

**PROPERTY INSPECTIONS** 



13140 Hwy M, Wright City, MO 63390

Inspection Date: Wednesday, October 25, 2023 Prepared For:

Prepared By: Compass Property Inspections LLC

636-299-1923 CompassPropertyInspections@yahoo.com **Report Number:** 314-623-7335 **Inspector:** Kevin Owens

> License/Certification #: NACHI15120610

**Inspector Signature:** 

# Grounds

Service Walks Material Condition Comments	<ul> <li>None ☐ Not Visible</li> <li>Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other:</li> <li>Gatisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home</li> <li>Gettling cracks ☐ Public sidewalk needs repair</li> </ul>
Driveway/Park Material Condition Comments	king None Not Visible Concrete Asphalt X Gravel/Dirt Brick Other: X Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home Trip hazard Fill cracks and seal
Porch Condition Support Pier Floor Comments	None Not Visible          Satisfactory       Marginal       Poor       Railing/Balusters recommended         Concrete       Wood       Other:       Vood         Satisfactory       Marginal       Poor       Safety Hazard
Stoops/Steps Material Condition Comments	None Concrete X Wood Other: Railing/Balusters recommended X Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged Cracked Settled
Patio Material Condition Comments	None         Concrete       Flagstone       Kool-Deck       Brick Other: Wood         Satisfactory       Marginal       Poor       Settling cracks       Trip hazard         Pitched towards home (see remarks)       Drainage provided       Typical cracks
Deck/Balcony Material Condition Finish Comments	<ul> <li>None Not Visible</li> <li>Wood Metal Composite Railing/Balusters recommended</li> <li>Satisfactory Marginal Poor Wood in contact with soil</li> <li>Treated Painted/Stained Other: Safety Hazard Improper attachment to house</li> <li>Railing loose Not Applicable</li> </ul>
Deck/Patio/Po Condition Recommend Comments	rch Covers          None         X Satisfactory       Marginal       Poor       Posts/Supports need Repair       Earth to wood contact         Moisture/Insect damage         Metal Straps/Bolts/Nails/Flashing       Improper attachment to house       None
Fence/Wall Type Condition Gate Comments	<ul> <li>Not evaluated □ None</li> <li>Brick □ Block □ Wood □ Metal □ Chain Link □ Rusted X Vinyl</li> <li>X Satisfactory □ Marginal □ Poor □ Typical cracks □ Loose Blocks/Caps</li> <li>N/A X Satisfactory □ Marginal □ Poor □ Planks missing/damaged Operable: X Yes □ No</li> </ul>

Grounds
Landscaping affecting foundation         XN/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         Material       Brick       Concrete       Concrete block       Railroad ties       Timbers Other:         Condition       Satisfactory       Marginal       Poor       Safety Hazard       Leaning/cracked/bowed         Drainage holes recommended       Comments       Safety Hazard       Safety Hazard       Safety Hazard
Hose bibs
Condition       X Satisfactory       Marginal       Poor       No anti-siphon valve       Recommend Anti-siphon valve         Operable       X Yes       No       Not Tested       Not On         Comments       Operation       Operation       Operation       Operation

## Roof

General	
Visibility	None X All Partial Limited By:
Inspected Fro	
Style of Roof	
Type Pitch	X Gable    Hip    Mansard    Shed    Flat      Low    X Medium    Steep    Flat
Roof #1	Type:Asphalt
	Layers:1 Layer
	Age:1-5+
	Location:
Roof #2	X None
	Туре:
	Layers:
	Age:
Da a ( #0	Location:
Roof #3	X None
	Type: Layers:
	Age:
	Location:
Comments	
\/~~	
Ventilation Sy	
Туре	None N/A X Soffit Ridge X Gable Roof Turbine Powered Other:
Comments	
Comments	
Flashing	
Material	Not Visible X Galv/Alum Asphalt Copper Foam X Rubber Lead Other:
Condition	Not Visible X Satisfactory Marginal Poor Rusted Missing
0	Separated from chimney/roof Recommend Sealing Other:
Comments	
Valleys	
	□ N/A
Material	X Not Visible Galv/Alum Asphalt Lead Copper Other:
Condition	X Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
Comments	
Condition of F	Roof Coverings
Roof #1	X Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
	Broken/Loose Tiles/Shingles Nail popping Granules missing Alligatoring Blistering
	Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
	Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Roof #2	XN/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
	Broken/Loose Tiles/Shingles Nail popping Granules missing Alligatoring Blistering
	Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
Roof #3	☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage
NUUI #J	Broken/Loose Tiles/Shingles Nail popping Granules missing Alligatoring Blistering
	Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
	Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Comments	

	Roof
Skylights Condition Comments	X N/A Not Visible
Plumbing Ver Condition Comments	nts Not Visible Not Present X Satisfactory Marginal Poor

### Exterior

Chimnew(s)	
Chimney(s)	None
Chase Evidence of	rk Arrestor X Yes No Recommended Brick Stone X Metal Blocks Framed Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust X No apparent defects
Flue Evidence of	<ul> <li>☐ Tile X Metal ☐ Unlined ☐ Not Visible</li> <li>☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated</li> <li>☐ Recommend Cricket/Saddle/Flashing X No apparent defects</li> </ul>
Condition Comments	X Satisfactory Marginal Poor Recommend Repair
Gutters/Scupp	pers/Eavestrough
Condition	None           None           X Satisfactory           Marginal           Poor           Rusting           Downspouts needed           Recommend repair/replace           Needs to be cleaned
Material Leaking	Copper Vinyl/Plastic X Galvanized/Aluminum Other:
Attachment	Loose Missing spikes Improperly sloped Statisfactory
Extension nee Comments	eded North South East West XN/A
Cidina	
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 Comments	Satisfactory Marginal Poor Recommend repair/painting
Trim Material	Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
Condition Comments	X Satisfactory Marginal Poor
Soffit	
Material	None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting Damaged wood Other:
Condition Comments	X Satisfactory Marginal Poor
Fascia	□ None
Material	Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
Condition Comments	Satisfactory Marginal Poor
Flashing	
Material	None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting Damaged wood Other:
Condition Comments	Satisfactory Marginal Poor

	Exterior
Caulking	
[ [	None X Satisfactory ☐ Marginal ☐ Poor Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments	
Material Screens	ens X Satisfactory Marginal Poor Wood rot Recommend repair/painting X Recommend repair/replace damaged screens Failed/fogged insulated glass Wood Metal X Vinyl Aluminum/Vinyl clad X Torn Bent Not installed Satisfactory
Comments	
Storms Window Condition [ Material [ Putty [ Comments	vs None Not installed Satisfactory Broken/cracked Wood rot Recommend repair/painting Wood Clad comb. Wood/Metal comb. Metal Satisfactory Needed N/A
Condition	(Foundation       II     Concrete block     Poured concrete     Post-Tensioned concrete     Not Visible     Other:     Stone       X     Satisfactory     Marginal     Monitor     Have Evaluated     Not Evaluated       N/A     X     Not Visible     Satisfactory     Marginal     Monitor
	Underground X Overhead Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low acles Y es No Operable: Y es No Condition: X Satisfactory Marginal Poor Y es No Operable: Y es No Safety Hazard Reverse polarity Open ground(s) Recommend GFCI Receptacles
Туре [	erior Wall Construction Not Visible X Framed Masonry Other: X Not Visible Satisfactory Marginal Poor
Exterior Doors Main Entrance [ Patio	N/A Weatherstripping: X Satisfactory Marginal Poor Missing Replace Door condition: X Satisfactory Marginal Poor N/A Weatherstripping: X Satisfactory Marginal Poor Missing Replace Door condition:

### **Exterior**

Exterior Door	s cont
Marginal	Poor
Rear door	□ N/A Weatherstripping: X Satisfactory □ Marginal □ Poor □ Missing □ Replace Door condition: X Satisfactory □ Marginal □ Poor
Other door	N/A Weatherstripping: X Satisfactory Marginal Poor Missing Replace Door condition:
Comments	Patio Door lock does not work
	Heat pump #1
Unit #1	
	Location:South Side Brand:Unknown
	Model #:R2A342GKR200
	Serial #: X113576955
	Approximate Age:13 years old
Condition	Satisfactory Marginal Poor Cabinet/housing rusted
	eX Electric Gas Other:
Unit type	🗙 Air cooled 🔲 Water cooled 🔲 Geothermal 🔛 Heat pump
Outside Disco	onnect 🔀 Yes 🗌 No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30
	Improperly sized fuses/breakers
Level	X Yes No Recommend re-level unit
	ns Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line X Satisfactory
Insulation	IXIYes ☐ No ☐ Replace arance (air flow) ☐ Yes IXINo
Comments	
Photos	
1 Hotob	
Unit #2	Heat pump #2          Image: Serial #:         Approx. Age:
Unit type Outside Disco Level	Approx. Age: e Electric Gas Other: Air cooled Water cooled Geothermal Heat pump onnect Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps): Improperly sized fuses/breakers Yes No Recommend re-level unit ns Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory Yes No Replace Satisfactory Marginal Poor Cabinet/housing rusted

Exterior
Exterior A/C - Heat pump #2 cont. Improper Clearance (air flow) Yes No Comments

	Garage/Carport
Туре	
Type Comments	☐ None X Attached ☐ Detached ☐ 1-Car X 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport
Automatic Op	
Operation Comments	X None N/A Operable Inoperable
Safety Revers	
Operation	☐ None X N/A ☐ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard ☐ Photo eyes and pressure reverse tested
Comments	
Roofing Material	X Same as house Type: Approx. age: Approx. layers:
Comments	
Gutters/Eave Condition Comments	strough           X Satisfactory         Marginal         Poor         Same as house
Siding	
Material Condition Comments	N/A Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Trim	
Material Condition Comments	N/A X Same as house Wood Aluminum Vinyl X Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Floor Material Condition	X Concrete Gravel Asphalt Dirt Other: Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair Safety hazard
Source of Igr Comments	iition within 18" of the floor IN/A Yes No
Sill Plates	
Type Condition Comments	<ul> <li>None X Not Visible</li> <li>Floor level X Elevated</li> <li>Rotted/Damaged □ Recommend repair</li> </ul>
Overhead Do	
Material Condition	N/A Wood Fiberglass Masonite X Metal Recommend repair X Satisfactory Marginal Poor Hardware loose Safety Cable Recommended Weatherstripping missing/damaged Loose/missing
	This confidential report is propared evolusively for

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Overhead Door(s) cont. Recommend Priming/Painting Inside & Edges Yes X No Comments
Exterior Service Door
Onne         Condition       X Satisfactory         Comments
Electrical Receptacles
X Yes       No       Not Visible Operable:       X Yes       No         Reverse polarity       Yes       X No         Open ground       Yes       X No       Safety Hazard         GFCI Present       X Yes       No       Operable:       X Yes       No         Recommend GFCI Receptacles       No       Handyman/extension cord wiring
Comments
Fire Separation Walls & Ceiling
X 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

#### Kitchen

INITCH CH
Countertops         Condition       X Satisfactory         Marginal       Recommend repair/caulking         Comments
Cabinets Condition X Satisfactory Marginal Recommend repair/adjustment Comments
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       Satisfactory       Satisfactory       Satisfactory
Walls & Ceiling Condition X Satisfactory Marginal Poor Typical cracks Moisture stains Comments
Heating/Cooling Source
Comments
Floor         Condition       X Satisfactory         Marginal       Poor         Sloping       Squeaks         Comments       Squeaks
Appliances         Disposal       N/A       Not tested Operable:       Yes       No         Qven       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         Other       : Operable:       Yes       No         Dishwasher drain line looped       Yes       No         Receptacles present       Yes       No       Poerable:       Yes       No         GFCI       Cyes       No       Operable:       Yes       No       Potential Safety Hazard         Open ground/Reverse polarity:       Yes       No       Potential Safety Hazard       Comments       Appliances only tested for operation, working or not. Quality or extent of operation not part of

## Laundry Room

Laundry
Laundry sink X N/A
Faucet leaks Yes X No
Pipes leak Yes No X Not Visible
Cross connections Yes X No Potential Safety Hazard
Heat source present X Yes No
Room vented X Yes No
Dryer vented N/A X Wall Ceiling Floor Not vented Plastic dryer vent not recommended
Not vented to exterior Recommend repair Safety hazard
Electrical Open ground/reverse polarity: Yes X No Safety hazard
GFCI present X Yes No Operable: X Yes No Recommend GFCI Receptacles
Appliances X Washer X Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
Gas shut-off valve X N/A Yes No Cap Needed Safety hazard Not Visible
Comments

### Bathroom

Bath	
Location	Main Floor
Sinks	Faucet leaks: 🗌 Yes 🖾 No Pipes leak: 🗌 Yes 🖾 No
Tubs	N/A Faucet leaks: Yes X No Pipes leak: Yes No X Not Visible
Showers	N/A Faucet leaks: Yes X No Pipes leak: Yes No X Not Visible
Toilet	Bowl loose: Yes X No Operable: X Yes No Cracked bowl Toilet leaks
Whirlpool	Yes X No Operable: Yes No Not tested No access door GFCI: X Yes No
	GFCI Recommended
Shower/Tub a	rea Ceramic/Plastic 🛛 Fiberglass 🗌 Masonite Other: Condition: 🛛 Satisfactory 🗌 Marginal
	Poor Rotted floors Caulk/Grouting needed: Yes X No
	Where:Right Side
	N/A
Drainage	X Satisfactory Marginal Poor
Water flow	X Satisfactory Marginal Poor
Moisture stair	ns present 🔲 Yes 🖾 No 🗌 Walls 🗌 Ceilings 🗌 Cabinetry
Doors	X Satisfactory Marginal Poor
Window	X None Satisfactory Marginal Poor
<b>Receptacles</b> p	present XYes No Operable: XYes No
GFCI	X Yes No Operable: X Yes No Recommend GFCI
Open ground/	Reverse polarity Yes No X Potential Safety Hazard
Heat source p	resent X Yes No
	XYes No Operable: XYes No Noisy
Comments	

# Bathroom (1)

Bath	
Location	Upper Level
Sinks	Faucet leaks: 🗌 Yes 🛛 No Pipes leak: 🗌 Yes 🖾 No
Tubs	N/A Faucet leaks: Yes X No Pipes leak: Yes No X Not Visible
Showers	N/A Faucet leaks: Yes X No Pipes leak: Yes No X Not Visible
Toilet	Bowl loose: Yes X No Operable: X Yes No Cracked bowl Toilet leaks
Whirlpool	Yes XNo Operable: Yes No Not tested No access door GFCI: XYes No
	GFCI Recommended
Shower/Tub a	rea Ceramic/Plastic X Fiberglass Masonite Other: Condition: X Satisfactory Marginal
	Poor Rotted floors Caulk/Grouting needed: Yes No
	Where:
	N/A
Drainage	X Satisfactory Marginal Poor
Water flow	X Satisfactory Marginal Poor
Moisture stair	ns present Yes XNo Walls Ceilings Cabinetry
Doors	X Satisfactory Marginal Poor
Window	X None Satisfactory Marginal Poor
Receptacles p	present 🛛 Yes 🗌 No Operable: 🖾 Yes 🗌 No
GFCI	🛛 Yes 🗌 No Operable: 🖾 Yes 🛄 No 🗌 Recommend GFCI
	Reverse polarity 🔄 Yes 🛛 No 🗋 Potential Safety Hazard
	resent 🛛 Yes 🔲 No
Exhaust fan	🛛 Yes 🗌 No Operable: 🖾 Yes 🗌 No 🗌 Noisy
Comments	

#### Room

Room	
Location	Up Stairs
Туре	MASTER BEDROOM
Walls & Ceilin	
Moisture stain	ns 🗌 Yes 🔀 No
	Where:
Floor	X Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
Ceiling fan	None X Satisfactory Marginal Poor Recommend repair/replace
-	
Electrical	Switches: XYes No XOperable Receptacles: XYes No XOperable
	Open ground/Reverse polarity: Yes XNo Safety hazard Cover plates missing
Heating sourc	e present 🛛 Yes 🗌 No Holes: 🗋 Doors 🗌 Walls 📄 Ceilings
Bedroom Eare	ess restricted X N/A Yes No
Doors	None X Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
Windows	None X Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
	Broken/Missing hardware
Comments	

# Room (1)

Room	
Location	Up Stairs
Туре	BEDROOM
Walls & Ceilin	g 🔀 Satisfactory 🗌 Marginal 🔲 Poor 🔲 Typical cracks 🗌 Damage
Moisture stain	
	Where:
Floor	X Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
Ceiling fan	None X Satisfactory Marginal Poor Recommend repair/replace
Electrical	Switches: X Yes No Operable Receptacles: X Yes No Operable
	Open ground/Reverse polarity: Yes XNo Safety hazard Cover plates missing
	e present X Yes No Holes: Doors Walls Ceilings
Bedroom Egre	ess restricted N/A Yes X No
Doors	None X Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
Windows	None X Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
	Broken/Missing hardware
Comments	

# **Room (2)**

Room	
Location Up	o Stairs
Type BE	EDROOM
Walls & Ceiling	X Satisfactory Marginal Poor Typical cracks Damage
Moisture stains	
	Where:
Floor X	Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
	None X Satisfactory Marginal Poor Recommend repair/replace
	vitches: X Yes No Operable Receptacles: X Yes No Operable
	pen ground/Reverse polarity: Yes XNo Safety hazard Cover plates missing
	resent 🛛 Yes 🗌 No Holes: 🗋 Doors 🗍 Walls 🗍 Ceilings
	restricted N/A Yes X No
	None X Satisfactory Marginal Poor Cracked glass Broken/Missing hardware
	None X Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
	Broken/Missing hardware
Comments	

### Interior

Fireplace
Location(s)       Garage         Type       Gas       X Wood       Solid fuel burning stove       Electric       Ventless         Material       Masonry       X Metal (pre-fabricated)       Metal insert       Cast Iron         Miscellaneous       X Blower built-in Operable:       X Yes       No Damper operable:       X Yes       No         Damper modified for gas operation       X N/A       Yes       No       Damper missing         Hearth extension adequate       X Yes       No       Damper missing         Hearth extension adequate       X Yes       No         Mantel       X N/A       Secure       Loose       Recommend repair/replace         Physical condition       X Satisfactory       Marginal       Poor       Recommend having flue cleaned and re-examined
Comments
Stairs/Steps/Balconies
None         Condition       X Satisfactory       Marginal       Poor       Loose/Missing         Handrail       X Satisfactory       Marginal       Poor       Safety hazard       Hand Rail/Railing/Balusters recommended         Risers/Treads       X Satisfactory       Marginal       Poor       Risers/Treads uneven       Trip hazard         Comments       K       K       K       K       K       K
Smoke/Carbon Monoxide detectors
Smoke Detector X Present Not Present Operable: X Yes No Not tested Recommend additional Safety Hazard
CO Detector Present Not Present Operable: Yes No Not tested Recommend additional Safety Hazard
Comments
Attic/Structure/Framing/Insulation
Access Dther: Access limited by:
Inspected from X Access panel In the attic Other
Location X Hallway Bedroom Closet Garage Other Flooring Complete X Partial None
Insulation X Fiberglass X Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: 15 inches Damaged Displaced Missing Compressed
Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
Vapor barriers Kraft/foil faced Plastic sheeting X Not Visible Improperly installed
Ventilation       X       Ventilation appears adequate       Recommend additional ventilation       Recommend baffles at eaves         Fans exhausted to       Attic:       Yes       No       Recommend repair       Outside:       Yes       No       Xitic:
HVAC Duct X N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
Recommend Insulation     Chimney chase X N/A Satisfactory Needs repair Not Visible
Structural problems observed Yes X No Recommend repair Recommend structural engineer
<b>Roof structure</b> Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other:
Ceiling joists X Wood Metal Not Visible
Evidence of condensation Yes X No
Evidence of moisture Yes XNo
Evidence of leaking Yes X No Firewall between units X N/A Yes No Needs repair/sealing
Electrical X No apparent defects Open junction box(es) Handyman wiring
Knob and tube covered with insulation Safety Hazard

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Water service Main shut-off location Utility Closet Main Bathroom Water entry piping Not Visible Copper/Galv. X 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       X Satisfactory       Marginal       Poor         Flow       X 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         X No       Safety Hazard       Recommend repair       Recommend a dielectric union       Satisfactory         Drain/Waste/Vent pipe       Copper       Cast iron       Galvanized       PVC       ABS       Brass
Condition       X Satisfactory       Marginal       Poor         Support/Insulation       X N/A       Type:
Traps proper P-Type       Yes       No       P-traps recommended         Drainage       X Satisfactory       Marginal       Poor         Interior fuel storage system       X N/A       Yes       No       Leaking:       Yes       No         Fuel line       N/A       X Copper       Brass       X Black iron       Stainless steel       CSST       Not Visible       Galvanized         Recommend CSST be properly bonded
Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate Comments
Main fuel shut-off location IN/A Location Utility Closet Main Bathroom Comments
Well pump
<ul> <li>N/A</li> <li>Type X Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well</li> <li>Pressure gauge operable ☐ Yes ☐ No Well pressure: X Not Visible</li> <li>Comments</li> </ul>
Sanitary/Grinder pump X N/A Operable: Yes No Sealed Crock Sealed crock: Yes No
Sealed Crock       Sealed Crock         Check Valve       Check valve:         Yes       No         Shut-off Valve       Shut-off valve:         Yes       No         Vented       Yes         No         Comments
Water heater #1
General Brand Name:Rheem Serial #: Q072110132 Capacity:40 Gallon
Approx. age:Less than 3 years old         Type       X Gas       Electric       Oil       LP Other:         Combustion air venting present       X Yes       No       N/A         Seismic restraints needed       Yes       No       X/A         Relief valve       X Yes       No       Extension proper:       X Yes       No       Missing       Recommend repair       Improper material         Vent pipe       N/A       X Satisfactory       Pitch proper       Improper       Rusted       Recommend repair         Condition       X Satisfactory       Marginal       Poor

Photos	<image/>
Water heater General	#2 X N/A Brand Name: Serial #: Capacity:
Type Combustion a Seismic restr Relief valve Vent pipe Condition Comments	Approx. age: Gas Electric Oil LP Other: air venting present Yes No N/A aints needed Yes No N/A Yes No Extension proper: Yes No Missing Recommend repair Improper material N/A Satisfactory Pitch proper Improper Rusted Recommend repair Satisfactory Marginal Poor
Plumbing hoo	er ⊠None d □Yes □No oked up □Yes □No king □Yes □No

# **Heating System**

Heating syste	em
Unit #1	Brand name:Unknown
Unit #2	Approx. age:Approximately 20 years old           X         Unknown         Marginal         Poor           Recommended HVAC technician examine         None
	Brand name: Approx. age: Unknown Model #:
Eneray sourc	Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine
	tem 🔄 Belt drive 🗌 Direct drive 🗍 Gravity 🔀 Central system 🔲 Floor/wall furnace
Carbon mono	
Combustion a Controls	air venting present N/A X Yes No Disconnect: X Yes No X Normal operating and safety controls observed Gas shut off valve: X Yes No
Distribution	X Metal duct I Insulated flex duct Cold air returns Duct board Asbestos-like wrap Safety Hazard
Flue piping Filter	N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace Standard Electrostatic Satisfactory Needs cleaning/replacement Missing Electronic (not tested)
	on by thermostat X Fired Did not fire Proper operation: X Yes No Not tested
Heat pump	XN/A Supplemental electric Supplemental gas
	ts X N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No perated due to X N/A Exterior temperature Other:
Comments	
Photos	
Boiler system	
General	X N/A Brand name:
	Approx. age: Model #: Serial #:
Distribution Circulator	Hot water Baseboard Steam Radiator Radiant floor
Controls	Temp/pressure gauge exist: Yes No Operable: Yes No

# **Heating System**

rieating eyetetti
Boiler system cont.         Oil fired units       Disconnect:       Yes       No         Combustion air venting present       Yes       No       N/A         Relief valve       Yes       No       Missing       Extension proper:       Yes       No       Recommend repair/replace         Operated       When turned on by thermostat:       Fired       Did not fire       Operation       Satisfactory:       Yes       No       Recommend HVAC technician examine before closing         Comments
Other systems
XN/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	Laundry Room	
Condition	Satisfactory Poor	
	<b>Itage</b> ☐ Unknown ☐ 60a	
	nded X Yes No Not Visible	
	Yes X No Operable: Yes No	
	Yes X No Operable: Yes No Not Tested	
Main wire	Copper X Aluminum Not Visible Double tapping of the main wire Condition: X Satisfactory	
Branch wire	Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard	
Branch wire d	condition X 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		
Sub panel(s)		
eub pariel(5)	X None apparent	
Location(s)	Location 1:	
	Location 2:	
<b>_</b>	Location 3:	
Evaluation	Panel not accessible Not evaluated Reason:	
	Recommend separating/isolating neutrals Recommend electrician repair/evaluate box	
Branch wire	Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated:	
Condition	Satisfactory Marginal Poor	
Comments		
Evaporator C	oil Section Unit #1	
General		
	Location:Utility Closet in Bathroom Age:12 years old	
Evaporator co	bil X Satisfactory Not Visible Needs cleaning Damaged	
	nes Leak/Oil present Damage Insulation missing X Satisfactory	
Condensate li	ine/drain To exterior To pump X Floor drain Other:	
Secondary co	ndensate line/drain Present: Yes XNo Needed: Yes XNo Primary pan appears clogged	
Oneration	Recommend technician evaluate	
Operation Condition	Differential: 20	
Sonation	Not operated due to exterior temperature	
Comments		
Evaporator C	oil Section Unit #2	
Evaporator-C	X N/A	
General	Central system Wall unit	
	Location:	
<b>-</b>	Age:	
Evaporator coil Satisfactory Not Visible Needs cleaning Damaged		
Reirigerant lii	nes Leak/Oil present Damage Insulation missing Satisfactory Recommend/Replace damaged/missing insulation	
Condensate li	ine/drain To exterior To pump Floor drain Other:	
Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged		

### **Electric/Cooling System**

Evaporator Coil Section Unit #2 cont. Secondary condensate line/drain cont. Recommend technician evaluate			
Operation Differential:			
Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service			
Not operated due to exterior temperature			
Comments			

## Living Room

Living Room		
Location	Lower Level East Side	
Walls & Ceilin		
Moisture stain	is 🗌 Yes 🔀 No	
	Where:	
Floor	X Satisfactory Marginal Poor Squeaks Slopes Tripping hazard	
Ceiling fan	None X Satisfactory Marginal Poor Recommend repair/replace	
Electrical	Switches: 🛛 Yes 🗌 No 🗋 Operable Receptacles: 🖾 Yes 🗌 No 🗍 Operable	
	Open ground/Reverse polarity: Yes XNo Safety hazard Cover plates missing	
Heating source present X Yes No Holes: Doors Walls Ceilings		
Doors	None X Satisfactory Marginal Poor Cracked glass Broken/Missing hardware	
Windows	None X Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass	
	Broken/Missing hardware	
Comments		

## **Dining Room**

Dining Room		
Location	Lower Level west Side	
Walls & Ceilin	g 🔀 Satisfactory 🗌 Marginal 🔲 Poor 🔲 Typical cracks 🗌 Damage	
Moisture stain	s 🗌 Yes 🖾 No	
	Where:	
Floor	X Satisfactory Marginal Poor Squeaks Slopes Tripping hazard	
Ceiling fan	None X Satisfactory Marginal Poor Recommend repair/replace	
Electrical	Switches: X Yes No Operable Receptacles: X Yes No Operable	
	Open ground/Reverse polarity: Yes X No Safety hazard Cover plates missing	
Heating source present X Yes No Holes: Doors Walls Ceilings		
Doors	None X Satisfactory Marginal Poor Cracked glass Broken/Missing hardware	
Windows	None X Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass	
	Broken/Missing hardware	
Comments		