HOVDEPROPERTIES

June 13, 2019

Legal Description – Land Use Application

Project Name: "Bank House" Demolition
5781 Cottage Grove Road

Legal Description of the Subject Property

The subject property is located within part of the Southwest ¼ of Section 11, Township 7 North, Range 10 East, in Dane County, Wisconsin, further described as follows:

Commencing at the West 1/4 corner of Section 11, thence North 87°50'01' East for a distance of 985.61 feet, thence South 13°28'30" East for a distance of 74.62 feet to the Point of Beginning, thence North 84°46'32" East for a distance of 331.65 feet, thence South 00°57'22" east for a distance of 129.55 feet, thence South 87°50' 01" West for a distance of 306.08 feet, thence North 13°28'30" West for a distance of 114.05 feet back to the Point of Beginning.

DEMOLITION APPLICATION
"Bank House" – 5781 Cottage Grove Road

Supplemental Items

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

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

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

   The demolition site plan is attached.

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

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

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

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

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

   N/A – No building relocations are proposed.

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

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

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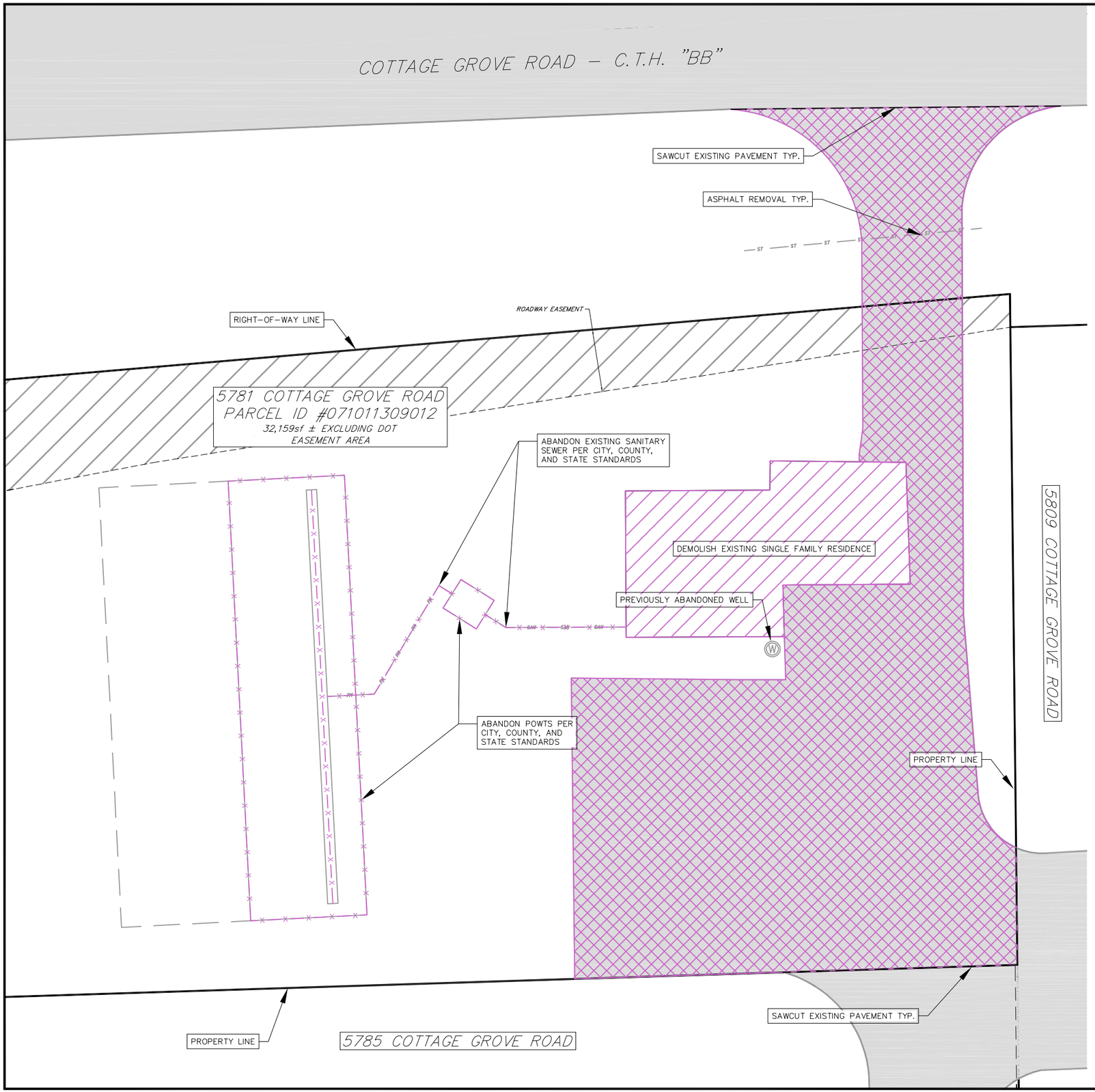

N
W E
S

GRAPHIC SCALE FEET

0 5 10 20

DEMOLITION PLAN LEGEND

- ASPHALT REMOVAL
- BUILDING REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

NOTES:

1. THE OBJECTS SHOWN AS EXISTING ON THIS PLAN ARE BASED ON INFORMATION OBTAINED FROM OTHERS AND HAVE NOT BEEN FIELD VERIFIED
2. CITY FORESTER SHALL BE CONTACTED PRIOR TO REMOVAL OF TREES IN PUBLIC RIGHT-OF-WAY

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

Demolition Plan

5781 Cottage Grove Road
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
06/05/2019

DRAFTER
NJOH

CHECKED
JDOY

PROJECT NO.
190138

SHEET
1 OF 2

DWG. NO.

05 Jun 2019 - 11:09p M:\Hovde\190138_5781 & 5817 Cottage Grove Rd, Madison\CADD\190138_Base.dwg by:jdoy

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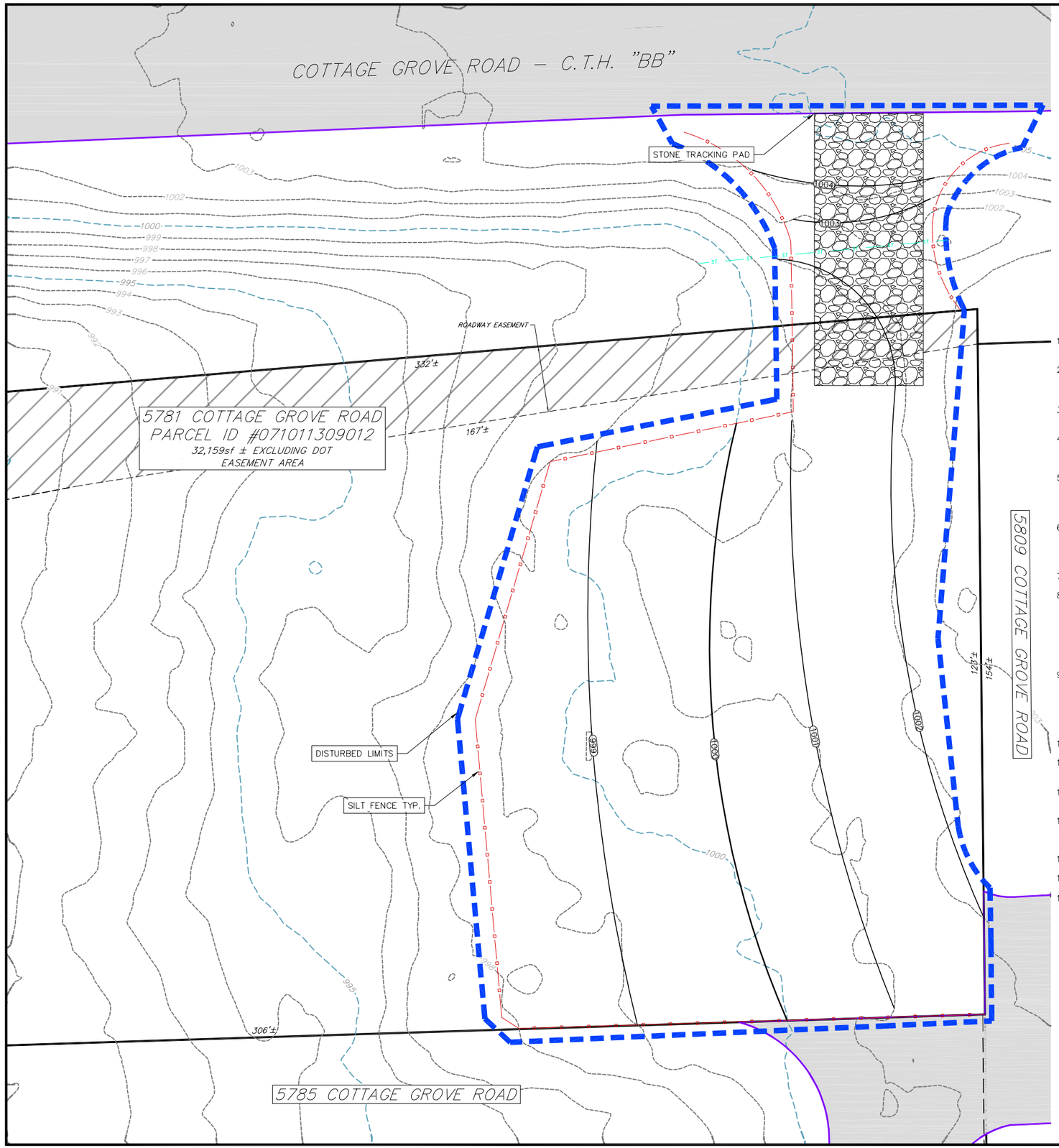

GRADING LEGEND

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

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

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. ABANDON POWTS AND WELL
3. DEMOLISH BUILDING AND ASPHALT SURFACES
4. GRADE LOT
5. SEED AND RESTORE LOT AND REMOVE EROSION CONTROL MEASURES

N W E S

GRAPHIC SCALE FEET
0 5 10 20

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

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

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1–½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE SITE ENTRANCE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7–CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25–FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN–WORKED FOR A PERIOD OF MORE THAN 14–CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE–WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE–WATERING).
10. DISTURBED AREAS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
11. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
12. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
13. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
14. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
15. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
16. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

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

Grading and Erosion Control Plan

5781 Cottage Grove Road
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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

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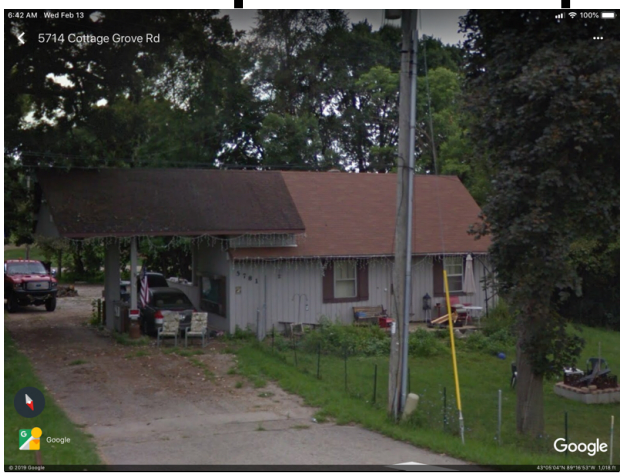
Home Inspection Report



5781 Cottage Grove Rd, Madison, WI 53718

Inspection Date:
Wednesday, February 13, 2019

Prepared For:
Hovde Properties

Prepared By:
Sterling Home Inspections LLC
4422 American Way
Cottage Grove, WI 53527
6082091927
Pat@Silverstonellc.com

Report Number:
1902-5781-1

Inspector:
Patrick Ceithamer

License/Certification #:
2806-106

Inspector Signature:

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

- Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing
- Cabinets are directly above range. Potential safety hazard. Recommend a 30" clearance per code
- outlets in 1st floor bath have open ground
- outlets in 1st floor bath are not GFCI protected
- Steps not all equal height, potential safety/trip hazard. Use with caution.Recommend repair
- Recommend adding CO Detectors on each level. Recommend installing below knee level.
- Smoke Detectors missing though-out house. Recommend smoke detector on each level and in each bedroom. Per local code
- Electrical panel has double tapping present on several breakers recommend a licensed electrician repair.

Deferred Cost Items

Roof that is 15+ years.

Water heater that is 15+ years.

Defective Items

- Roof was in poor condition and will need repair and/or replacement soon.
- Chimney Brick face is popping off - recommend a qualified contractor evaluate and repair
- Chimney has Missing/loose mortar in the brick joints - recommend tuckpointing
- Recommend installing rain cap/spark arrestor on Chimney
- Gutters were incorrectly pitched, with standing water, recommend repair
- Insides of gutters are full of debris recommend cleaning
- Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.
- Siding had some damage under north side door and at end of beam at west end of gable , recommend repairing/replacing damaged sections
- Soffit has some damaged panels under canopy Recommend repair
- Light fixtures in soffit are falling out or severely rusted. Appear to not work. Recommend repair
- Kitchen Countertops are damaged recommend repair
- walls in living room have damage, Recommend repair
- Window in first floor bedroom has missing glass. Recommend repair.
- walls are damaged in first floor bedroom. Recommend repair.
- broken glass in window in first floor bedroom
- Window in first floor bath is caulked / painted shut.
- risers are missing on basement steps
- Foundation has signs of Efflorescence. Recommend keeping water away from foundation wall on exterior.
- Panel was full and may need to be upgraded for future needs.
- Handy man wiring present - recommend a licensed electrician evaluate, repair and replace as necessary.

This confidential report is prepared exclusively for Hovde Properties
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Report Summary

Defective Items

- Horizontal crack present in north west corner with water stains coming from it. Recommend further evaluation
- Walls are pitting, recommend further evaluation.

Items To Monitor

None Apparent

Maintenance Items Needing Attention

- recommend removing old fuel storage tank

This confidential report is prepared exclusively for Hovde Properties
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Report Overview

Scope of Inspection

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

Visual Inspection Only

Main Entrance Faces

North

State Of Occupancy

Home is occupied. This is a limited review of many areas of the home. Efforts were made to inspect as much as possible. However, due to the presents of personal items, many areas are not visible or accessible. Furniture, cloths and other personal items are not moved for the inspection.

Weather Conditions

Cloudy

Windy
Cold
Snow covered

Recent Rain

No

Ground Cover

Snow

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Receipt/Invoice

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

Date: Wed. Feb. 13, 2019 9:00

Inspected By: Patrick Ceithamer

Client: Hovde Properties

Property Address
5781 Cottage Grove Rd
Madison, WI 53718

Inspection Number: 1902-5781-1

Payment Method:

Inspection	**Fee**
Home Inspection	$400.00
Total	**$400.00**

Roof

General

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

Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other:
Pitch ☐ Low ☐ Medium ☒ Steep ☐ Flat
Roof #1 Type:Asphalt
Layers:Unknown
Age:10-15+
Location:Main Part of house area
Porch roof
Roof #2 ☒ None
Type:
Layers:
Age:
Location:
Roof #3 ☒ None
Type:
Layers:
Age:
Location:
Comments

Ventilation System

☐ None ☐ N/A
Type ☒ Soffit ☐ Ridge ☐ Gable ☒ Roof ☐ Turbine ☐ Powered Other:
Comments

Flashing

Material ☒ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other:
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing Other:
Comments

Valleys

☒ N/A
Material ☐ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other:
Condition ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing
Comments

Condition of Roof Coverings

Roof #1 ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Curling ☒ Cracking ☐ Ponding ☒ Burn Spots
☒ Broken/Loose Tiles/Shingles ☐ Nail popping ☒ Granules missing ☒ Alligatoring ☒ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☒ Recommend roofer evaluate ☐ Evidence of Leakage
Roof #2 ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage
Roof #3 ☒ N/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
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage
Comments - Roof was in poor condition and will need repair and/or replacement soon.

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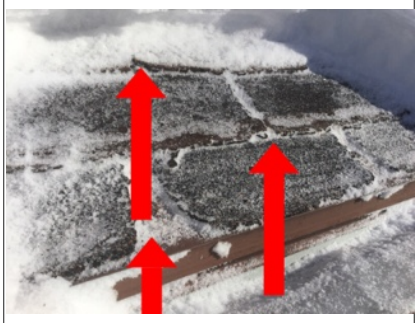
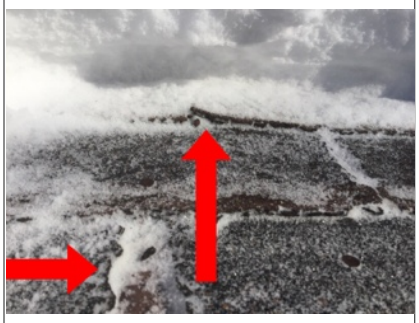
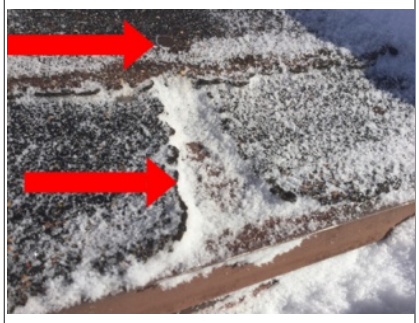
Photos



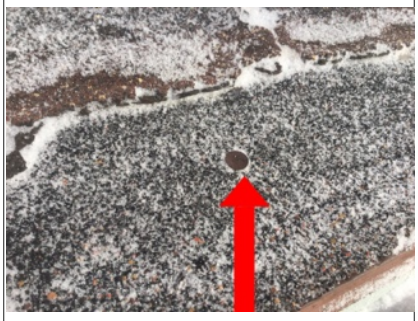
Shingles have broken corners, missing granulars and cracking. Recommend replacing soon



Shingles are curling. Recommend replacing roof soon



Shingles have broken corners, missing granulars and cracking. Recommend replacing soon



Face nailing present in many areas of roof. Recommend repair

Face nailing present

Skylights

Condition
[X] N/A [ ] Not Visible
[ ] Cracked/Broken [ ] Satisfactory [ ] Marginal [ ] Poor

Comments

Plumbing Vents

Condition
[ ] Not Visible [ ] Not Present
[X] Satisfactory [ ] Marginal [ ] Poor

Comments

Photos

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Grounds

Service Walks

[X] None [ ] Not Visible
Material [ ] Concrete [ ] Flagstone [ ] Gravel [ ] Brick Other:
Condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Trip hazard [ ] Typical cracks [ ] Pitched towards home
[ ] Settling cracks [ ] Public sidewalk needs repair
Comments

Driveway/Parking

[ ] None [ ] Not Visible
Material [ ] Concrete [X] Asphalt [X] Gravel/Dirt [ ] Brick Other:
Condition [ ] Satisfactory [X] Marginal [ ] Poor [ ] Settling Cracks [ ] Typical cracks [ ] Pitched towards home
[ ] Trip hazard [X] Fill cracks and seal
Comments Limited visibility due to heavy snow cover

Porch

[X] None [ ] Not Visible
Condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Railing/Balusters recommended
Support Pier [ ] Concrete [ ] Wood Other:
Floor [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Safety Hazard
Comments

Stoops/Steps

[ ] None
Material [X] Concrete [ ] Wood Other: [ ] Railing/Balusters recommended
Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Safety Hazard [ ] Uneven risers [ ] Rotted/Damaged
[ ] Cracked [ ] Settled
Comments Limited visibility due to snow cover
Photos

Patio

[X] None
Material [ ] Concrete [ ] Flagstone [ ] Kool-Deck [ ] Brick Other:
Condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Settling cracks [ ] Trip hazard
[ ] Pitched towards home (see remarks) [ ] Drainage provided [ ] Typical cracks
Comments

Deck/Balcony

[X] None [ ] Not Visible
Material [ ] Wood [ ] Metal [ ] Composite [ ] Railing/Balusters recommended
Condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Wood in contact with soil
Finish [ ] Treated [ ] Painted/Stained Other: [ ] Safety Hazard [ ] Improper attachment to house
[ ] Railing loose [ ] Not Applicable
Comments

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Grounds

Deck/Patio/Porch Covers

[X] None

Condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Posts/Supports need Repair [ ] Earth to wood contact [ ] Moisture/Insect damage

Recommend [ ] Metal Straps/Bolts/Nails/Flashing [ ] Improper attachment to house [ ] None

Comments

Fence/Wall

[ ] Not evaluated [ ] None

Type [ ] Brick [ ] Block [ ] Wood [ ] Metal [X] Chain Link [ ] Rusted [ ] Vinyl

Condition [ ] Satisfactory [X] Marginal [ ] Poor [ ] Typical cracks [ ] Loose Blocks/Caps

Gate [ ] N/A [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Planks missing/damaged Operable: [ ] Yes [X] No

Comments Gate was frozen shut

Landscaping affecting foundation

[X] N/A

Negative Grade [ ] East [ ] West [ ] North [ ] South [ ] Satisfactory [ ] Recommend additional backfill [ ] Recommend window wells/covers [ ] Trim back trees/shrubberies [ ] Wood in contact with/improper clearance to soil

Comments Not visible due to snow cover

Retaining wall

[X] None

Material [ ] Brick [ ] Concrete [ ] Concrete block [ ] Railroad ties [ ] Timbers [ ] Boulders [ ] Other

Condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Safety Hazard [ ] Leaning/cracked/bowed [ ] Drainage holes recommended

Comments

Hose bibs

[ ] N/A

Condition [ ] Satisfactory [ ] Marginal [ ] Poor [X] No anti-siphon valve [X] Recommend Anti-siphon valve [ ] Water Not Turned On

Operable [ ] Yes [ ] No [X] Not Tested [ ] Not On

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

Photos

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Exterior

Chimney(s)

☐ None

Location(s) Middle of Roof

Viewed From ☐ Roof ☐ Ladder at eaves ☒ Ground (Inspection Limited) ☒ With Binoculars

Rain Cap/Spark Arrestor ☐ Yes ☒ No ☐ Recommended

Chase ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☒ Loose mortar joints ☐ Flaking ☒ Loose brick ☐ Rust
☐ No apparent defects

Flue ☒ Tile ☐ Metal ☐ Unlined ☐ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☒ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
☐ Recommend Cricket/Saddle/Flashing ☐ No apparent defects

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Recommend Repair

Comments
- Chimney Brick face is popping off - recommend a qualified contractor evaluate and repair
- Chimney has Missing/loose mortar in the brick joints - recommend tuckpointing
- Recommend installing rain cap/spark arrestor on Chimney

Photos

- loose brick, missing spark arrestor / rain cap

Gutters/Scuppers/Eavestrough

☐ None

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace
☒ Needs to be cleaned

Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other:

Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

Attachment ☐ Loose ☐ Missing spikes ☒ Improperly sloped ☐ Satisfactory

Extension needed ☒ North ☒ South ☒ East ☒ West ☐ N/A

Comments
- Gutters were incorrectly pitched, with standing water, recommend repair
- Insides of gutters are full of debris recommend cleaning
- Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.

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Photos

Siding

Material ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected ☐ Asphalt ☒ Wood ☐ Metal/Vinyl Other: ☐ Typical cracks ☐ Peeling paint ☐ Monitor ☒ Wood rot ☐ Loose/Missing/Holes

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend repair/painting

Comments - Siding had some damage under north side door and at end of beam at west end of gable , recommend repairing/replacing damaged sections

Photos

- Siding had some damage under north side door and at end of beam at west end of gable , recommend repairing/replacing damaged sections

- Siding had some damage under north side door and at end of beam at west end of gable , recommend repairing/replacing damaged sections

Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting ☐ Damaged wood Other:

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

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Exterior

Soffit

☐ None

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other:

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments
- Soffit has some damaged panels under canopy Recommend repair
- Light fixtures in soffit are falling out or severely rusted. Appear to not work. Recommend repair

Photos

- Soffit has some damaged panels under canopy Recommend repair
- Light fixtures in soffit are falling out or severely rusted. Appear to not work. Recommend repair

- Light fixtures in soffit are falling out or severely rusted. Appear to not work. Recommend repair

- Light fixtures in soffit are falling out or severely rusted. Appear to not work. Recommend repair

Fascia

☐ None

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other:

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Flashing

☐ None

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other:

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Caulking

☐ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Windows/Screens

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

Material ☐ Wood ☐ Metal ☐ Vinyl ☒ Aluminum/Vinyl clad

Screens ☐ Torn ☐ Bent ☒ Not installed ☐ Satisfactory

Comments
- screens appear to be missing

Storms Windows

☐ None ☐ Not installed

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Exterior

Storms Windows cont.

Condition [X] Satisfactory [ ] Broken/cracked [ ] Wood rot [ ] Recommend repair/painting
Material [ ] Wood [ ] Clad comb. [ ] Wood/Metal comb. [X] Metal
Putty [ ] Satisfactory [ ] Needed [X] N/A
Comments

Slab-On-Grade/Foundation

Foundation Wall [ ] Concrete block [ ] Poured concrete [ ] Post-Tensioned concrete [X] Not Visible Other:
Condition [ ] Satisfactory [ ] Marginal [ ] Monitor [ ] Have Evaluated [X] Not Evaluated
Concrete Slab [X] N/A [ ] Not Visible [ ] Satisfactory [ ] Marginal [ ] Monitor [ ] Have Evaluated
Comments

Service Entry

Location [X] Underground [ ] Overhead
Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Weather head/mast needs repair [ ] Overhead wires too low
Exterior receptacles [ ] Yes [X] No Operable: [ ] Yes [ ] No Condition: [ ] Satisfactory [ ] Marginal [ ] Poor
GFCI present [ ] Yes [X] No Operable: [ ] Yes [ ] No [ ] Safety Hazard [ ] Reverse polarity [ ] Open ground(s)
[ ] Recommend GFCI Receptacles
Comments
Photos

Building(s) Exterior Wall Construction

Type [X] Not Visible [ ] Framed [ ] Masonry Other:
Condition [X] Not Visible [ ] Satisfactory [ ] Marginal [ ] Poor
Comments

Exterior Doors

Main Entrance [ ] N/A Weatherstripping: [ ] Satisfactory [ ] Marginal [X] Poor [ ] Missing [X] Replace Door condition: [X] Satisfactory [ ] Marginal [ ] Poor
Patio [X] N/A Weatherstripping: [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Missing [ ] Replace Door condition: [ ] Satisfactory [ ] Marginal [ ] Poor
Rear door [ ] N/A Weatherstripping: [ ] Satisfactory [ ] Marginal [X] Poor [ ] Missing [X] Replace Door condition: [X] Satisfactory [ ] Marginal [ ] Poor
Other door [X] N/A Weatherstripping: [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Missing [ ] Replace Door condition: [ ] Satisfactory [ ] Marginal [ ] Poor
Comments

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Photos

Exterior A/C - Heat pump #1

Unit #1 ☐ N/A
Location:Exterior of home
Brand:Goodman
Model #:Unknown
Serial #: unknown
Approximate Age:5-10+

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

Energy source ☒ Electric ☐ Gas Other:

Unit type ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory

Insulation ☒ Yes ☐ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments

Photos

Exterior A/C - Heat pump #2

Unit #2 ☒ N/A
Location:
Brand:
Model #:
Serial #:
Approx. Age:

Energy source ☐ Electric ☐ Gas Other:

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

Outside Disconnect ☐ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
☐ Improperly sized fuses/breakers

Level ☐ Yes ☐ No ☐ Recommend re-level unit

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Exterior

Exterior A/C - Heat pump #2 cont.

Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ Satisfactory
Insulation ☐ Yes ☐ No ☐ Replace
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted
Improper Clearance (air flow) ☐ Yes ☐ No
Comments

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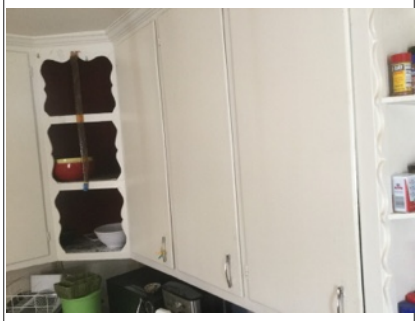
Kitchen

Countertops

Condition ☐ Satisfactory ☒ Marginal ☐ Recommend repair/caulking
Comments - Kitchen Countertops are damaged recommend repair
Photos

Cabinets

Condition ☐ Satisfactory ☒ Marginal ☐ Recommend repair/adjustment
Comments Cabinets have normal wear.
Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No
Pipes leak/corroded ☐ Yes ☒ No
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair
Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

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Kitchen

Plumbing cont.

Comments Drain lines had no visible leaks or signs of backup at the time of inspection.

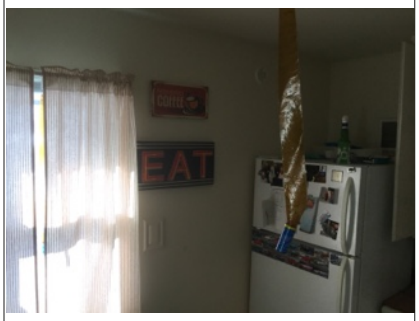
Photos

Walls & Ceiling

Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Moisture stains

Comments

Photos



Heating/Cooling Source

[ ] Yes [X] No

Comments

Floor

Condition [X] Satisfactory [ ] Marginal [ ] Poor [ ] Sloping [ ] Squeaks

Comments

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Photos

Appliances

Disposal [X] N/A [ ] Not tested Operable: [ ] Yes [ ] No
Oven [ ] N/A [X] Not tested Operable: [ ] Yes [ ] No
Range [ ] N/A [X] Not tested Operable: [ ] Yes [ ] No
Dishwasher [X] N/A [ ] Not tested Operable: [ ] Yes [ ] No
Trash Compactor [X] N/A [ ] Not tested Operable: [ ] Yes [ ] No
Exhaust fan [X] N/A [ ] Not tested Operable: [ ] Yes [ ] No
Refrigerator [ ] N/A [ ] Not tested Operable: [X] Yes [ ] No
Microwave [X] N/A [ ] Not tested Operable: [ ] Yes [ ] No
Other : Operable: [ ] Yes [X] No
Dishwasher airgap [ ] Yes [X] No
Dishwasher drain line looped [ ] Yes [X] No
Receptacles present [X] Yes [ ] No Operable: [X] Yes [ ] No
GFCI [X] Yes [ ] No Operable: [X] Yes [ ] No Recommend GFCI Receptacles: [ ] Yes [ ] No
[ ] Potential Safety Hazard(s)
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Potential Safety Hazard
Comments - Cabinets are directly above range. Potential safety hazard. Recommend a 30" clearance per code
Photos

- Cabinets are directly above range. Potential safety hazard. Recommend a 30" clearance per code

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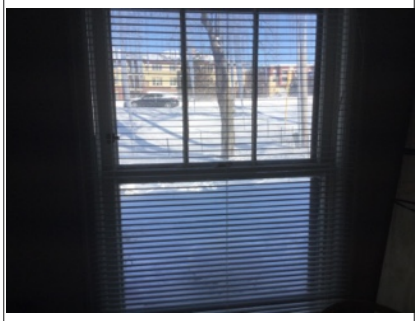
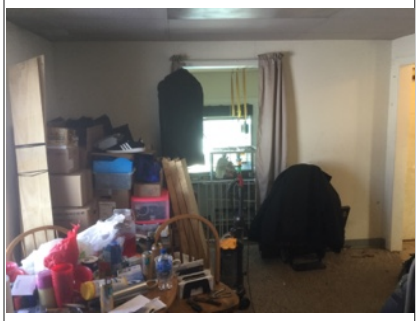
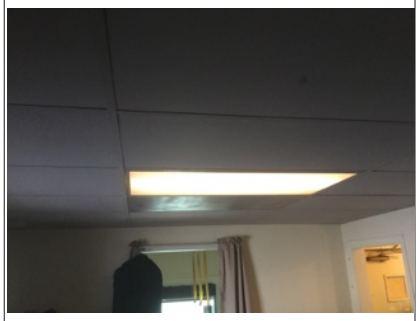
Dining Room

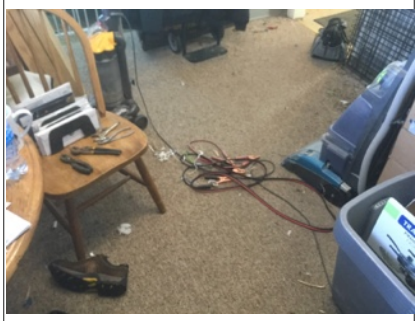
Dining Room

Location First floor
Walls & Ceiling ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Damage
Moisture stains ☐ Yes ☒ No
Where:
Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes ☐ Tripping hazard
Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No
Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware
Comments
Photos









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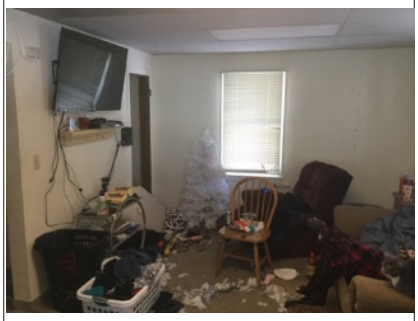
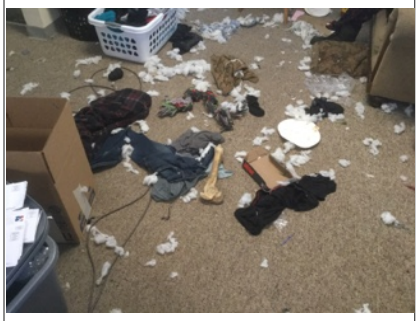
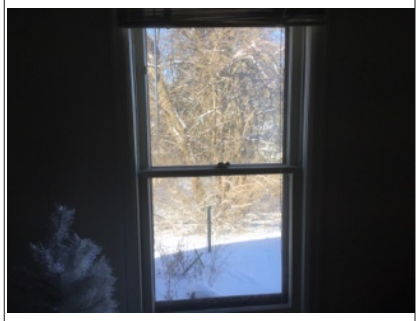
Living Room

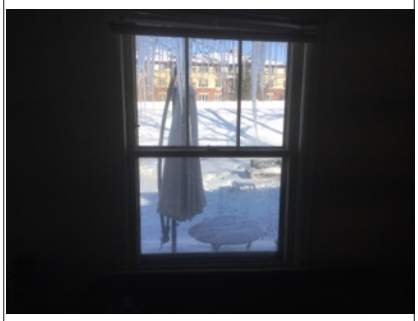
Living Room

Location First floor
Walls & Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☒ Damage
Moisture stains ☐ Yes ☒ No
Where:
Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes ☐ Tripping hazard
Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No
Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware
Comments - walls in living room have damage, Recommend repair
Photos









- walls in living room have damage, Recommend repair

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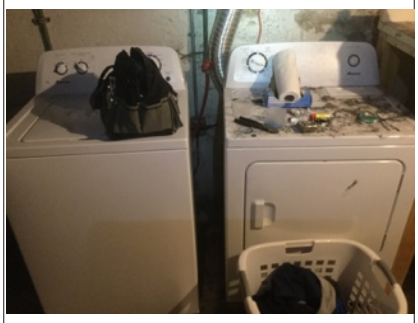
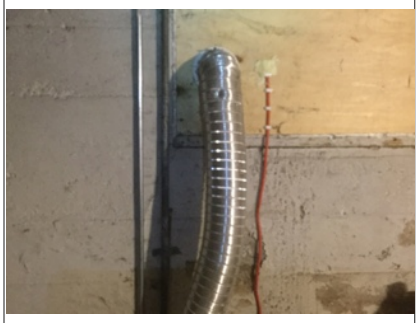
Laundry Room

Laundry

Laundry sink [X] N/A [ ] Present
Faucet leaks [ ] Yes [ ] No [X] N/A
Pipes leak [ ] Yes [ ] No [ ] Not Visible [X] N/A
Cross connections [ ] Yes [ ] No [ ] Potential Safety Hazard [X] N/A
Heat source present [ ] Yes [X] 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 [ ] Yes [X] No Operable: [ ] Yes [ ] No [ ] Recommend GFCI Receptacles
Appliances [X] Washer [X] Dryer [X] Water heater [X] Furnace/Boiler
Washer hook-up lines/valves [X] Satisfactory [ ] Leaking [ ] Corroded [ ] Not Visible
Gas shut-off valve [X] N/A [ ] Yes [ ] No [ ] Cap Needed [ ] Safety hazard [ ] Not Visible
Comments
Photos





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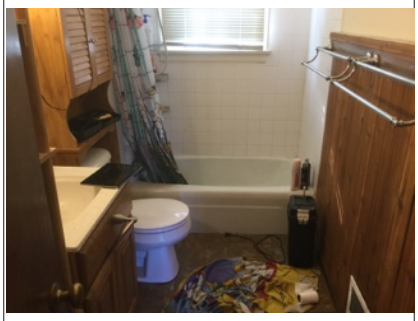
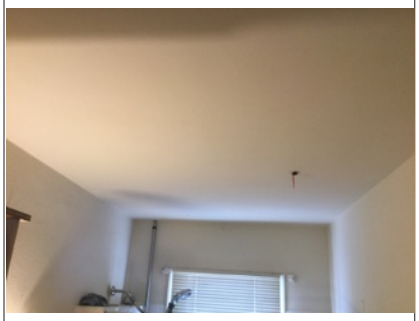
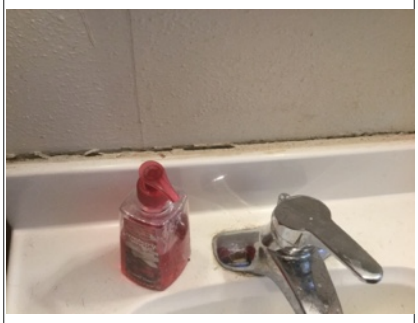
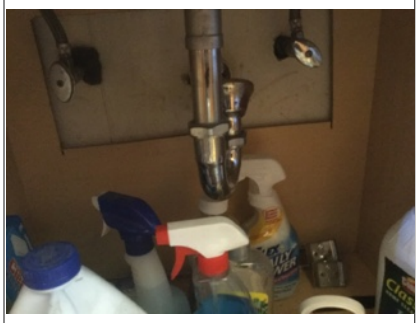
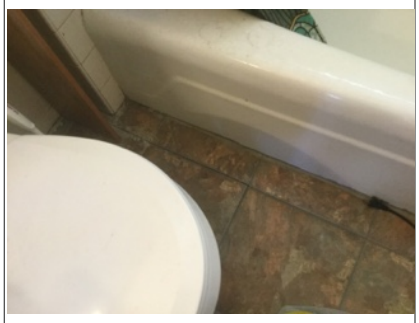
Bathroom

Bath

Location First floor bath
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended
Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted Caulk/Grouting needed: ☐ Yes ☒ No
Where:
☐ N/A
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Water flow ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
Doors ☒ Satisfactory ☐ Marginal ☐ Poor
Window ☐ None ☐ Satisfactory ☐ Marginal ☒ Poor
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No
GFCI ☐ Yes ☒ No Operable: ☐ Yes ☒ No ☐ Recommend GFCI
Open ground/Reverse polarity ☒ Yes ☐ No ☒ Potential Safety Hazard
Heat source present ☒ Yes ☐ No
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy
Comments
- outlets in 1st floor bath have open ground
- outlets in 1st floor bath are not GFCI protected
- Window in first floor bath is caulked / painted shut.

Photos

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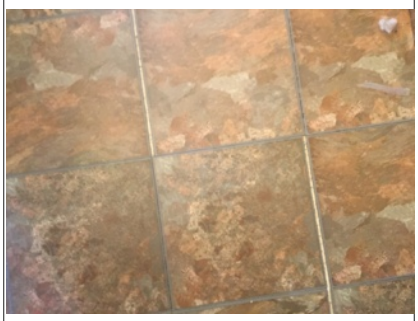

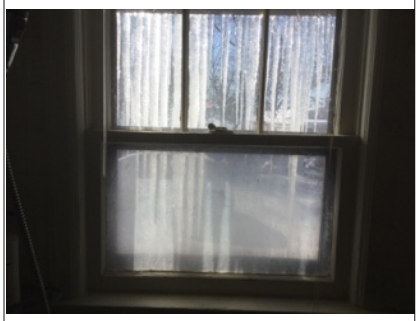

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Room (1)

Room

Location Second floor
Type MASTER BEDROOM
Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage
Moisture stains [ ] Yes [X] No
Where:
Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes [ ] Tripping hazard
Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend repair/replace
Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No [ ] Safety hazard [ ] Cover plates missing
Heating source present [X] Yes [ ] No Holes: [ ] Doors [ ] Walls [ ] Ceilings
Bedroom Egress restricted [ ] N/A [ ] Yes [X] No
Doors [X] None [ ] 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
Photos

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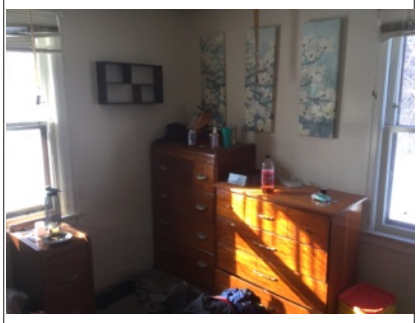
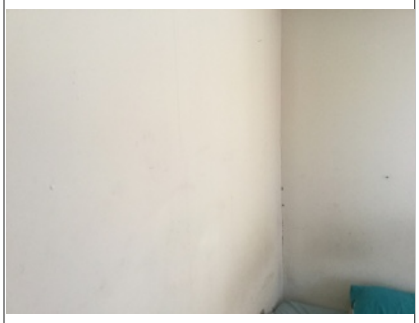
Room (2)

Room

Location First floor
Type BEDROOM
Walls & Ceiling ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☒ Damage
Moisture stains ☐ Yes ☒ No
Where:
Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes ☐ Tripping hazard
Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Safety hazard ☐ Cover plates missing
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No
Doors ☐ None ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Cracked glass ☐ Broken/Missing hardware
Windows ☐ None ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware
Comments
- Window in first floor bedroom has missing glass. Recommend repair.
- walls are damaged in first floor bedroom. Recommend repair.
- door rubs hard on carpet in first floor bedroom. Recommend repair
- broken glass in window in first floor bedroom

Photos





- glass is missing

Crack in wall

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Crack in wall.

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Interior

Fireplace 1

[X] None

Location(s)

Type [ ] Gas [ ] Wood [ ] Solid fuel burning stove [ ] Electric [ ] Ventless

Material [ ] Masonry [ ] Metal (pre-fabricated) [ ] Metal insert [ ] Cast Iron

Miscellaneous [ ] Blower built-in Operable: [ ] Yes [ ] No Damper operable: [ ] Yes [ ] No
[ ] Open joints or cracks in firebrick/panels should be sealed [ ] Fireplace doors need repair

Damper modified for gas operation [ ] N/A [ ] Yes [ ] No [ ] Damper missing

Hearth extension adequate [ ] Yes [ ] No

Mantel [ ] N/A [ ] Secure [ ] Loose [ ] Recommend repair/replace

Physical condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend having flue cleaned and re-examined
[ ] Not evaluated

Comments

Fireplace 2

[X] None

Location(s)

Type [ ] Gas [ ] Wood [ ] Solid fuel burning stove [ ] Electric [ ] Ventless

Material [ ] Masonry [ ] Metal (pre-fabricated) [ ] Metal insert [ ] Cast Iron

Miscellaneous [ ] Blower built-in Operable: [ ] Yes [ ] No Damper operable: [ ] Yes [ ] No
[ ] Open joints or cracks in firebrick/panels should be sealed [ ] Fireplace doors need repair

Damper modified for gas operation [ ] N/A [ ] Yes [ ] No [ ] Damper missing

Hearth extension adequate [ ] Yes [ ] No

Mantel [ ] N/A [ ] Secure [ ] Loose [ ] Recommend repair/replace

Physical condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Recommend having flue cleaned and re-examined
[ ] Not evaluated

Comments

Stairs/Steps/Balconies

[ ] None

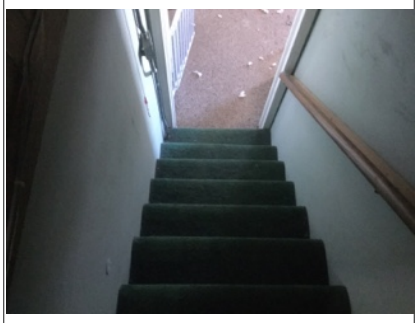
Condition [ ] Satisfactory [ ] Marginal [X] Poor [ ] Loose/Missing

Handrail [X] Satisfactory [ ] Marginal [ ] Poor [ ] Safety hazard [ ] Hand Rail/Railing/Balusters recommended

Risers/Treads [ ] Satisfactory [ ] Marginal [ ] Poor [X] Risers/Treads uneven [ ] Trip hazard

Comments - Steps not all equal height, potential safety/trip hazard. Use with caution.Recommend repair

Photos



- Steps not all equal height, potential safety/trip hazard. Use with caution.Recommend repair

Smoke/Carbon Monoxide detectors

Smoke Detector [X] Present [ ] Not Present Operable: [ ] Yes [ ] No [ ] Not tested [X] Recommend additional
[X] Safety Hazard

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Interior

Smoke/Carbon Monoxide detectors cont.

CO Detector ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☒ Recommend additional ☒ Safety Hazard

Comments - Recommend adding CO Detectors on each level. Recommend installing below knee level.
- Smoke Detectors missing though-out house. Recommend smoke detector on each level and in each bedroom. Per local code

Attic/Structure/Framing/Insulation

☐ N/A

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other:

Inspected from ☐ Access panel ☒ In the attic ☐ Other

Location ☒ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other

Access limited by:

Flooring ☒ Complete ☐ Partial ☐ None

Insulation ☒ Fiberglass ☒ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool

Depth: ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend additional insulation

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

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

Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

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

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

Chimney chase ☐ N/A ☐ Satisfactory ☐ Needs repair ☒ Not Visible

Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

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

Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible

Sheathing ☐ Plywood ☒ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation ☐ Yes ☒ No

Evidence of moisture ☐ Yes ☒ No

Evidence of leaking ☐ Yes ☒ No

Firewall between units ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring ☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments

Photos

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Basement

Stairs

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

Handrail ☒ Yes ☐ No Condition: ☐ Satisfactory ☐ Loose ☐ Handrail/Railing/Balusters recommended

Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments - risers are missing on basement steps

Photos

Risers are missing on basement steps

Foundation

Condition ☐ Satisfactory ☒ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated

Material ☐ ICF ☐ Brick ☐ Concrete block ☐ Stone Masonry ☒ Poured concrete ☐ wood

Horizontal cracks ☐ None ☒ North ☐ South ☐ East ☒ West

Step cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Vertical cracks ☒ None ☐ North ☐ South ☐ East ☐ West

Covered walls ☒ None ☐ North ☐ South ☐ East ☐ West

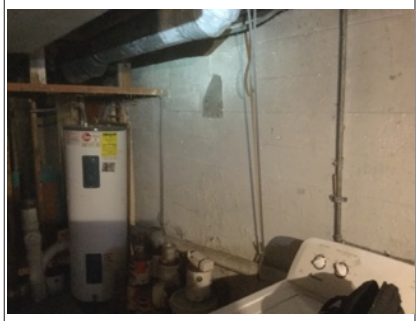
Movement apparent ☒ None ☐ North ☐ South ☐ East ☐ West

Indication of moisture ☒ Yes ☐ No ☐ Fresh ☐ Old stains

Comments
- Foundation has signs of Efflorescence. Recommend keeping water away from foundation wall on exterior.
- Horizontal crack present in north west corner with water stains coming from it. Recommend further evaluation
- Walls are pitting, recommend further evaluation.

Photos

- Foundation has signs of Efflorescence. Recommend keeping water away from foundation wall on exterior.



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Floor

Material [X] Concrete [ ] Dirt/Gravel [ ] Not Visible Other:
Condition [X] Satisfactory [ ] Marginal [ ] Poor [X] Typical cracks [ ] Not Visible
Comments
Photos

Seismic bolts

[X] N/A [ ] None visible
Condition [ ] Appear satisfactory [ ] Recommend evaluation
Comments

Drainage

Sump pump [ ] Yes [X] No [ ] Working [ ] Not working [ ] Needs cleaning [ ] Pump not tested
Floor drains [X] Yes [ ] Not Visible [X] Drains not tested
Comments

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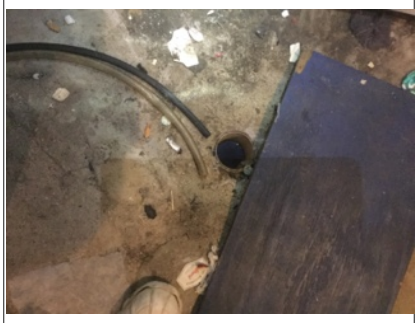
Photos



Girders/Beams

[X] Not Visible

Condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Stained/Rusted

Material [ ] Steel [ ] Wood [ ] Concrete [ ] LVL [ ] Not Visible

Comments

Columns

[X] Not Visible

Condition [ ] Satisfactory [ ] Marginal [ ] Poor [ ] Stained/Rusted

Material [ ] Steel [ ] Wood [ ] Concrete [ ] Block [ ] Not Visible

Comments

Photos

Joists

[X] Not Visible

Condition [ ] Satisfactory [ ] Marginal [ ] Poor

Material [ ] Wood [ ] Steel [ ] Truss [ ] Not Visible [ ] 2x8 [ ] 2x10 [ ] 2x12 [ ] Engineered I-Type
[ ] Sagging/altered joists

Comments

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Photos

Subfloor

Condition

- [X] Not Visible
- [ ] Satisfactory
- [ ] Marginal
- [ ] Poor
- [ ] Indication of moisture stains/rotting

Comments

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Plumbing

Water service

Main shut-off location In the basement
Water entry piping ☐ Not Visible ☒ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic ☐ PEX Plastic ☐ Lead ☐ Polyethylene
Lead other than solder joints ☐ Yes ☐ No ☒ Unknown ☐ Service entry
Visible water distribution piping ☒ Copper ☒ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic ☐ PEX Plastic Other:
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate ☐ Recommend pressure regulator
Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes ☐ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory
Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS ☐ Brass
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Support/Insulation ☒ N/A
Type:
Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Interior fuel storage system ☐ N/A ☒ Yes ☐ No Leaking: ☐ Yes ☒ No
Fuel line ☐ N/A ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized ☐ Recommend CSST be properly bonded
Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate
Comments - recommend removing old fuel storage tank
Photos

Main fuel shut-off location

☐ N/A
Location On the side exterior wall
Comments

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Plumbing

Well pump

☐ N/A
Type ☒ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well
Pressure gauge operable ☐ Yes ☒ No Well pressure: ☐ Not Visible
Comments

Sanitary/Grinder pump

☒ N/A Operable: ☐ Yes ☐ No
Sealed Crock Sealed crock: ☐ Yes ☐ No
Check Valve Check valve: ☐ Yes ☐ No
Shut-off Valve Shut-off valve: ☐ Yes ☐ No
Vented ☐ Yes ☐ No
Comments

Water heater #1

☐ N/A
General Brand Name:Rheem
Serial #: see pic
Capacity:40
Approx. age:15-20+
Type ☐ Gas ☒ Electric ☐ Oil ☐ LP Other:
Combustion air venting present ☐ Yes ☐ No ☒ N/A
Seismic restraints needed ☐ Yes ☐ No ☒ N/A
Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material
Vent pipe ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair
Condition ☐ Satisfactory ☒ Marginal ☐ Poor
Comments
Photos

Water heater #2

General Brand Name:
Serial #:
Capacity:
Approx. age:
☒ N/A
Type ☐ Gas ☐ Electric ☐ Oil ☐ LP Other:
Combustion air venting present ☐ Yes ☐ No ☐ N/A
Seismic restraints needed ☐ Yes ☐ No ☐ N/A
Relief valve ☐ Yes ☐ No Extension proper: ☐ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material
Vent pipe ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair
Condition ☐ Satisfactory ☐ Marginal ☐ Poor
Comments

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Plumbing

Water softener

[X] None

Loop installed [ ] Yes [ ] No

Plumbing hooked up [ ] Yes [ ] No

Plumbing leaking [ ] Yes [ ] No

Comments

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Heating System

Heating system

Unit #1 Brand name:Gaurdian
Approx. age:Unknown
☐ Unknown Model #: unknown Serial #: unknown ☐ Satisfactory ☐ Marginal ☐ Poor
☒ Recommended HVAC technician examine ☐ None

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

Energy source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

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

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

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

Combustion air venting present ☐ N/A ☒ Yes ☐ No

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

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

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

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

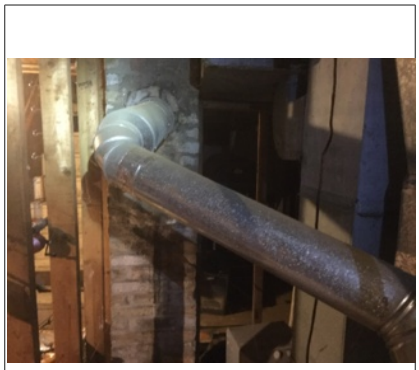
When turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☒ Yes ☐ No ☐ Not tested

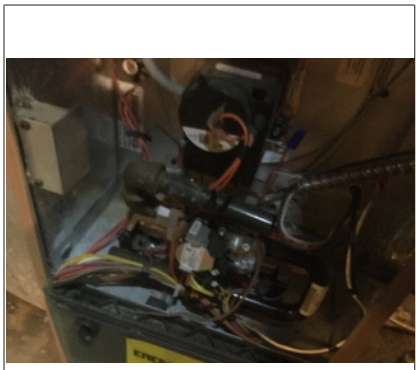
Heat pump ☒ N/A ☐ Supplemental electric ☐ Supplemental gas

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

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

Photos





Boiler system

☒ N/A

General Brand name:
Approx. age:
Model #:
Serial #:

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

Distribution ☐ Hot water ☐ Baseboard ☐ Steam ☐ Radiator ☐ Radiant floor

Circulator ☐ Pump ☐ Gravity ☐ Multiple zones

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

Oil fired units Disconnect: ☐ Yes ☐ No

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Heating System

Boiler system cont.

Combustion air venting present ☐ Yes ☐ No ☐ N/A
Relief valve ☐ Yes ☐ No ☐ Missing Extension proper: ☐ Yes ☐ No ☐ Recommend repair/replace
Operated When turned on by thermostat: ☐ Fired ☐ Did not fire
Operation Satisfactory: ☐ Yes ☐ No ☐ Recommend HVAC technician examine before closing
Comments

Other systems

☒ N/A
Type ☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove
Proper operation ☐ Yes ☐ No
System condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine
Comments

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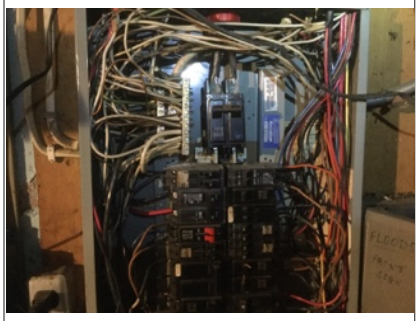
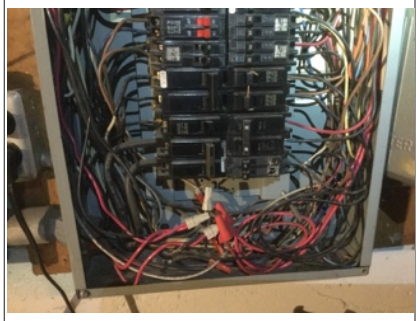
Electric/Cooling System

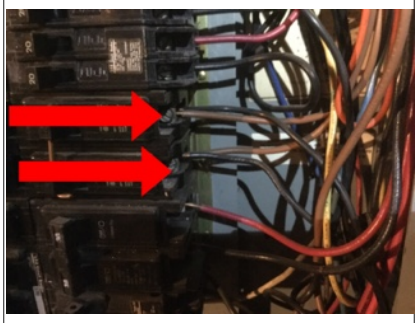
Main panel

Location Basement
Condition [X] Satisfactory [ ] Poor
Adequate Clearance to Panel [ ] Yes [X] No
Amperage/Voltage [ ] Unknown [ ] 60a [X] 100a [ ] 150a [ ] 200a [ ] 400a [ ] 120v/240v
Breakers/Fuses [X] Breakers [ ] Fuses
Appears grounded [ ] Yes [ ] No [X] Not Visible
GFCI breaker [ ] Yes [X] No Operable: [ ] Yes [ ] No
AFCI breaker [X] Yes [ ] No Operable: [ ] Yes [ ] No [X] Not Tested
Main wire [X] Copper [ ] Aluminum [ ] Not Visible [ ] Double tapping of the main wire Condition: [ ] Satisfactory [ ] Marginal [ ] Poor
Branch wire condition [X] Satisfactory [ ] Poor [ ] Recommend electrician evaluate/repair [X] Romex [ ] BX cable [ ] Conduit [ ] Knob/Tube [ ] Double tapping [ ] Wires undersized/oversized breaker/fuse [ ] Panel not accessible [ ] Not evaluated
Reason:
Branch wire [X] Copper [ ] Aluminum [ ] Solid Branch Aluminum Wiring [ ] Not Visible [ ] Safety Hazard
Comments
- Electrical panel has double tapping present on several breakers recommend a licensed electrician repair.
- Panel was full and may need to be upgraded for future needs.
- Handy man wiring present - recommend a licensed electrician evaluate, repair and replace as necessary.

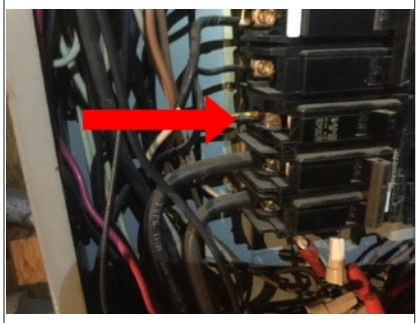
Photos







- Electrical panel has double tapping present on several breakers recommend a licensed electrician repair.



- Electrical panel has double tapping present on several breakers recommend a licensed electrician repair.

Sub panel(s)

[X] None apparent

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Electric/Cooling System

Sub panel(s) cont.

Location(s) Location 1:
Location 2:
Location 3:

Evaluation ☐ Panel not accessible ☐ Not evaluated
Reason:
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box
☐ Satisfactory

Branch wire ☐ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No Neutral isolated: ☐ Yes ☐ No

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Evaporator Coil Section Unit #1

☐ N/A

General ☒ Central system ☐ Wall unit
Location:SEALED
Age:Unknown
Serial #:

Evaporator coil ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory

Condensate line/drain ☐ To exterior ☐ To pump ☒ Floor drain Other:

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

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

Comments

Evaporator Coil Section Unit #2

☒ N/A

General ☐ Central system ☐ Wall unit
Location:
Age:
Serial #:

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

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

Condensate line/drain ☐ To exterior ☐ To pump ☐ Floor drain Other:

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

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

Comments

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