

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	 None ☐ Not Visible Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: Gatisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home Gettling cracks ☐ Public sidewalk needs repair
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	 None Not Visible Wood Metal Composite Railing/Balusters recommended Satisfactory Marginal Poor Wood in contact with soil Treated Painted/Stained Other: Safety Hazard Improper attachment to house Railing loose Not Applicable
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	 Not evaluated □ None Brick □ Block □ Wood □ Metal □ Chain Link □ Rusted X Vinyl X Satisfactory □ Marginal □ Poor □ Typical cracks □ Loose Blocks/Caps N/A X Satisfactory □ Marginal □ Poor □ Planks missing/damaged Operable: X Yes □ No

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	 ☐ Tile X Metal ☐ Unlined ☐ Not Visible ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated ☐ Recommend Cricket/Saddle/Flashing X No apparent defects
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	 None X Not Visible Floor level X Elevated Rotted/Damaged □ Recommend repair
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

• •
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
Receptacles 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
Roof structure 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
 N/A Type X Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well Pressure gauge operable ☐ Yes ☐ No Well pressure: X Not Visible Comments
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	
	Itage ☐ 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:	
_	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:	
-	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		