

# Septic Assessment Form

Date: \_\_\_\_\_ Job Number: \_\_\_\_\_  
Property Owner: \_\_\_\_\_ Phone #: (\_\_\_\_) \_\_\_\_\_  
Address: \_\_\_\_\_  
Client: \_\_\_\_\_ Phone #: (\_\_\_\_) \_\_\_\_\_  
Inspection Company: \_\_\_\_\_  
Inspector: \_\_\_\_\_  
Inspection Completed:  Yes  No  
If No, Reason Why: \_\_\_\_\_

## General Septic Information

Estimated System Age \_\_\_\_\_

Currently in Use  Yes  No If no, Vacant since: \_\_\_\_\_

Well Present:  Yes  No If Yes, Location: \_\_\_\_\_

Acceptable Distance:  Yes  No

Residence Occupied:  Yes  No Number of Occupants: \_\_\_\_\_

Year Round:  Yes  No Number of Bedrooms: \_\_\_\_\_

Tank Last Pumped: \_\_\_\_\_

Separate Drywell/Drain for Washer/Other: \_\_\_\_\_

Unsafe conditions observed, people notified:

\_\_\_\_\_  
\_\_\_\_\_

Plumbing:  Working  Leaking  Missing

Garbage Disposal:  Yes  No

Utility Sink:  Yes  No Location: \_\_\_\_\_

Washer/Dryer:  Yes  No Location: \_\_\_\_\_

Dishwasher:  Yes  No Location: \_\_\_\_\_

Other: \_\_\_\_\_ Location: \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Tank Information and Condition

Type of Tank:  Concrete  Steel  Other: \_\_\_\_\_ Is System Shared:  Yes  No

Septic Tank  Aerobic Tank  Grease Trap

Cesspool:  Yes  No Overflow Cesspool:  Yes  No

Damage/Defects Observed: \_\_\_\_\_

Capacity (gallons): \_\_\_\_\_

Cover:  Concrete  Steel  Other: \_\_\_\_\_  Not Visible

Damage/Defects Observed: \_\_\_\_\_

Age of Tank Components:

Septic Tank: \_\_\_\_\_ Inlet/Outlet Baffles: \_\_\_\_\_

Inspection Pipes: \_\_\_\_\_ Manhole: \_\_\_\_\_

Sludge Layer Depth: \_\_\_\_\_ Scum Layer Depth: \_\_\_\_\_

Low Volume Minimum-Flush Toilets/Waste Disposal System Installed:  Yes  No

Comments:

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**Absorption System**

Type:  Seepage Bed  Trench System  Elevated Mound/Sand  Other: \_\_\_\_\_

Location: \_\_\_\_\_

Odors:  Yes  No Standing Water:  Yes  No Seepage:  Yes  No

Parking/Driveway/Runoff/Shrubs/Trees over Drainfield:  Yes  No

Construction/Additions over Drainfield:  Yes  No

Damage/Defects Observed: \_\_\_\_\_

Comments:

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**Septic Loading and Dye Test**

check box  if applicable

Location of water loading: \_\_\_\_\_ for \_\_\_\_\_ minutes (before dye added)

Location of Dye introduction: \_\_\_\_\_

Water Run into these Fixtures: \_\_\_\_\_

Time: \_\_\_\_\_ (minutes) Estimated Average Flow: \_\_\_\_\_ GPM

Total Test Volume of Water: \_\_\_\_\_ Gallons

Evidence of backup, dye breakout, or other defect:  Yes  No

Comments:

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**Additional Information**

check box  if applicable

Pump Mound:  Yes  No Location: \_\_\_\_\_

Operating Satisfactorily:  Yes  No

Pump Ejector:  Yes  No Location: \_\_\_\_\_

Operating Satisfactorily:  Yes  No

Pump Alarm System Installed:  Yes  No

Distribution Box:  Yes  No Location: \_\_\_\_\_

Dosing Tank with Pumps or Siphons:  Yes  No Location: \_\_\_\_\_

Comments:

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# Home Inspection Report



21116 Marlin Circle, Shade Gap, PA 17255

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**Inspection Date:**

Monday June 26, 2023

**Prepared For:**

Eldwin Eby

**Prepared By:**

Barnish Contracting & Inspection Service LLC  
2224 Highland Avenue  
Huntingdon, PA 16652  
814-599-0381  
glbarn1@verizon.net

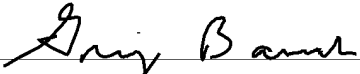
**Report Number:**

62623

**Inspector:**

Greig Barnish

**Inspector Signature:**

  
\_\_\_\_\_

# 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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East

## State of Occupancy

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Vacant

## Weather Conditions

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Cloudy

## Recent Rain

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Yes

## Ground Cover

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Damp

## Approximate Age

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15 yrs

# Report Summary

## Items Not Operating

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## Major Concerns

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## Potential Safety Hazards

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## Deferred Cost Items

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## Improvement Items

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There is minor bee/woodpecker damage on front and rear porch -recommend keeping these areas sealed / stained to prevent any further activity.

The front porch top rail on the northern end of the front porch has minor damage- recommend repair

## Items To Monitor

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# Receipt/Invoice

**Barnish Contracting & Inspection Service LLC**  
**2224 Highland Avenue**  
**Huntingdon, PA 16652**  
**814-599-0381**

**Property Address**  
**21116 Marlin Circle**  
**Shade Gap, PA 17255**

Date: Jun 26, 2023  
Inspected By: Greig Barnish

Inspection Number: 62623  
Payment Method: Not Paid

Client: Eldwin Eby

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$350.00
Open Tank Septic Inspection	\$250.00

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<b>Total</b>	<b>\$600.00</b>
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# Grounds

## Service Walks

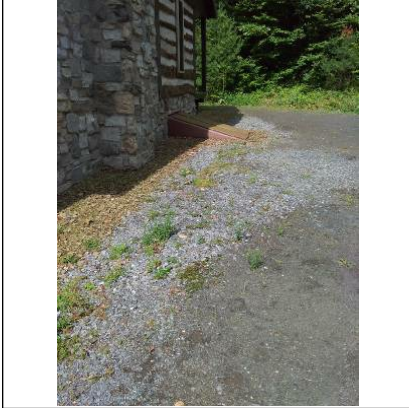
None  Not Visible

**Material**  Concrete  Flagstone  Gravel  Brick Other: .

**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home  
 Settling cracks  Public sidewalk needs repair

**Comments**

**Photos**



## Driveway/Parking

None  Not Visible

**Material**  Concrete  Asphalt  Gravel/Dirt  Brick Other: .

**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home  
 Trip hazard  Fill cracks and seal

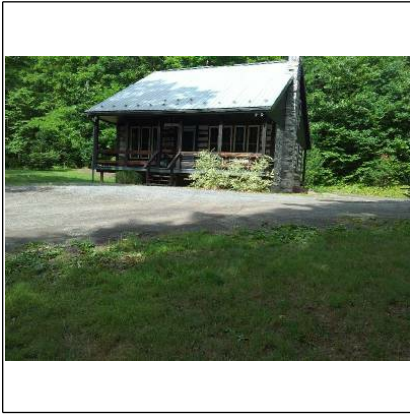
**Comments**

**Photos**





# Grounds



## Porch

None  Not Visible

**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended

**Support Pier**  Concrete  Wood Other: .

**Floor**  Satisfactory  Marginal  Poor  Safety Hazard

**Comments** There is minor bee/woodpecker damage on front and rear porch -recommend keeping these areas sealed / stained to prevent any further activity.

The front porch top rail on the northern end of the front porch has minor damage- recommend repair

## Photos



Front porch



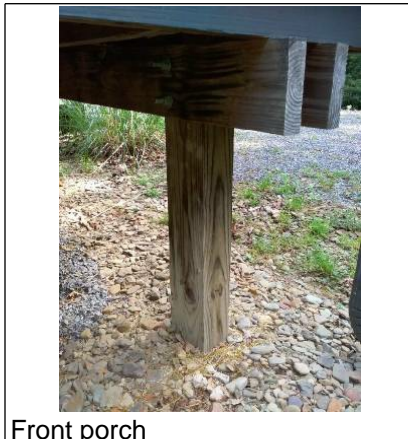
Front porch



Front porch



Front porch



Front porch



Front porch

# Grounds



Rear porch



Rear porch



Rear porch



Rear porch



Rear porch



Rear porch



Rear porch



Rear porch

## Stoops/Steps

None

**Material**  Concrete  Wood Other:  Railing/Balusters recommended

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged  
 Cracked  Settled

**Comments**

**Photos**

# Grounds



## Hose bibs

N/A

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

**Operable**  Yes  No  Not Tested  Not On

**Comments**



# Roof

## General

**Visibility**     None    All    Partial   Limited By: .

**Inspected From**    Roof    Ladder at eaves    Ground    With Binoculars

### Photos



## Style of Roof

**Type**     Gable    Hip    Mansard    Shed    Flat   Other: .

**Pitch**     Low    Medium    Steep    Flat

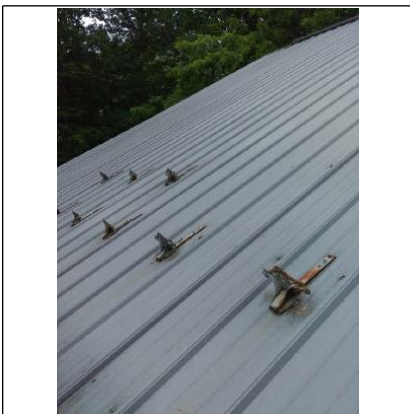
**Roof #1**    Type: Metal  
Layers: 1 Layer  
Age: 10-15+  
Location:

**Roof #2**     None  
Type:  
Layers:  
Age:  
Location:

**Roof #3**     None  
Type:  
Layers:  
Age:  
Location:

### Comments

### Photos



# Roof

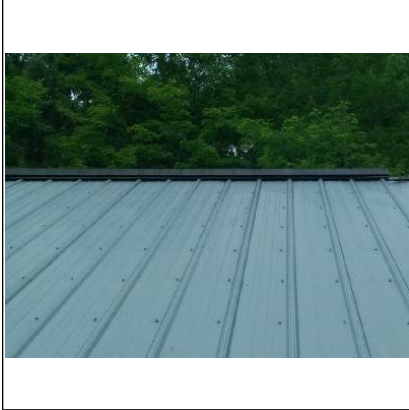
## Ventilation System

None  N/A

**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other: .

**Comments**

**Photos**



## 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**

**Photos**



## Condition of Roof Coverings

**Roof #1**  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  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  Alligating  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  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping

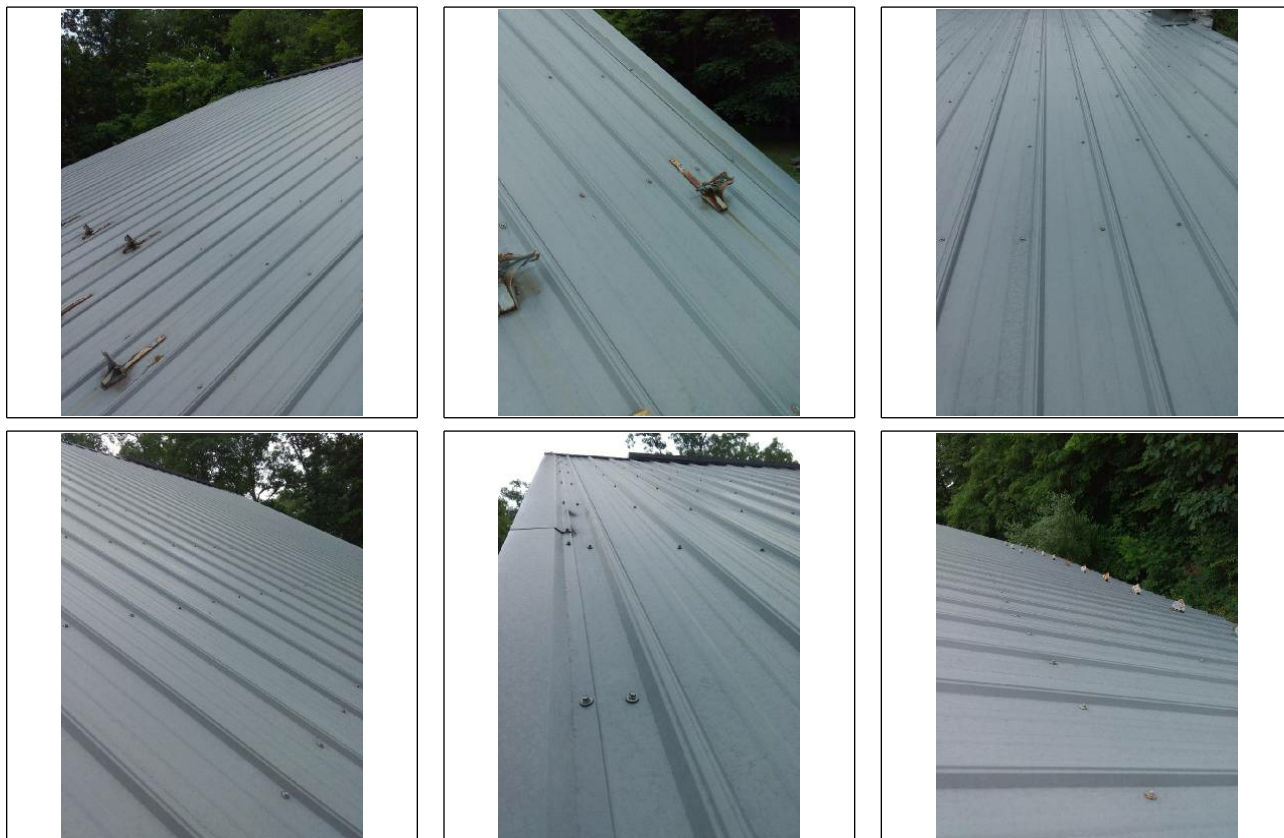
# Roof

**Condition of Roof Coverings cont.**

**Roof #3 cont.**  Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

**Comments**

**Photos**



**Plumbing Vents**

Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

**Comments**

# Exterior

## Chimney(s)

None

**Location(s)** North

**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**

**Photos**



## 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**

**Photos**



# Exterior



## Siding

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

**Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting

**Comments**

**Photos**



## Trim

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments**

**Photos**



# Exterior



## Soffit

None

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .

**Condition**  Satisfactory  Marginal  Poor

**Comments**

**Photos**



# Exterior



## Fascia

- None
- Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting
- Damaged wood Other: .
- Condition**  Satisfactory  Marginal  Poor

## Comments

## Photos



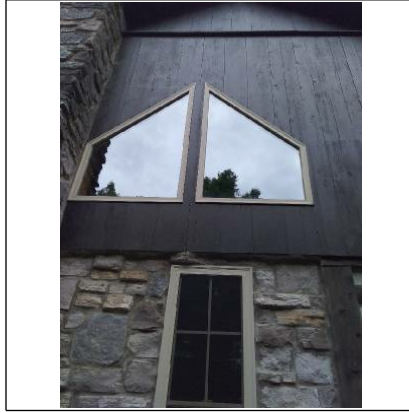
## Windows/Screens

- 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

## Photos

# Exterior



## Slab-On-Grade/Foundation

**Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible Other: .

**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated

**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated

**Comments**

**Photos**



## Service Entry

**Location**  Underground  Overhead

**Condition**  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low

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

**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles

**Comments**

**Photos**

# Exterior



## Building(s) Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry Other: LOG

**Condition**  Not Visible  Satisfactory  Marginal  Poor

**Comments**

## Exterior Doors

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

**Patio**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor

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

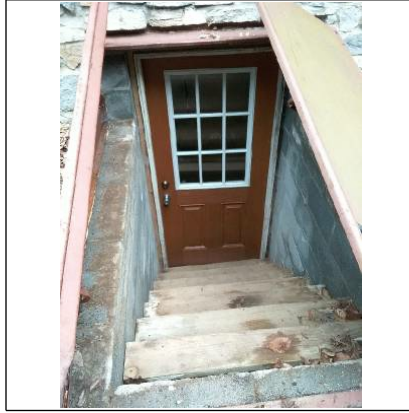
**Other door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  Satisfactory  Marginal  Poor

**Comments**

**Photos**



# Exterior



## Exterior A/C - Heat pump #1

**Unit #1**  N/A  
 Location: Exterior of the home  
 Brand: Fujitsu  
 Model #: AOU18RLXFW  
 Serial #: KSN. 033583  
 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



# Kitchen

## Countertops

Condition  Satisfactory  Marginal  Recommend repair/caulking

Comments

Photos

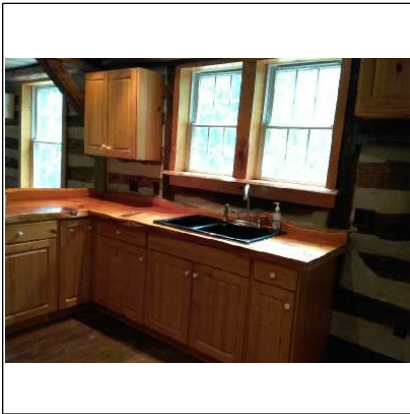


## Cabinets

Condition  Satisfactory  Marginal  Recommend repair/adjustment

Comments

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

Comments

Photos

# Kitchen



## Walls & Ceiling

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

**Comments**

**Photos**



## Heating/Cooling Source

Yes  No

**Comments** Mini split unit located in the adjoining dining room

## Floor

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

**Comments**

**Photos**





# Kitchen

## Appliances

**Disposal**  N/A  Not tested Operable:  Yes  No

**Oven**  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

**Dishwasher airgap**  Yes  No

**Dishwasher drain line looped**  Yes  No

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No Recommend GFCI Receptacles:  Yes  No  
 Potential Safety Hazard(s)

**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard

## Comments

## Photos



# Laundry Room

## Laundry

**Laundry sink**  N/A

**Faucet leaks**  Yes  No

**Pipes leak**  Yes  No  Not Visible

**Cross connections**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Room vented**  Yes  No

**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard

**Electrical** Open ground/reverse polarity:  Yes  No  Safety hazard

**GFCI present**  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles

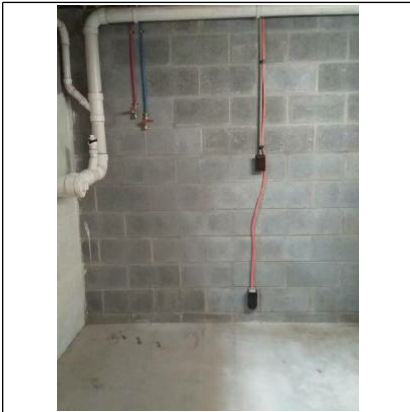
**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler

**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible

**Gas shut-off valve**  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible

**Comments** There are facilities to hook up a laundry area in the basement

## Photos



# Bathroom (1)

## 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 floors 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

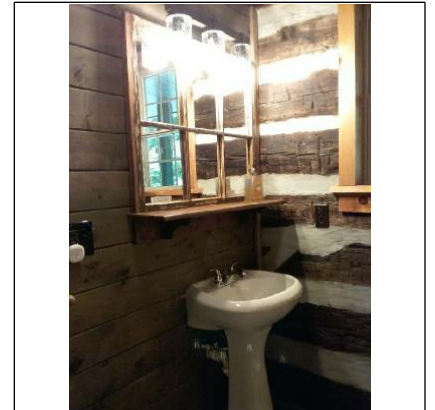
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

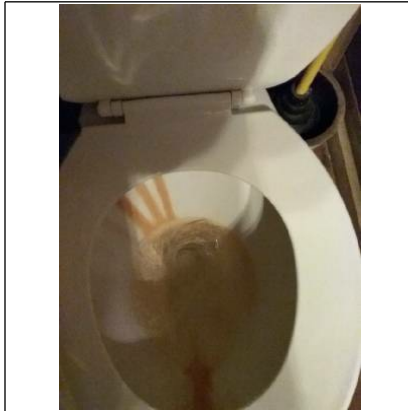
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

## Comments

## Photos



# Bathroom (1)



# Room (1)

**Room**

**Location** Second floor- top of steps

**Type** Front 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

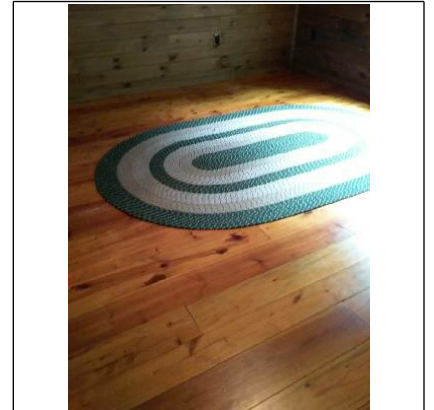
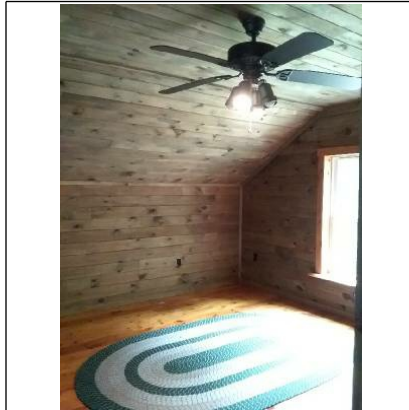
**Bedroom Egress restricted**  N/A  Yes  No

**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**

**Photos**





# Room (2)

**Room**

**Location** Second floor

**Type** Rear 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

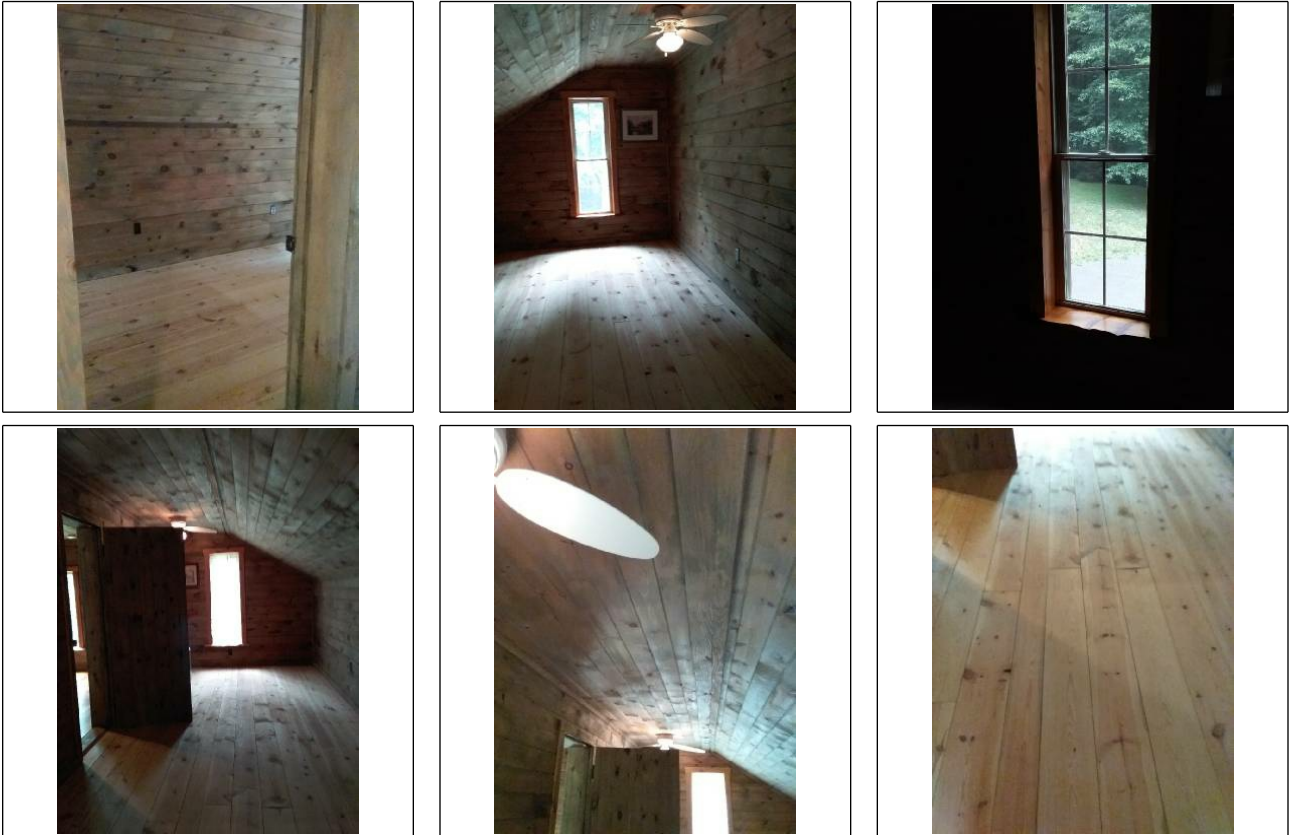
**Bedroom Egress restricted**  N/A  Yes  No

**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**

**Photos**



## Room (2)



# Room (3)

**Room**

**Location** Basement

**Type** FAMILY ROOM

**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

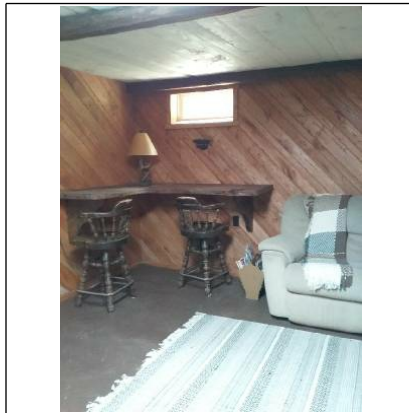
**Bedroom Egress restricted**  N/A  Yes  No

**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**





## Room (3) Photos



# Interior

## Fireplace

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  Marginal -Copy  Poor  
 Recommend having flue cleaned and re-examined  Not evaluated

### Comments

### Photos



## Stairs/Steps/Balconies

None

**Condition**  Satisfactory  Marginal  Poor  Loose/Missing

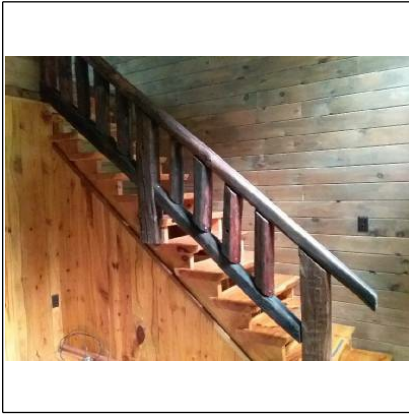
**Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended

**Risers/Treads**  Satisfactory  Marginal  Poor  Risers/Treads uneven  Trip hazard

### Comments

### Photos

# Interior



## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

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

## Comments

## Photos



## Attic/Structure/Framing/Insulation

N/A

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access Other: Access limited by:

**Inspected from**  Access panel  In the attic  Other

**Location**  Hallway  Bedroom Closet  Garage  Other

**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

# Interior

## Attic/Structure/Framing/Insulation cont.

**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

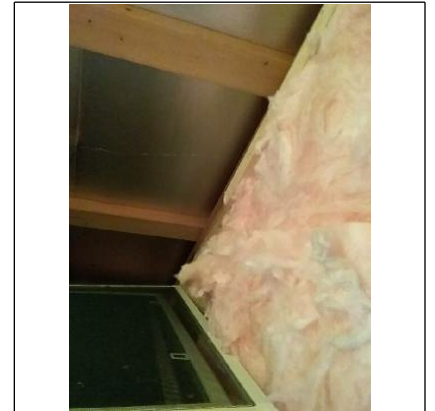
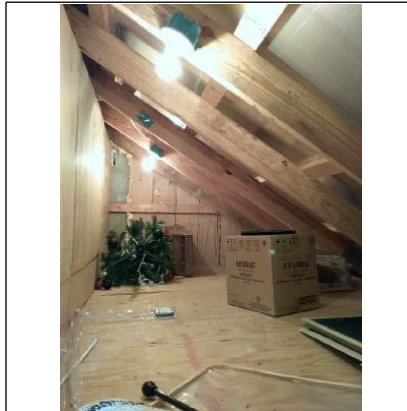
**Evidence of leaking**  Yes  No

**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** There is only a small section of attic present. The majority of the 2nd floor has vaulted ceilings and the framing, insulation etc. is unviewable

## Photos



# 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

### Photos



## 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

### Photos



# Basement



## Floor

**Material**  Concrete  Dirt/Gravel  Not Visible Other: .

**Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible

**Comments**

**Photos**



## Drainage

**Sump pump**  Yes  No  Working  Not working  Needs cleaning  Pump not tested

**Floor drains**  Yes  Not Visible  Drains not tested

**Comments**

**Photos**





# Basement

## Girders/Beams

Not Visible

**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted

**Material**  Steel  Wood  Concrete  LVL  Not Visible

**Comments**

**Photos**



## Columns

Not Visible

**Condition**  Satisfactory  Marginal  Poor  Stained/Rusted

**Material**  Steel  Wood  Concrete  Block  Not Visible

**Comments**

**Photos**



## Joists

Not Visible

**Condition**  Satisfactory  Marginal  Poor

**Material**  Wood  Steel  Truss  Not Visible  2x8  2x10  2x12  Engineered I-Type  
 Sagging/alterd joists

**Comments**

**Photos**

# Basement



## Subfloor

Not Visible

### Condition

Satisfactory  Marginal  Poor  Indication of moisture stains/rotting

### Comments

### Photos





# 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:Plastic strapping

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

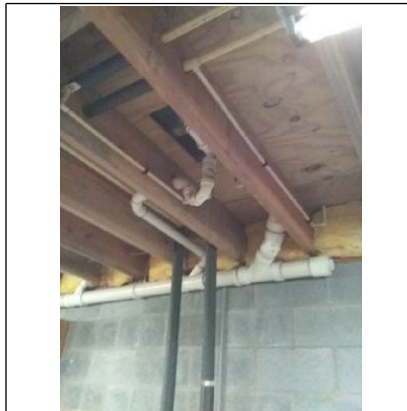
**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**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

## Photos



# Plumbing



## Well pump

N/A

**Type**  Submersible  In basement  Well house  Well pit  Shared well

**Pressure gauge operable**  Yes  No Well pressure: 45 lbs  Not Visible

**Comments**

**Photos**



## Water heater #1

N/A

**General** Brand Name: Whirlpool  
 Serial #:  
 Capacity:40  
 Approx. age: 5-10+

**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**

# Plumbing



# Heating System

## Heating system

**Unit #1** Brand name: Fujitsu  
 Approx. age: 5-10+  
 Unknown Model #: AOU18RLXFW Serial #: KSN 033583  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine

**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:

**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: .

**Comments** The homes primary source of heat is a Fujitsu Mini Split that was working properly at the time of inspection.

## Photos



# Heating System



## 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** There are two pellet stoves in the home, one in the first floor living room, and one in the basement in the family room. They both were in good physical condition, but they were not tested at the time of inspection

## Photos





# Electric/Cooling System

## Main panel

**Location** Basement

**Condition**  Satisfactory  Poor

**Adequate Clearance to Panel**  Yes  No

**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested

**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor

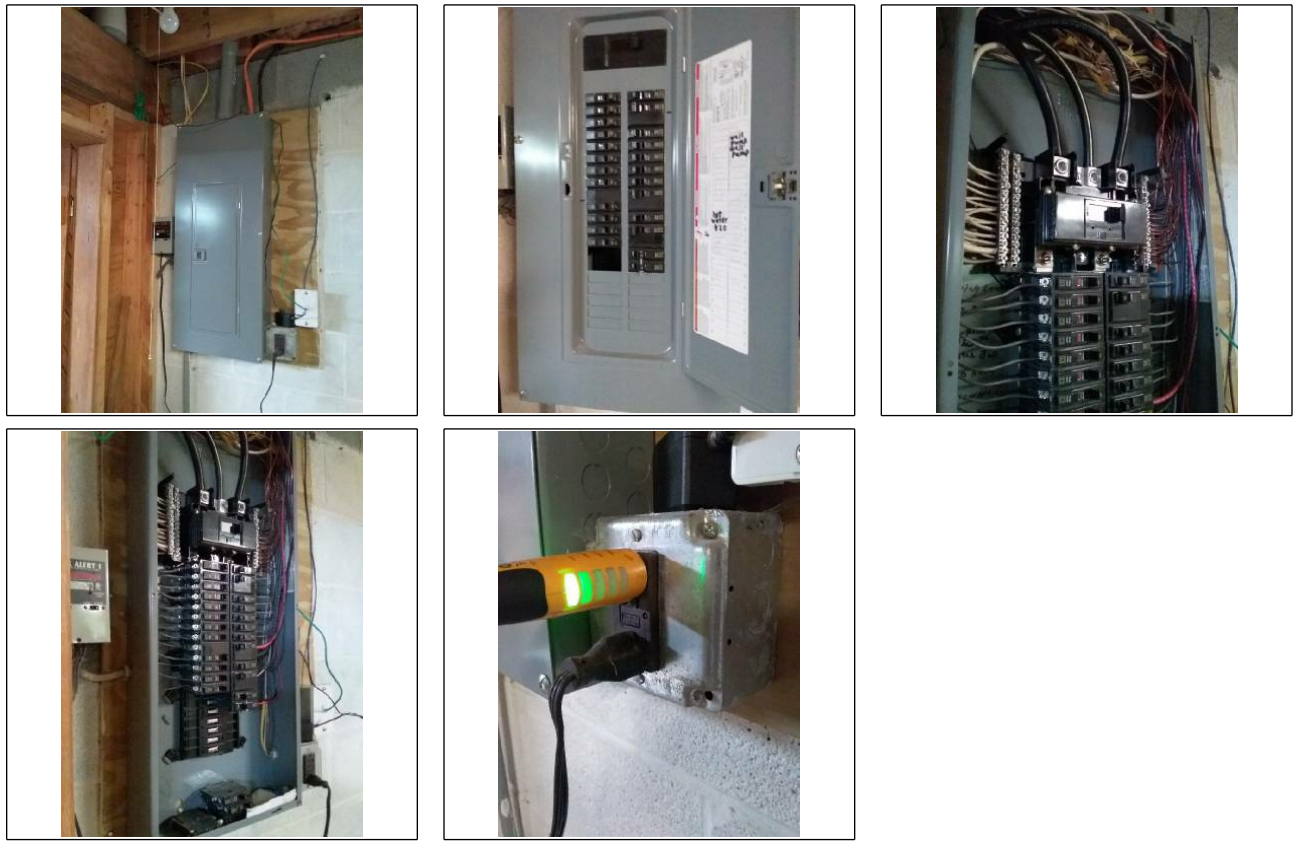
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard

**Branch wire condition**  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

## Photos



# 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

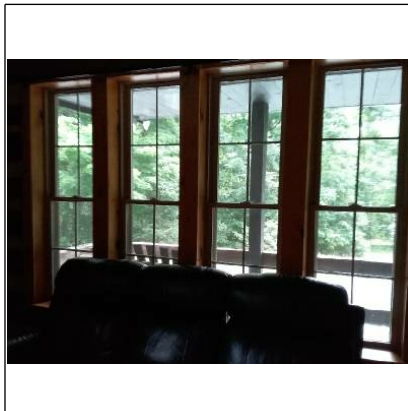
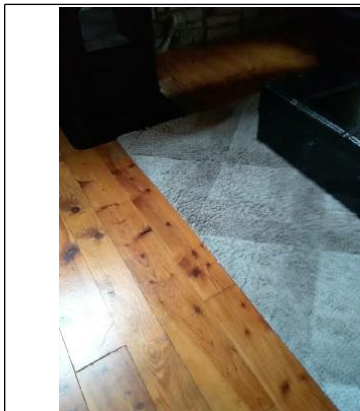
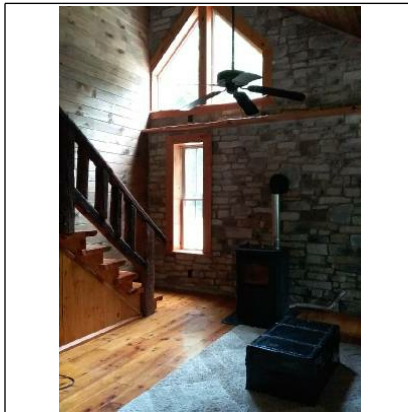
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**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**



# Living Room



# 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

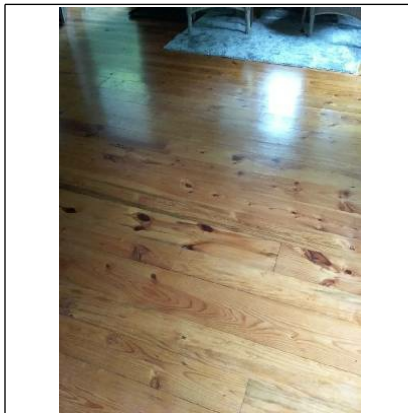
**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**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



# Dining Room





# Master Bedroom

## Room

**Location** First floor

### Type

MASTER 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

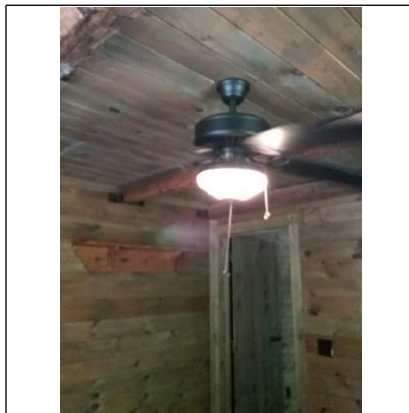
**Bedroom Egress restricted**  N/A  Yes  No

**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

### Photos



# Master Bedroom

