



## Home Inspection Report



Main Ave, Spokane , WA 99203

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**Inspection Date:**

Tuesday December 20, 2016

**Prepared For:**

**Prepared By:**

Home Pride Inspections LLC  
2525 E 29th Ave  
Ste 10B #312  
Spokane, WA 99203  
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**Report Number:**

17017

**Inspector:**

Kyhra Strampe

**License/Certification #:**

WA--2087

**Inspector Signature:**

  
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# Report Summary

## Items Not Operating

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- Master bedroom light switch

## Major Concerns

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- Boiler
- Wood rot

## Potential Safety Hazards

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- Fireplace firebrick
- CO detector detectors
- Water heater
- Electrical panel

## Deferred Cost Items

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- None apparent

## Improvement Items

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- Gutters
- Positive drainage away from foundation

# Report Overview

## Scope of Inspection

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

Visual Inspection Only

## Main Entrance Faces

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North

## State of Occupancy

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Occupied  
Fully furnished

## Weather Conditions

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Cloudy

## Recent Rain

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Yes

## Ground Cover

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Snow  
Wet

## Approximate Age

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100+

# Grounds

## Service Walks

**Material**  Concrete Other: Blocks & rocks

**Condition**  Satisfactory  Typical cracks

## Driveway/Parking

**Material**  Concrete

**Condition**  Satisfactory  Settling Cracks  Trip hazard  Fill cracks and seal

**Comments** Driveway had some settlement, but usable, recommend repair

## Porch

**Condition**  Satisfactory  Railing/Balusters recommended

**Support Pier**  Wood

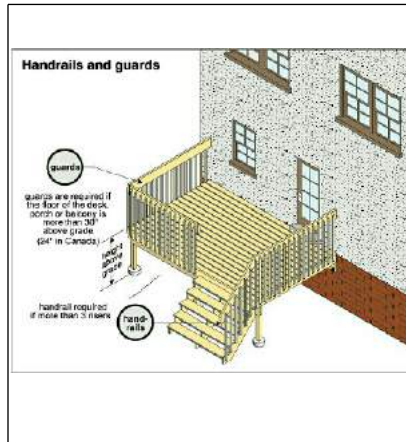
**Floor**  Satisfactory

**Comments** Underside of porch not fully visible, no representation is made.  
Porch railing lower than typical safety standards for small humans, recommend repair  
Recommend painting or treating the wood on deck/porch

## Photos



Example of porch railings



## Stoops/Steps

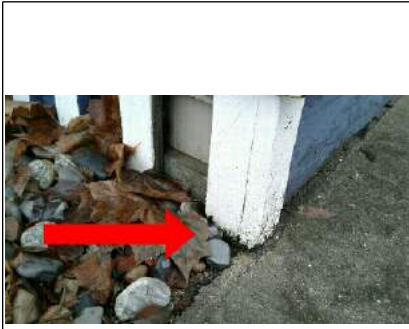
**Material**  Wood  Railing/Balusters recommended

**Condition**  Marginal  Safety Hazard  Rotted/Damaged  Cracked

**Comments** Damaged wood on front and back steps, recommend repair and/replacement  
Earth to wood contact at some areas of steps, wood rot present, recommend repair.  
Baluster spacing larger than typical safety standards for small humans, recommend repair.

## Photos

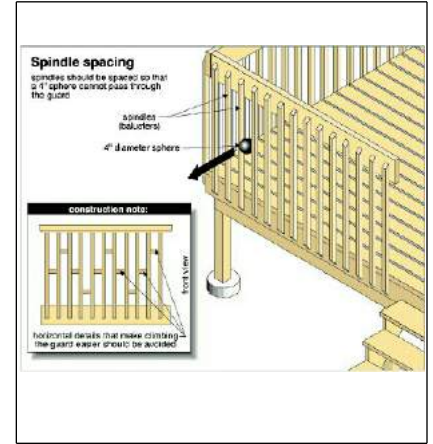
# Grounds



Example of Earth to wood contact



Example of balusters



## Patio

None

## Deck/Balcony

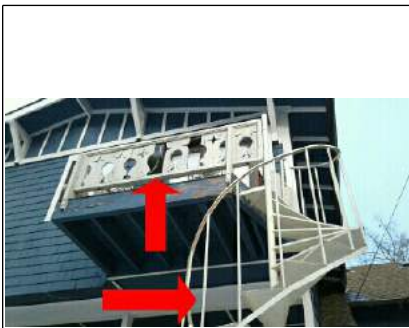
**Material**  Wood  Railing/Balusters recommended

**Condition**  Satisfactory

**Finish**  Painted/Stained

**Comments** Damaged, rotting wood on deck recommend repair and/or replacement.  
 For added safety recommend balusters on deck and speak staircase be spaced a maximum of 4" apart - safety concern for small children.  
 Balusters on balcony broken at some areas, recommend repair.  
 Recommend painting or treating wood.  
 Underside of deck not fully visible, not evaluated

## Photos



Example of balusters

## Deck/Patio/Porch Covers

**Condition**  Satisfactory

## Fence/Wall

**Type**  Wood  Chain Link

**Condition**  Satisfactory

**Gate**  Satisfactory Operable:  Yes  No

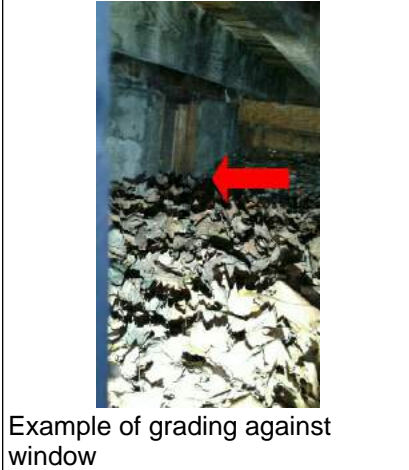
# Grounds

## Landscaping affecting foundation

**Negative Grade**  West  North

**Comments** Grading up against basement window under porch, recommend installing window well.  
Recommend additional backfill at some areas of house to create a proper pitch away from the house.

### Photos



Example of grading against window

## Retaining wall

None

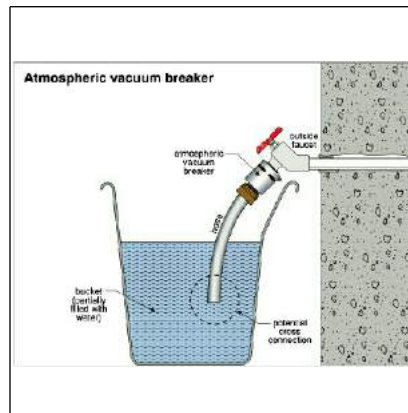
## Hose bibs

**Condition**  Satisfactory  No anti-siphon valve  Recommend Anti-siphon valve

**Operable**  Yes

**Comments** Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur without anti-siphon device, recommend installing  
Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

### Photos



# Roof

## General

**Visibility**  Partial  
 Roof inspection was limited to viewing from the ground due to ice and snow  
 Roof was partially covered in snow

**Inspected From**  Ground  With Binoculars

## Style of Roof

**Type**  Gable  Shed

**Pitch**  Medium

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

**Roof #2**  None

**Roof #3**  None

## Ventilation System

**Type**  Roof

## Flashing

**Material**  Not Visible

**Condition**  Not Visible

## Valleys

**Material**  Not Visible

**Condition**  Not Visible

## Condition of Roof Coverings

**Roof #1**  Satisfactory  Moss buildup

**Roof #2**  N/A

**Roof #3**  N/A

## Skylights

N/A

## Plumbing Vents

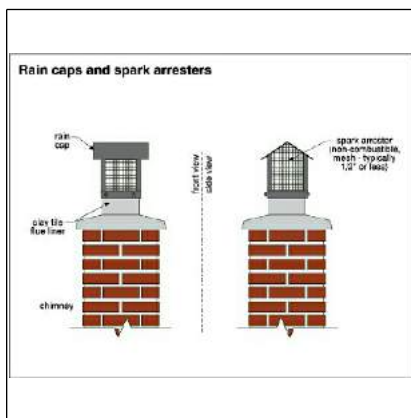
Not Visible

# Exterior

## Chimney(s)

- Location(s)** Middle of Roof
- Viewed From**  Ground (Inspection Limited)  With Binoculars
- Rain Cap/Spark Arrestor**  No  Recommended
- Chase**  Brick
- Evidence of**  No apparent defects
- Flue**  Not Visible
- Condition**  Satisfactory
- Comments** Recommend installing rain cap/spark arrestor

## Photos



## Gutters/Scuppers/Eavestrough

- Condition**  Satisfactory  Downspouts needed  Recommend repair/replace
- Material**  Galvanized/Aluminum
- Leaking**  No apparent leaks
- Attachment**  Loose  Improperly sloped
- Extension needed**  North  East  West
- Comments** Gutters on only a portion of the house, recommend additional gutters where needed.  
Recommend adding downspouts at east and west exterior  
Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.  
Gutters loose at north exterior, recommend repair.

## Siding

- Material**  Wood  Peeling paint
- Condition**  Satisfactory  Recommend repair/painting
- Comments** Siding was showing some wear, peeling paint, still in functional condition.  
Siding was in need of normal painting / staining maintenance, recommend painting/staining

## Trim

- Material**  Wood  Recommend repair/painting  Damaged wood
- Condition**  Satisfactory
- Comments** Trim was in need of normal painting maintenance.  
Window trim at balcony door not present, potential moisture intrusion, recommend repair.



# Exterior

## Soffit

**Material**  Wood  Recommend repair/painting

**Condition**  Satisfactory

## Fascia

**Material**  Wood

**Condition**  Satisfactory

## Flashing

**Material**  Wood

**Condition**  Satisfactory

## Caulking

**Condition**  Satisfactory

## Windows/Screens

**Condition**  Satisfactory  Recommend repair/painting

**Material**  Wood  Metal  Vinyl

**Screens**  Satisfactory

**Comments** Peeling paint at some areas of window trim, recommend repair.

## Storms Windows

None

## Slab-On-Grade/Foundation

**Foundation Wall**  Concrete block  Poured concrete

**Condition**  Not Evaluated

**Concrete Slab**  Not Visible

**Comments** North Foundation (stem) wall has vertical crack. Interior foundation wall not visible. Interior plaster crack above foundation crack, recommend monitor.

## Photos



Example of foundation crack

## Service Entry

**Location**  Overhead

**Condition**  Satisfactory

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

# Exterior

## Service Entry cont.

**Comments** Exposed, unprotected wire at South exterior, safety hazard, recommend repair.

# Exterior

## Service Entry cont.

**Comments cont.** South exterior receptacle at deck has no power, recommend repair.

## Photos



Example of exposed wiring

## Building(s) Exterior Wall Construction

**Type**  Not Visible

**Condition**  Not Visible

## Exterior Doors

**Main Entrance** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Patio** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Rear door** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Other door** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

## Exterior A/C - Heat pump #1

**Unit #1**  N/A

## Exterior A/C - Heat pump #2

**Unit #2**  N/A

# Garage/Carport

## Type

**Type**       Detached    1-Car

**Comments**      Framing supports for storage are bowing, recommend repair.

## Automatic Opener

**Operation**       Operable

## Safety Reverse

**Comments**      Safety features not tested, automatic close not present at time of inspection

## Roofing

**Material**      Type: Asphalt  
Approx. layers: 1+

**Comments**      Roof was not visible, covered with snow  
Installation of South roof structure not typical. Gaps observed at some areas where roof structure meets exterior walls. Moisture stains/wood rot at some roof sheathing areas. Recommend repair.

## Photos



## Gutters/Eavestrough

**Condition**       Poor

**Comments**      Eave at South garage leaking, wood rot present, recommend repair.

## Photos



## Siding

**Material**       Wood

# Garage/Carport

## Siding cont.

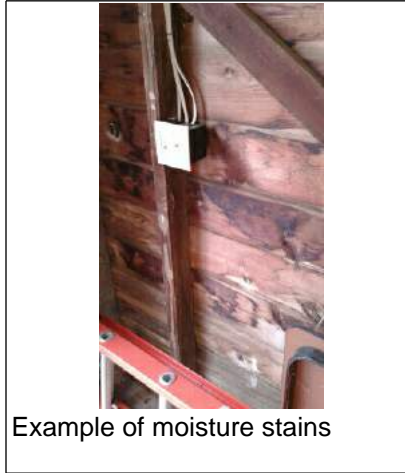
**Condition**  Marginal  Recommend repair/replace

**Comments** Siding in direct contact with concrete, wood rot present, recommend repair.  
Moisture stains present at some areas of interior siding, recommend repair.  
Trim was in need of normal maintenance repairs.

## Photos



Example of siding contact to concrete



Example of moisture stains

## Trim

**Material**  Wood

**Condition**  Satisfactory  Recommend painting

## Floor

**Material**  Concrete

**Condition**  Satisfactory  Typical cracks

**Source of Ignition within 18" of the floor**  No

**Comments** Personal storage limited visibility to some areas of garage.  
Water pooling at South side of garage, recommend repair.

## Sill Plates

Not Visible

**Type**  Floor level

## Overhead Door(s)

**Material**  Fiberglass

**Condition**  Satisfactory

**Recommend Priming/Painting Inside & Edges**  No

## Exterior Service Door

**Condition**  Marginal

**Comments** Exposed wood at door and framing, moisture wicking up the door, recommend repair.

## Photos

# Garage/Carport



Example of moisture

## Electrical Receptacles

Yes Operable:  Yes  No

Reverse polarity  No

Open ground  No

GFCI Present  Yes Operable:  Yes  No

## Fire Separation Walls & Ceiling

N/A

# Kitchen

## Countertops

Condition  Satisfactory

## Cabinets

Condition  Satisfactory

## Plumbing

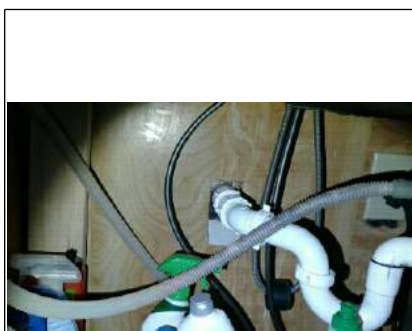
Sink/Faucet  Satisfactory

Functional drainage  Satisfactory

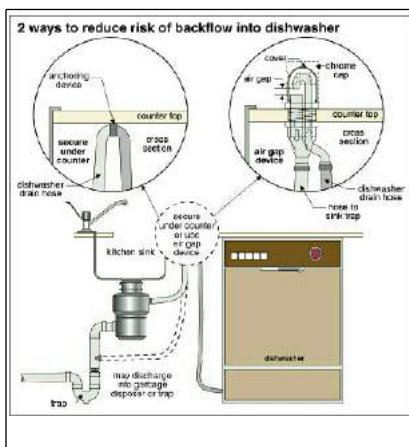
Functional flow  Satisfactory

Comments Dishwasher drain line looped at sink base, recommend repair.

## Photos



Example of dishwasher drain loop



## Walls & Ceiling

Condition  Satisfactory

## Heating/Cooling Source

No

## Floor

Condition  Satisfactory

## Appliances

Disposal Operable:  Yes  No

Oven Operable:  Yes  No

Range Operable:  Yes  No Anti-tip Bracket Present:  Yes  No  Safety Hazard

Dishwasher Operable:  Yes  No Drain Line Looped:  Yes  No

Trash Compactor  N/A

Exhaust fan Operable:  Yes  No

Refrigerator Operable:  Yes  No

Microwave Operable:  Yes  No

Receptacles present  Yes Operable:  Yes  No

GFCI  Yes Operable:  Yes  No

Open ground/Reverse polarity:  No

# Kitchen

## Appliances cont.

**Comments** Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection



# Laundry Room

## Laundry

Laundry sink  N/A

Heat source present  No

Room vented  No

Dryer vented  Wall

Electrical Open ground/reverse polarity:  Yes  No

GFCI present  No  Recommend GFCI Receptacles

Appliances  Washer  Dryer  Water heater  Furnace/Boiler

Washer hook-up lines/valves  Satisfactory

Gas shut-off valve  Yes

Comments Recommend changing out washer line every 5 years

# Bathrooms

## Bath

**Location** Basement bath  
**Tubs**  N/A  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  
**Whirlpool**  No  
**Shower/Tub area**  Ceramic/Plastic Other: Tile Condition:  Satisfactory  Marginal  Poor  Rotted floors  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  Yes Operable:  Yes  No  
**GFCI**  Yes Operable:  Yes  No  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  Yes Operable:  Yes  No  
**Comments** Bathroom is currently under construction. Exposed drywall, open receptacle boxes, cover plates missing on switches, sink not hooked up, shower fixtures not installed.

## Bath (2)

**Location** Second floor bath  
**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs**  N/A  
**Showers** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  
**Whirlpool**  No  
**Shower/Tub area** Other: Tile Condition:  Satisfactory  Marginal  Poor  Rotted floors Caulk/Grouting needed:  
 Yes  No  
 Where: Shower floor where tiles meet  
**Drainage**  Satisfactory  
**Water flow**  Marginal  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  Yes Operable:  Yes  No  
**GFCI**  Yes Operable:  Yes  No  
**Open ground/Reverse polarity**  No  
**Heat source present**  No  
**Exhaust fan**  Yes Operable:  Yes  No  
**Comments** Flooring damaged, recommend repair

## Bath (3)

**Location** Master bath  
**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

# Bathrooms

## Bath (3) cont.

- Tubs** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Showers** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Toilet** Bowl loose:  Yes  No Operable:  Yes  No
- Whirlpool**  No
- Shower/Tub area**  Ceramic/Plastic Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting needed:  Yes  No  
 Where: Around shower edges
- Drainage**  Marginal
- Water flow**  Satisfactory
- Moisture stains present**  No
- Doors**  Satisfactory
- Window**  Satisfactory
- Receptacles present**  Yes Operable:  Yes  No
- GFCI**  Yes Operable:  Yes  No
- Open ground/Reverse polarity**  No
- Heat source present**  Yes
- Exhaust fan**  Yes Operable:  Yes  No
- Comments** Right sink slow to drain, recommend repair.

# Rooms

## Living Room

**Location** First floor

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Doors**  None

**Windows**  Satisfactory

## Dining Room

**Location** First floor  
North

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Doors**  Satisfactory

**Windows**  Satisfactory

## Room

**Location** First floor  
NE

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Doors**  None

**Windows**  Satisfactory

## Room (2)

**Location** Basement

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

# Rooms

## Room (2) cont.

**Electrical**      Switches:  Yes  No  Operable    Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Doors**             None

**Windows**         Satisfactory

# Bedrooms

## Master Bedroom

**Location** Second floor

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** Light switch at East wall not operable, recommend repair.

## Bedroom

**Location** Second floor  
West

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

## Bedroom (2)

**Location** Second floor  
North

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** Closet doors not installed, recommend repair.

# Bedrooms

## Bedroom (3)

**Location** Second floor  
East

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  None

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

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** Closet doors not installed, recommend repair.

# Interior

## Fireplace

- Location(s)** Living room
- Type**  Wood
- Material**  Masonry
- Miscellaneous**  Open joints or cracks in firebrick/panels should be sealed
- Damper modified for gas operation**  N/A
- Hearth extension adequate**  Yes
- Mantel**  Secure
- Physical condition**  **Poor**  Recommend having flue cleaned and re-examined
- Comments** Damper is installed on chimney.  
Open joints or cracks in firebrick recommend properly sealing prior to use  
Creosote build up in flue, recommend cleaning

## Photos



Example of open joints in firebox

## Stairs/Steps/Balconies

- Condition**  Satisfactory
- Handrail**  Satisfactory
- Risers/Treads**  Satisfactory

## Smoke/Carbon Monoxide detectors

- Smoke Detector**  Present Operable:  Yes  No  Not tested  Recommend additional
- CO Detector**  Not Present  **Safety Hazard**
- Comments** Recommend changing smoke detectors batteries every 6 months

## Attic/Structure/Framing/Insulation

- Access**  Scuttlehole/Hatch Access limited by: Storage in master bedroom closet
- Inspected from**  Access panel
- Location**  Hallway  Bedroom Closet
- Flooring**  None
- Insulation**  Batts  Cellulose  Displaced
- Installed in**  Between ceiling joists
- Vapor barriers**  Not Visible
- Ventilation**  Ventilation appears adequate



# Interior

## Attic/Structure/Framing/Insulation cont.

Fans exhausted to Outside:  Yes  No

HVAC Duct  N/A

Chimney chase  Needs repair

Structural problems observed  No

Roof structure  Rafters

Ceiling joists  Wood

Sheathing  OSB

Evidence of condensation  No

Evidence of moisture  Yes

Evidence of leaking  No

Firewall between units  N/A

Electrical  Knob and tube covered with insulation  Safety Hazard

**Comments** Insulation and framing in attic, limited the view and ability to traverse attic. Two access hatches present. Access in master bedroom closet blocked with personal storage, not evaluated.

Insulation was average, but could be upgraded.

Insulation displaced at some areas of attic, recommend repair.

Knob and tube wiring covered with insulation not recommended. Recommend electrician evaluate.

Chimney section through attic showed loose mortar joints, recommend repair

## Photos



Example of loose mortar joints



Example of knob and tube in insulation



Example of displaced insulation

# Basement

## Stairs

**Condition**  Marginal  Need repair  Risers Uneven

**Handrail**  Yes  Handrail/Railing/Balusters recommended

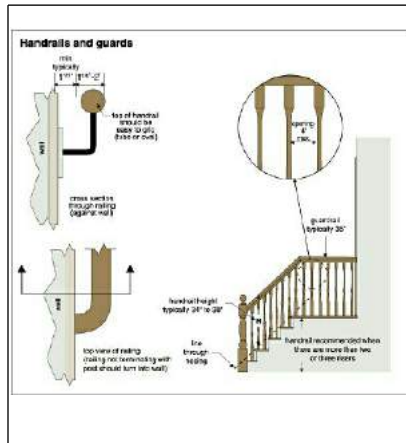
**Headway over stairs**  Satisfactory

**Comments** Treads worn on stairs, possible safety hazard. Recommend repair/replace  
Handrail missing, potential safety issue. Recommend Installing handrail

## Photos



Example of basement stairs



## Foundation

**Condition**  Satisfactory  Not Elevated

**Material**  Poured concrete

**Horizontal cracks**  None

**Step cracks**  None

**Vertical cracks**  None

**Covered walls**  North  South  East  West

**Movement apparent**  None

**Indication of moisture**  No

**Comments** Foundation walls were covered at some areas with paneling/drywall and were not visible. Unfinished portions appeared satisfactory.

## Floor

**Material**  Concrete

**Condition**  Satisfactory  Typical cracks

**Comments** Unfinished portions of the floor appeared to be in overall adequate condition.

## Seismic bolts

None visible

## Drainage

**Sump pump**  No

**Floor drains**  Not Visible

## Girders/Beams

Not Visible

**Condition**  Satisfactory

# Basement

## Girders/Beams cont.

**Material**  Wood

**Comments** Unfinished portions of girders appeared to be in overall adequate condition.

## Columns

**Condition**  Satisfactory

**Material**  Wood  Not Visible

**Comments** Unfinished portions of columns appeared to be in overall adequate condition.

## Joists

**Condition**  Satisfactory

**Material**  Wood  Not Visible  2x12

**Comments** Unfinished portions of the joists appeared to be in overall adequate condition.

## Subfloor

**Condition**  Satisfactory

**Comments** Unfinished portions of the subfloor appeared to be in overall adequate condition.

## Electrical

Exposed wiring  Recommend Repair By A Licensed Electrician

**Comments** Exposed, unprotected wire, safety hazard, recommend repair.

## Photos



Example of exposed wires

# Plumbing

## Water service

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

**Water entry piping**  Lead

**Lead other than solder joints**  Service entry

**Visible water distribution piping**  Copper  PEX Plastic

**Condition**  Satisfactory

**Flow**  Satisfactory

**Pipes Supply/Drain**  Corroded  Dissimilar metal  Recommend repair  Recommend a dielectric union

**Drain/Waste/Vent pipe**  ABS

**Condition**  Satisfactory

**Support/Insulation** Type: Metal strapping

**Drainage**  Satisfactory

**Interior fuel storage system**  N/A

**Fuel line**  Black iron  CSST

**Condition**  Satisfactory

**Comments** Lead pipe present at the service entry  
Corrosion present at main water shut off, recommend repair.  
Limited view of plumbing in partially finished basement.

## Photos



Example of corrosion

## Main fuel shut-off location

**Location** On the side exterior wall

## Well pump

N/A

## Sanitary/Grinder pump

N/A

## Water heater #1

**General** Brand Name: Rheem  
Capacity: 50  
Approx. age: 1-5+

**Type**  Gas

# Plumbing

## Water heater #1 cont.

Combustion air venting present  Yes

Seismic restraints needed  Yes

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

Vent pipe  Satisfactory

Condition  Satisfactory

### Photos



## Water heater #2

General Brand Name: Proline  
Capacity: 50  
Approx. age: 10-15+

Type  Electric

Combustion air venting present  N/A

Seismic restraints needed  Yes

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

Vent pipe  N/A

Condition  Marginal

Comments Seismic restraints not installed, potential safety hazard, recommend installing restraints  
Temperature-Pressure relief valve extension is not fully visible. Unable to evaluate proper extension.

### Photos



# Plumbing

## Water softener

Plumbing hooked up  Yes

Plumbing leaking  No

# Heating System

## Heating system

N/A

## Boiler system

**General** Brand name: Burnham America  
Approx. age: Unknown

**Energy source**  Gas

**Distribution**  Hot water  Radiator

**Circulator**  Pump

**Controls** Temp/pressure gauge exist:  Yes  No Operable:  Yes  No

**Combustion air venting present**  Yes

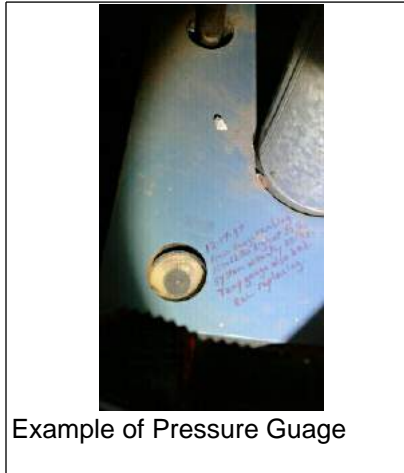
**Relief valve**  Yes Extension proper:  Yes  No  Recommend repair/replace

**Operated** When turned on by thermostat:  Fired  Did not fire

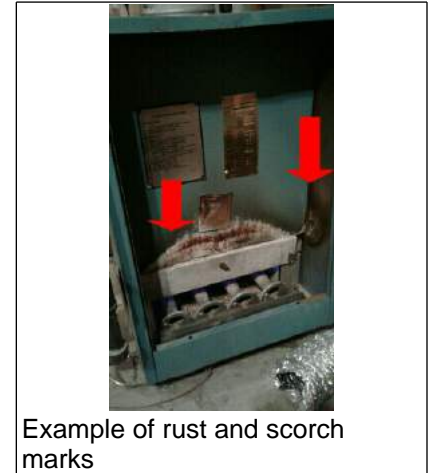
**Operation** Satisfactory:  Yes  No  Recommend HVAC technician examine before use

**Comments** Boiler was fair and aging, unit was nearing end of its useful life.  
Boiler pressure Guage not operating, recommend HVAC technician examine prior to use.  
Rust and scorched marks present at boiler inside cover, recommend HVAC technician examine prior to use.

## Photos



Example of Pressure Guage



Example of rust and scorch marks

## Other systems

**Type**  Radiant ceiling cable

**Proper operation**  Yes

**System condition**  Satisfactory

# Electric/Cooling System

## Main panel

**Location** Basement

**Condition**  Satisfactory

**Adequate Clearance to Panel**  Yes

**Amperage/Voltage**  200a  120v/240v

**Breakers/Fuses**  Breakers

**Appears grounded**  Yes

**GFCI breaker**  No

**AFCI breaker**  No

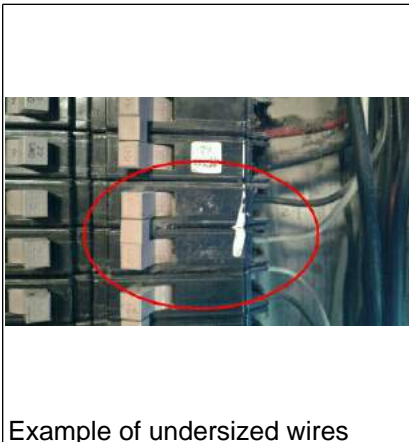
**Main wire**  Copper Condition:  Satisfactory  Marginal  Poor

**Branch wire**  Copper  Aluminum

**Branch wire condition**  Poor  Recommend electrician evaluate/repair  Wires undersized/oversized breaker/fuse

**Comments** Panel was full and may need to be upgraded for future needs.  
Neutral/ground wires were doubled up  
Panel cover was not installed and needs to be reinstalled. Safety Hazard  
Branch wires are under sized - Recommend licensed electrician repair and/or replace as necessary.

## Photos



## Sub panel(s)

**Location(s)** Location 1: Garage

**Branch wire**  Copper Neutral/ground separated:  Yes  No Neutral isolated:  Yes  No

**Condition**  Satisfactory

## Evaporator Coil Section Unit #1

N/A

## Evaporator Coil Section Unit #2

N/A