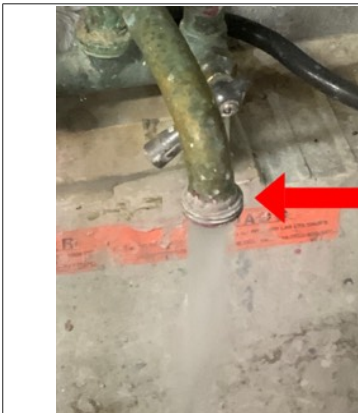
Comments Laundry Room-Anti-siphon device is missing from laundry room sink.

Laundry Room-Washer does not operate properly

Laundry Room-Dryer vent is utilizing a plastic vent and should be replaced with a metal one.

Laundry Room-GFCI receptacle should be utilized within 3 feet of a water source

Photos



Kitchen

Countertops

Condition Recommend repair/caulking

Comments Kitchen-Countertops are loose and should be repaired

Photos



Cabinets

Condition Recommend repair/adjustment

Photos



Cabinet drawers would not open properly due to design.

Plumbing

Faucet Leaks No

Pipes leak/corroded Yes

Sink/Faucet Satisfactory

Functional drainage Marginal

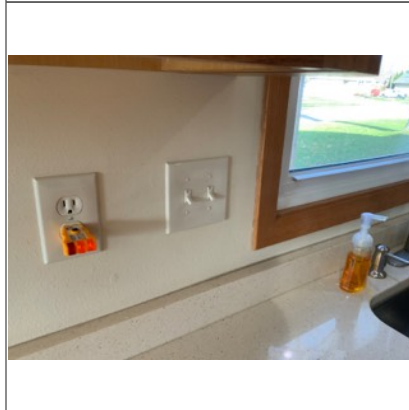
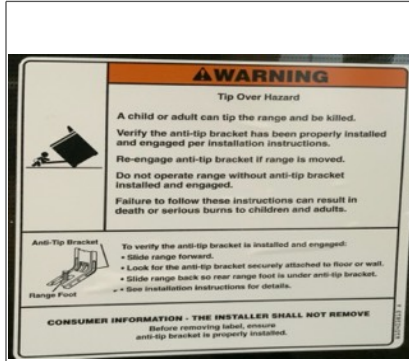
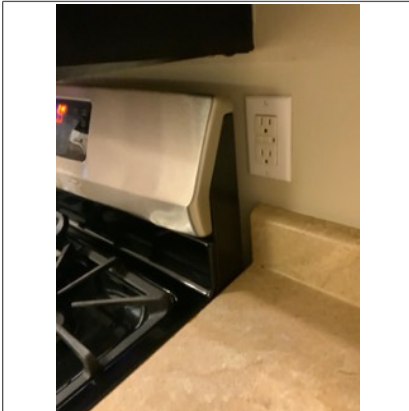
Functional flow Satisfactory

Comments Kitchen sink drain should not utilize corrugated piping. The inner diameter should be smooth.
Kitchen-some water lines show signs of leaking recommend repair

Photos**Walls & Ceiling****Condition** Satisfactory**Heating/Cooling Source** Yes**Floor****Condition** Satisfactory**Appliances****Disposal** Operable: Yes**Oven** Operable: Yes**Range** Operable: Yes**Dishwasher** Operable: Yes**Trash Compactor** Operable: Yes**Exhaust fan** Operable: Yes**Refrigerator** Operable: Yes**Microwave** Operable: Yes**Other** Operable: No**Dishwasher airgap** No**Dishwasher drain line looped** No**Receptacles present** Yes Operable: Yes**GFCI** No Recommend GFCI Receptacles: Yes**Open ground/Reverse polarity:** No

Comments Kitchen-Oven anti-tip device is not installed.
 Kitchen-Light under microwave would not operate properly.
 Kitchen-Dishwasher air gap does not appear to be installed. Some manufacturers allow this type of installation. Consult manufacturer's specifications.
 Kitchen-Receptacles within 3 feet of water source should be GFCI protected.

Photos



Master Bedroom

Room

Location First Floor North

Walls & Ceiling Satisfactory Typical cracks

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: Yes

Heating source present Yes Holes: Doors

Bedroom Egress restricted No Smoke/CO Detector Missing

Doors Satisfactory

Windows Marginal Cracked glass

Comments Smoke/CO Detectors are recommended to be installed in every bedroom and at least one additional per floor. Additionally, they should be replaced every 10 years or according to manufacturer's specifications.

Window has cracked glass - recommend repair/replacement

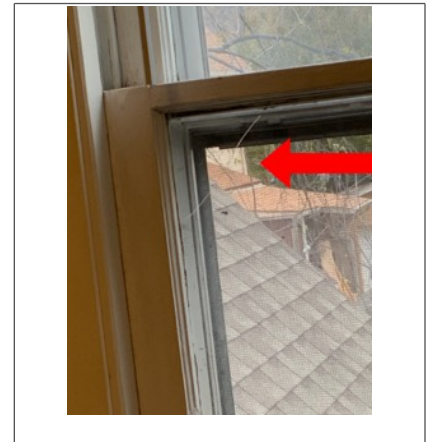
Photos



No smoke detector present



Open Ground



Master Bathroom

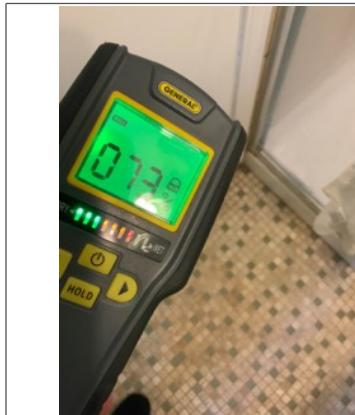
Bathroom

Sinks Faucet leaks: No Pipes leak: No
Tubs N/A
Showers Faucet leaks: No Pipes leak: Not Visible
Toilet Bowl loose: Yes Operable: Yes
Whirlpool No
Shower/Tub area Ceramic/Plastic Condition: Marginal Caulk/Grouting needed: Yes
Drainage Satisfactory
Water flow Satisfactory
Moisture stains present Yes Walls
Doors Satisfactory
Window Marginal
Receptacles present Yes Operable: Yes
GFCI No Recommend GFCI
Open ground/Reverse polarity No
Heat source present No
Exhaust fan Yes Operable: Yes Noisy
Comments Bathroom-Moisture stains present.
 Bathroom-Toilet bowl is loose and repair is recommended.
 Bathroom-Receptacles within 3 feet of a water source should be GFCI protected.

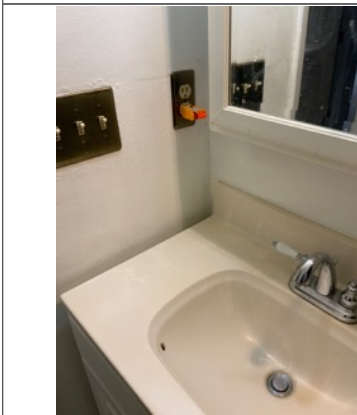
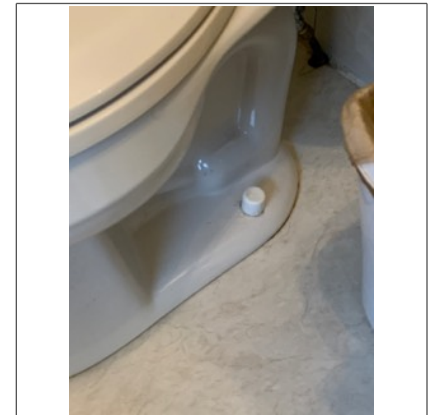
Photos



Moisture stain



Active moisture



Living Room

Living Room

Location East

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes Receptacles: Yes Open ground/Reverse polarity: Yes
 Safety hazard

Heating source present Yes

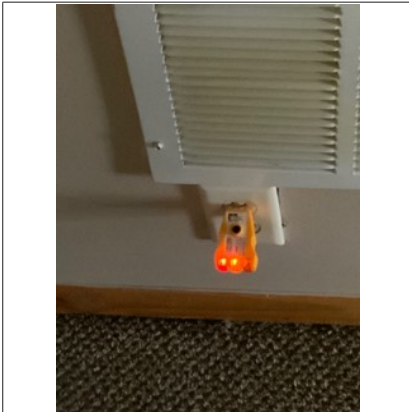
Doors Satisfactory

Windows Evidence of leaking insulated glass

Comments Electrical-Hot/Neutral Reversed

Window-Evidence of leaking insulated glass. Recommend replacement of window pane.

Photos



Interior

Fireplace

Location(s) Living Room

Type Wood

Material Masonry

Miscellaneous Damper operable: Yes

Open joints or cracks in firebrick/panels should be sealed

Damper modified for gas operation No

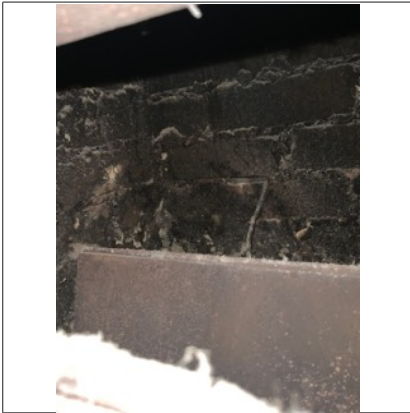
Hearth extension adequate Yes

Mantel Secure

Physical condition **Poor**

Comments Fireplace-Cracks present in firebrick. This is a potentially dangerous situation as those cracks can grow significantly when heated. This should be repaired prior to use.

Photos



Stairs/Steps/Balconies

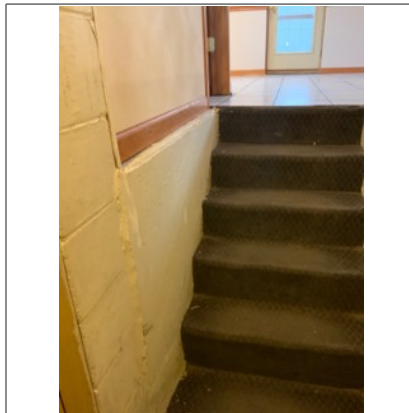
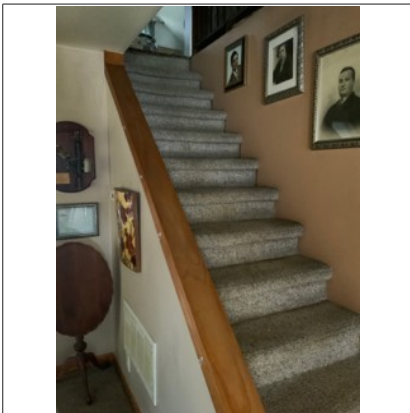
Condition **Marginal**

Handrail **Safety hazard** Hand Rail/Railing/Balusters recommended

Risers/Treads **Satisfactory**

Comments Stairs - Missing proper guarding to prevent fall hazards.
Stairway-Handrail missing

Photos



Smoke/Carbon Monoxide detectors

Smoke Detector Operable: Recommend additional

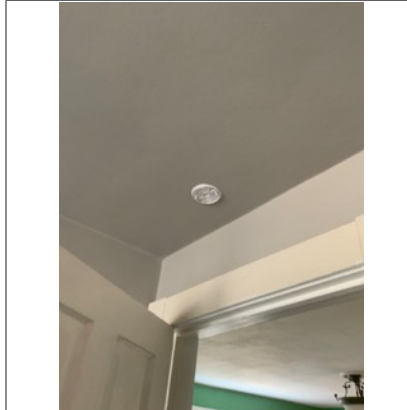
Interior

Smoke/Carbon Monoxide detectors cont.

CO Detector Operable: Recommend additional

Comments Smoke/CO detectors should be replaced every 10 years or according to manufacturer's specifications. Those checked in this residence were older than 10 years and should be replaced immediately.

Photos



Attic/Structure/Framing/Insulation

Access Scuttlehole/Hatch

Inspected from Access panel

Location Hallway

Flooring None

Insulation Fiberglass Loose Depth: 8-10 inches Recommend additional insulation

Installed in Between ceiling joists

Vapor barriers Not Visible

Ventilation Recommend additional ventilation

Fans exhausted to Attic: Yes Recommend repair

HVAC Duct N/A

Chimney chase Satisfactory

Structural problems observed No

Roof structure Rafters Wood

Ceiling joists Wood

Sheathing Planking

Evidence of condensation Yes

Evidence of moisture No

Evidence of leaking No

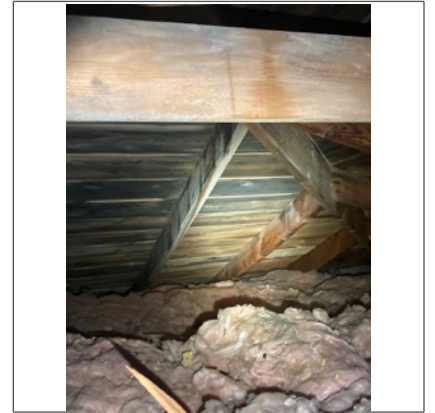
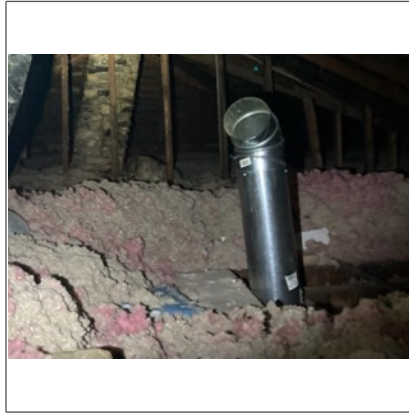
Firewall between units N/A

Electrical No apparent defects

Comments Attic-Exhaust fan terminates in the attic which can introduce additional moisture into the attic. This should be vented to the outside.

Roof Sheathing-Showing signs of condensation issues most likely caused by a lack of ventilation in the attic. Recommendation is to increase attic ventilation.

Photos



Basement

Stairs

Condition Marginal

Handrail Handrail/Railing/Balusters recommended

Headway over stairs Low clearance

Comments Basement-Electrical junction boxes should have covers installed.

Photos



Foundation

Condition Have evaluated

Material Concrete block

Horizontal cracks North

Step cracks South

Vertical cracks East

Covered walls North South East West

Movement apparent South

Indication of moisture Old stains

Comments Foundation-Walls showing signs of horizontal and step cracks. A foundation expert should be consulted in order to determine severity.

Photos





Floor

Material Concrete

Condition Satisfactory

Drainage

Sump pump Yes

Floor drains Yes

Girders/Beams

Condition Satisfactory

Material Steel

Columns

Condition Satisfactory

Material Steel

Joists

Condition Satisfactory

Material Wood 2x10

Subfloor

Condition Satisfactory

Plumbing

Water service

Main shut-off location At Meter Basement

Water entry piping Lead

Lead other than solder joints Service entry

Visible water distribution piping Copper Galvanized

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Corroded

Drain/Waste/Vent pipe Cast iron PVC

Condition Marginal

Support/Insulation Type:Plumber's Tape (Metal strapping)
PVC hangers

Traps proper P-Type No P-traps recommended

Drainage Satisfactory

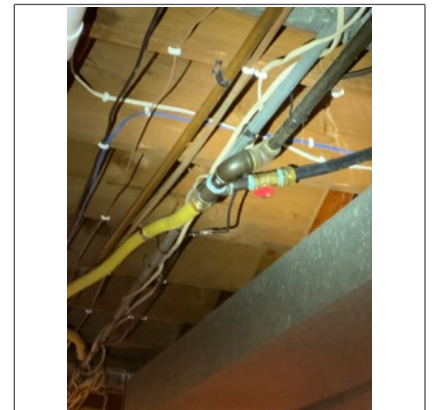
Interior fuel storage system No

Fuel line Black iron CSST Recommend CSST be properly bonded

Condition Marginal

Comments Plumbing-The water entry pipe appears to be lead. Many municipalities have place in place in order to replace these pipes and the costs associated. An internet search of lead service line replacement program will likely provide additional information.
CSST (corrugated stainless steel tubing) is in use as a gas line. CSST should be properly bonded by an electrician. There is no visible evidence that this has been completed.
Drain Pipe-S Trap should be replaced with a P trap.

Photos



Plumbing

Main fuel shut-off location

Location At Meter Outside of House

Photos



Well pump

Sanitary/Grinder pump

N/A

Water heater

General Brand Name: Reliance
Capacity: 40 gallon
Approx. age: 16 years

Type Gas

Combustion air venting present Yes

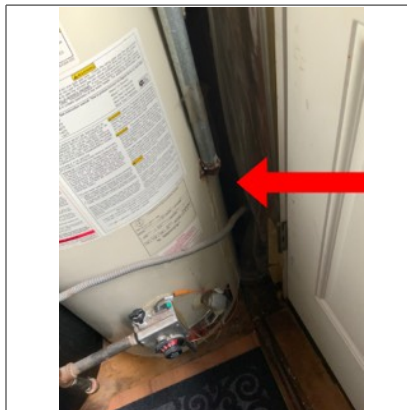
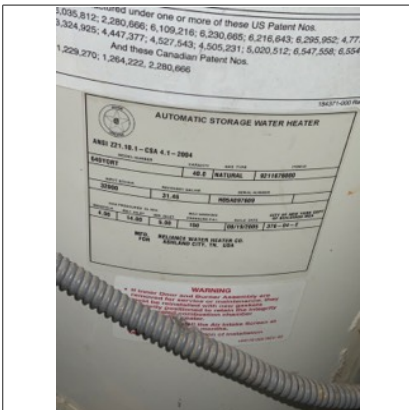
Relief valve Yes Extension proper: No Recommend repair

Vent pipe Pitch improper

Condition **Poor**

Comments Water heater is listed as Marginal due to its age
Water Heater-Temperature-Pressure Relief valve extension should terminate approximately 6" off of the floor
Water Heater-Vent pipe should slope upwards at a minimum of 1/4 inch per foot.

Photos



Plumbing

Water softener

Loop installed Yes

Plumbing hooked up Yes

Plumbing leaking No

Heating System

Heating system

Unit #1 Brand name: Armstrong Air
 Approx. age: 14 years
 Marginal

Unit #2 None

Energy source Gas

Warm air system Central system Temperature Rise: 50F

Heat exchanger Not Visible

Carbon monoxide Tested at Exhaust Tested at Register
 Tester: UEI CO71A
 000 Parts per Million (PPM) detected at Register
 127 PPM detected at Exhaust

Combustion air venting present Yes

Controls Disconnect: Yes Normal operating and safety controls observed
 Gas shut off valve: Yes

Distribution Metal duct

Flue piping Satisfactory

Filter Standard Needs cleaning/replacement

When turned on by thermostat Fired Proper operation: Yes

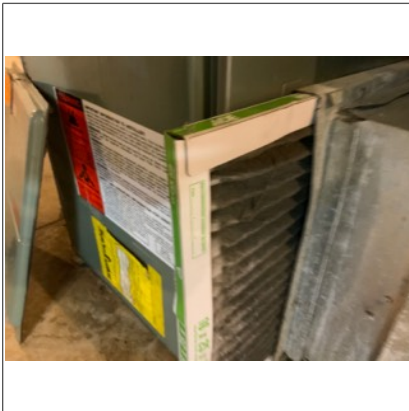
Heat pump N/A

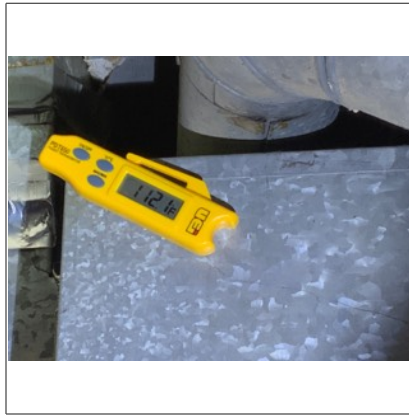
Sub-slab ducts N/A

System not operated due to N/A

Comments Furnace listed as Marginal due to its age. Annual maintenance by an HVAC technician can prolong the life of the unit.
 Furnace-Exhibited a high reading of CO at the exhaust. This should be evaluated by an HVAC specialist prior to closing.

Photos





Boiler system

Other systems

Type Gas space heater

Proper operation No

System condition Recommend HVAC Technician Examine

Comments Gas Space Heater-Did not work properly and should be evaluated by an HVAC technician.

Photos



Electric/Cooling System

Main panel

Location Basement

Condition Poor

Adequate Clearance to Panel No

Amperage/Voltage 100a

Breakers/Fuses Breakers

Appears grounded Yes

GFCI breaker No

AFCI breaker No

Main wire Copper Condition: Satisfactory

Branch wire Copper

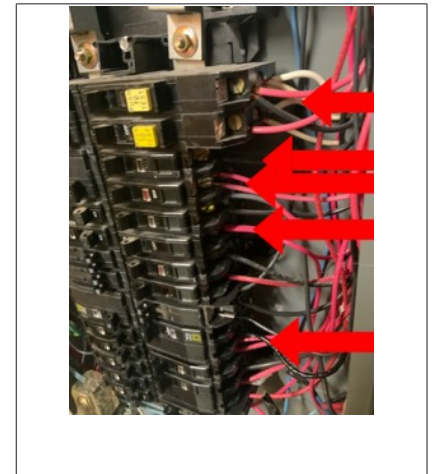
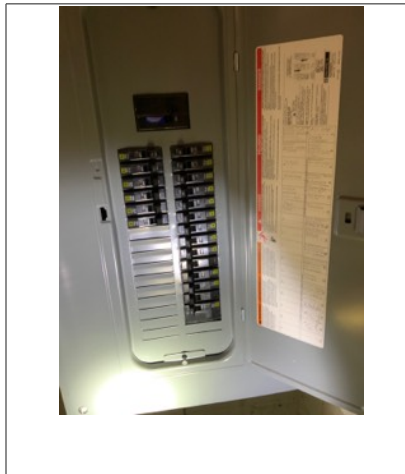
Branch wire condition Poor Double tapping

Comments Electrical Panel-breakers are double-tapped which should be corrected by an electrician

Photos



Electrical panel did not have proper clearance in front.



Sub panel(s)

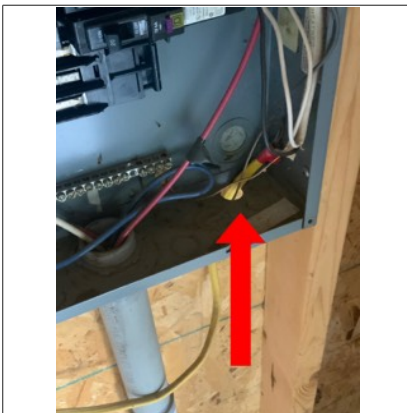
Location(s) Location 1:Garage

Evaluation Evaluated

Branch wire Copper Neutral/ground separated: Yes Neutral isolated: Yes

Condition Poor

Photos



Sub panel-wire lock is missing

Electric/Cooling System

Evaporator Coil

General Central system

Evaporator coil Not Visible

Refrigerant lines Satisfactory

Condensate line/drain Floor drain

Secondary condensate line/drain Present: No Needed: No

Operation Differential: temperature did not drop when in use

Condition Poor Recommend HVAC technician examine/clean/service

Comments A/C-Unit did not work properly and should be evaluated by an HVAC technician.