



Property Inspection Report

LOCATED AT:
12345 Anywhere St
Green Bay, WI 54304

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Monday, March 28, 2022



Inspector, Mark Johnson 1512-106
MDJ Inspection Services LLC









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Sample Report
12345 Anywhere St
Green Bay, WI 54304

Dear Sample Report,

Enclosed is the report for the property inspection conducted for you on Monday, March 28, 2022 at:

12345 Anywhere St
Green Bay, WI 54304

This report is designed to be clear, concise, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like explained in more detail, or if there is other information you would like, please feel free to call. I would be happy to answer any questions you may have. Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Safety Concern - a dangerous condition observed, recommend immediate corrective action!
-  = DEFECT - For the purposes of the report, defect, as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.
-  = -- Safety Concern --
-  = Suggest further review of condition by a qualified technician and/or contractor.
-  = Recommend maintenance to correct condition or update deferred maintenance, this is generally minor maintenance that can be performed by homeowners.
-  = No adverse conditions were observed at time of inspection.

Thank you for the opportunity to work for you as your Home Inspector.

Sincerely,



Inspector, Mark Johnson
MDJ Inspection Services LLC



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Introduction

This Home Inspection covered the major structural components and mechanical systems, The Inspector looks for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. The Inspector makes no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

The Inspector does not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the consumer product safety website. These items may be present but are not reviewed.

This report is a "snapshot" of the property on the date of the inspection. The condition of the property may not be the same condition at time and date of closing. Anywhere in this report the inspector identifies a condition and flags it, see letter at beginning of this report for description of flag and associated color, it is strongly recommended to be corrected as soon as possible.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with the contract provided. While conducting your Home inspection, the inspector follows the Wisconsin standards of practice for home inspection, as well as, the InterNACHI's standards of practice and the Certified Master Inspector's Code of Ethics.

Introductory Notes

Type Of Structure

Site-built stick frame method of construction

Improvement Data

Realtor listing; Real Estate Broker

Orientation of Dwelling: Front of this building faces Northwest .

Age of Dwelling: Estimated to be 51 years old. Determined by Zillow.

Architectural Style: Ranch.

Additional Structure: Detached 2 stall garage.

Temperature: between 30 to 40 degrees at time of inspection.

Weather Condition: Partly Cloudy at the time of the inspection.

Notes

Personal property present throughout dwelling and garage at time of inspection limiting full visual access.



1) Foundation, (2) Columns, (3) Flooring System(s)

SPS 131.32 - A home inspector shall observe and describe the type and condition of the (1) FOUNDATIONS (2) COLUMNS AND (3) FLOORING SYSTEMS.

Key Information

Access to Foundation

The basement is a 'walk-out' and is accessible from both an interior stair and the exterior.

1. Foundation

Foundation Type

Foundation Type; Conditioned - Full Basement

Material

Foundation material: Concrete block

Crawl Space

Not Applicable

Observed Condition(s)

DFCT **SAFT** **CONT** A condition was observed that needs attention.

****Observed settling along foundation wall with further evidence of cracked foundation floor (concealed by carpeting) as well as base trim and trim around door opening, see additional statements in "Exterior" section of this report regarding exterior deck and retaining walls.**





MAIN

A condition was observed that needs attention.

**observed hole in block where electrical conductors (wires) run through wall, recommend sealing this opening in foundation wall



2. Columns/Piers

Steel Column(s)

Type of steel column(s); Single Section and Multi-Section. Each column is inspected for condition of column, secured to beam, properly spaced as well as plumb (vertically straight).

Observed Condition(s)

DFCT **SAFT** **CONT** A condition was observed that needs attention.

****Observed support columns as well as framed walls installed throughout center of basement are no longer plumb, recommend further evaluation by a structural engineer, this observation is deemed to be part of the structural concern addressed in "Exterior" section of this report.**



3. Flooring System

Flooring System(s)

Flooring System; wood joist w/ plywood subfloor.

Observed Condition(s)

OKAY Concealed by finished materials, unable to complete a visual inspection in its entirety, visual portion of floor structure did not reveal significant concerns.

(4) Roofing

SPS 131.32 (4) ROOFS. (a) A home inspector shall observe and describe the condition of all of the following:

1. Roof coverings, including type.
 2. Roof drainage systems.
 3. Flashings.
 4. Skylights, chimneys and roof penetrations.
 5. Signs of leaks or abnormal condensation on building components.
- (b) A home inspector shall describe the methods used to observe the roof.

Key Information

Age of Roof Covering

Age: approx. 7 to 10 years, recommend checking with seller for a more accurate age assessment of roof covering materials.

Layers

Observed a single layer of roof covering material.

Area of Coverage

Location: Covers whole building

Roof Type

Open Gable

Roof Pitch

Medium slope; medium roof slope is any slope that rises between 4" and 8"

(a.) 1. Roof coverings, including type.

Roof Covering Type

Laminated Architectural Shingles

Observed Condition(s)



No adverse conditions were observed at time of inspection.

(a.) 2. Roof drainage systems.

Drainage System Type

Gutters, Downspouts and Corrugated Drain Piping, discharging into drain pipe system below grade, a concealed drain pipe system w/ limited view of discharge points, recommend further review of rain water and surface water drainage to ensure waters are directed away from foundation and retaining walls

(a.) 3. Flashings.

Observed Condition(s)

OKAY No adverse conditions were observed at time of inspection.

(a.) 4. Skylights, chimneys and roof penetrations.

Skylight(s)

N.A. - None Observed

Chimney(s)

N.A. - None Observed

Roof Penetration(s)

Plumbing vents

Attachment(s)

Satellite dish, inspection is recommended after major weather events, check condition of attachment to ensure moisture does not enter the building envelope.

Observed Condition(s)

OKAY No adverse conditions were observed at time of inspection.

(a.) 5. Signs of leaks or abnormal condensation on building components.

Signs Of Leaks - Exterior

No signs of leaks noted at time of inspection.

Abnormal Condensation - Exterior

No abnormal condensation noted at time of inspection.

Observed Condition(s)

OKAY No adverse conditions were observed at time of inspection.

(5) Exteriors

SPS 131.32 (5) EXTERIORS. (a) A home inspector shall observe and describe the condition of all of the following:

1. Wall claddings, including type.
 2. Flashings and trim.
 3. Entryway doors and at least one window per side of a dwelling unit.
 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing.
 5. Decks, balconies, stoops, steps and porches including railings.
 6. Eaves, soffits and fascias.
 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit.
- (b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

1. Wall claddings, including type.

Wall Cladding Type(s)

Primary exterior wall covering: Vinyl siding

Observed Condition(s)

MAIN A condition was observed that needs attention.

****Observed shutters anchors are pulling away from wall particularly along lake side exposure, recommend re-installing and adding a sealant to ensure no moisture intrusion into building envelope.**

2. Flashings and trim.

Observed Condition(s)

OKAY No adverse conditions were observed at time of inspection.

3. Entryway doors and at least one window per side of a dwelling unit.

Entryway Doors

Inspected entryway door condition, checking for operation while opening and closing, Condition of weather seal as well as structural integrity of door and door frame.

Window(s)

Inspected condition of windows per each side of dwelling, checking for operation while opening and closing, condition of weather seal as well structural integrity of window and window frames.

Observed Condition(s)

CONT A condition was observed that needs attention.

****Observed lower level exterior door to be in need of general maintenance and repair, recommend further evaluation of this opening when foundation is observed by structural engineer.**

4. Garage door operators, including whether any garage door operator automatically reverses or stops

Automatically Reverses

Yes - Optical Sensors; operated as designed, suggest monitoring area of sensors and keep free of debris

Yes - Resistance; Automatically reverses with limited resistance

Observed Condition(s)

OKAY No adverse conditions were observed.

5. Decks, balconies, stoops, steps and porches including railings.

Observed Condition(s)

SAFT **CONT** A was observed that needs attention.

****Observed a missing hand railing for stairway, recommend installing a handrail.**



SAFT **CONT** A condition was observed that needs attention.

****Observed missing spindles or a means to limit free open space of deck railing system, recommend installing a means to limit the free open space to be 4" or less.**





A condition was observed that needs attention.

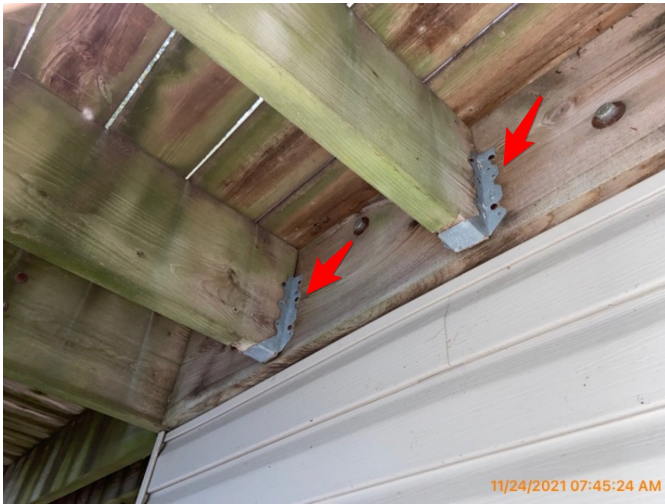
****Observed elevated/balcony deck, structural support components are no longer plumb as well as limited structural support beams and inadequate installation of joist connections along dwelling structure, further evidence revealed this deck is near failure, recommend no longer using this elevated structure until a full comprehensive review can be conducted by a structural engineer.**

Additional observation revealed this dwelling is constructed into a steep grade hillside, the observation revealed each retaining wall is showing significant signs of settling and structural failure, further more, the dwelling foundation has evidence of step cracking as well as straight line cracking.

The Interior observation revealed settling of foundation floor near walkout door and bunkbed, finished walls installed down center of basement along with support columns are no longer plumb and may be part of this structural concern.

Recommend immediate review of the entire structure, interior columns supports, foundation walls, elevated deck and structural supports, retaining walls and stairway leading to lakeside by a structural engineer.





6. Eaves, soffits and fascias.

Observed Condition(s)

OKAY No adverse conditions were observed at time of inspection.

7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit.

Retaining wall(s)

Retaining wall material: Concrete Decorative Retaining Wall Block

Observed Condition(s)

DNGR

DFCT

SAFT

CONT

A condition was observed that needs attention.

**Observed each retaining wall, see previous notes regarding recommendations





DNGR **DFCT** **SAFT** **CONT** A condition was observed that needs attention.
**additional photos of retaining walls



ADDITIONAL

Garage Detached Detached Garage



Observed Condition(s)

OKAY No adverse conditions were observed.

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(6) Plumbing Systems

SPS 131.32 (6) PLUMBING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following:

1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections.
2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping supports and leaks.
3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents.
4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks.
5. Sump pumps.

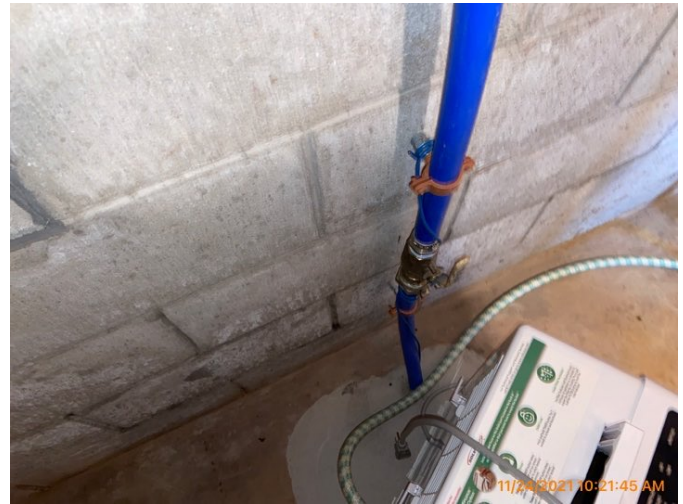
(b) A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

Key Information

Pictures Of Findings

Domestic Water Supply Components





System Information

Domestic water source: Private well water, recommend well water be tested to ensure it is safe and free of contamination that could lead to adverse health conditions.

Waste disposal: Private on-site disposal, Recommend Inspection by licensed plumbing contractor qualified to inspect septic systems.

Fuel Shut Off

L.P. gas: Exterior - Southwest, between garages

Water Shut Off

Well main shutoff location, Main Electric Panel

1. Interior water supply and distribution system, including piping materials, supports, fixtures, fa

Piping Material(s)

A combination of piping materials noted throughout

Piping Supports

Combination of piping hanger for water supply and fuel supply.

Fixtures And Faucets

The installed fixtures throughout the dwelling were operated using normal controls.

Functional Flow And Drainage

Functional Flow; a reasonable flow (output) at each fixture was observed when fixtures were operated simultaneously.

Functional Drainage; Each fixture was operated and observed during functional flow test.

Leaks & Cross Connections

No adverse condition

Observed Condition

OKAY No adverse conditions were observed at time of inspection.

2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping sup

Traps & Drains

Kitchen - Under sink trap is recommended to be a "P" trap configuration, this design is optimal for safe and efficient drain operation.

Bathroom 1 - Under sink trap is recommended to be a "P" trap configuration, this design is optimal for safe and efficient drain operation.

Toilet - bath 1, checked for signs of potential leaks, normal wear and operational condition.

Bathtub (bath 1), checked for signs of potential leaks, normal wear and operational condition of shower head, mixing valve and drainage.

Bathroom 2 - Under sink trap is recommended to be a "P" trap configuration, this design is optimal for safe and efficient drain operation.

Toilet (bath 2), checked for signs of potential leaks, normal wear and operational condition.

Shower (stand alone), checked for signs of potential leaks, normal wear and operational condition of shower head, mixing valve and drainage.

Vent Piping

Visible portion of vent piping appears to be properly installed.

Piping Supports

Adequately installed to support entire drain, waste and vent plumbing.

Sewage

No Sewage Ejector Pit was present

Observed Condition

SAFT **CONT** A condition was observed that needs attention.

****Observed shower base drain is re-sealed, water pools around drain and did not fully drain without manual manipulation of standing water toward drain.**

****Observed no trap installed, trap may be concealed by ceiling finishes, recommend further review by a plumbing contractor.**



3. Hot water systems, including water heating equipment, normal operating controls, automatic safety

Water Heating Equipment

Location of equipment: Basement

Energy Source - Fuel type: Propane

Configuration: Tankless

Manufacturer Name: Craftmaster

Model Number: CRGV403S , Serial Number: 824019468

Storage Capacity: 40 gallon

MFG Date: 1982, age 39 years

Normal Operating Controls

Temperature Control; Manual Control located on front of fuel regulator

Automatic Safety Controls

TPR valve pressure rating: 150 psi @ 210 °

Okay, plumbed to within 6" minimum from floor with approved piping material

Chimneys, Flues And Venting

Single wall vent piping into masonry chimney.

Flue and Venting: "B" vent

Observed Condition

SAFT **CONT** A condition was observed that needs attention.

****Observed missing dirt leg (sediment trap) on fuel supply line, recommend a licensed plumber install one to protect fuel regulator from potential debris carried through gas line.**

****No fuel shut off observed for this water heater, recommend plumbing contractor install a fuel shutoff valve.**



SAFT **CONT** A condition was observed that needs attention.

****Observed duct tape used to seal exhaust piping for water heater, this is not an acceptable installation practice, recommend review by a plumbing contractor**



4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping,

Fuel Storage

Exterior location: Basement.

Fuel Type: L.P. (liquid petroleum) gas

Equipment type: Propane tank

Distribution System

The storage tank is filled with liquid propane and pressurized gas, as a valve is opened at the consumption point, the liquid propane in the tank turns to a gas, the pressure in the tank moves the gas through distribution plumbing to the consumption point.

Interior Fuel Storage

No interior storage tank installed

Supply Piping Material

Supply Piping Materials: Copper piping

Leaks

Yes, minor leak

Observed Condition

SAFT **CONT** A condition was observed that needs attention.

****Observed fuel smell in closet near water heater (smelled not measured) recommend evaluation by a plumbing contractor**

5. Sump pumps.

Sump Pump

Pump Setup Type; Submerged

Observed Condition

CONT A condition was observed that needs attention.

****Observed sump pump installed, the discharge pipe is re-routed to discharge out to grade near a column support for the elevated balcony, recommend re-routing this discharge point to ensure moisture is diverted away from all structural components and retaining walls.**

****Observed the discharge piping for sump pump is flexing at each joint and not properly supported, recommend review by a plumbing contractor to determine correct installation method.**





(7) Electrical Systems

(a) A home inspector shall observe and describe the condition of all of the following:

1. Service entrance conductors.
2. Service equipment, grounding equipment, main over current device.
3. Main and distribution panels, including their location.
4. Amperage and voltage ratings of the service, including whether service type is overhead or underground.
5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring.
6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls.
7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures.
8. The operation of ground fault circuit interrupters.
9. The functionality of the power sources for smoke detectors.

Key Information

Electric Shut Off


Main breaker is located in Electrical Service Panel in basement

Service entrance conductors.

Service Entrance Conductors

Service Entrance Conductors; #4 awg copper, ampacity rating is 100amps

Observed Condition

 No adverse conditions were observed at time of inspection.

Service equipment, grounding equipment, main over current device.

Service Equipment

Location; Basement


Grounding Equipment

Grounding conductors in panel, running to exterior grounding rods

Main Overcurrent Device

Main Breaker; incorporated within main service panel.

Observed Condition

 No adverse conditions were observed at time of inspection.

Main and distribution panels, including their location.

Main Panel

Location; Basement

Manufacturer; Square "D"

Amperage Rating; 100amp

Main Electrical Panel legend; Filled out completely

Distribution Panel

Location; Detached Garage and Interior - utility area of dwelling

Manufacturer; Square "D"

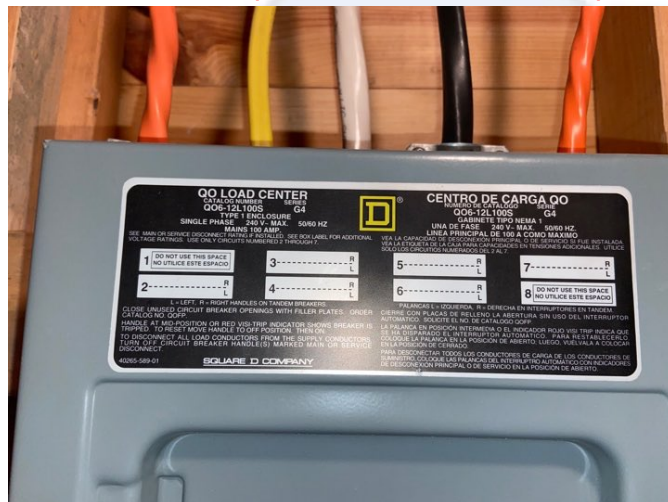
Amperage Rating; 50 Amp

Distribution Panel legend; Incomplete data

Observed Condition

SAFT **MAIN** A condition was observed that needs attention.

****Observed incomplete data on distribution panel legend, unidentified circuits, garage and basement**

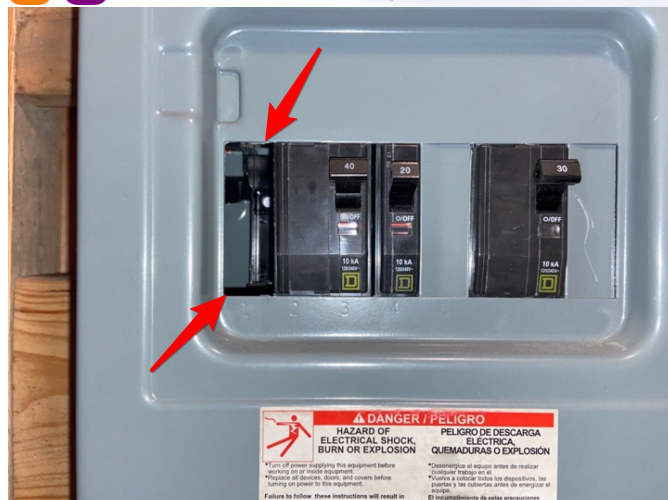


Distribution panel in furnace room



detached garage

SAFT **CONT** Panel knockouts - open



Amperage and voltage ratings of the service, including whether service type is overhead or underg

Amperage Rating

Capacity (available amperage): 100 amps

Voltage Rating

Voltage supplied to dwelling: 120/240 volts

Service Entrance

Under ground riser

Observed Condition

OKAY No adverse conditions were observed at time of inspection.

Branch circuit conductors, their over current devices, and the compatibility of their ampacities

Branch Circuit Conductors

Conductor material: Copper wiring installed (where visible) in this dwelling.

Wiring method: Non-metallic sheathed cable or 'romex'

Over Current Devices

Branch circuit over current protection: Circuit breakers

Aluminum Branch

Aluminum branch wiring present: No.

Observed Condition

OKAY No adverse conditions were observed at time of inspection.

Lighting Fixtures, Switches and Receptacles

Observed Condition

MAIN A condition was observed that needs attention.
****Observed exposed light bulb in closet, this is a potential fire hazard**



Polarity and Grounding

Polarity And Grounding

All interior outlets within 6' of a water source where checked for polarity and grounding
All exterior outlets where checked for polarity and grounding
All outlets garage or carport where checked for polarity and grounding

Observed Condition

OKAY No adverse conditions were observed at time of inspection.

Power Sources - Smoke Detectors.

Observed Condition

SAFT **MAIN** A condition was observed that needs attention.
****Recommend installing new smoke detectors on each level and within 10' of sleeping rooms or to current required standards.**

SAFT **MAIN** A condition was observed that needs attention.
****Recommend installing carbon monoxide detectors at each level of dwelling to the recommended manufacturers installation required height.**

(8) Interior

SPS 131.32 (8) INTERIORS. (a) A home inspector shall observe and describe the condition of all of the following:

- 1. Walls, ceilings and floors.*
- 2. Steps, stairways, balconies and railings.*
- 3. Counters and all sink base cabinets.*
- 4. A random sample of doors and windows.*
- 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.*
- 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.*

1. Walls, ceilings and floors.

Walls - Overall

The wall surfaces appear to be properly installed and are in good condition.

Ceilings - Overall

The ceiling surfaces appear to be properly installed and are in good condition.

Floors - Overall

The floor coverings appear to be properly installed and are in good condition.

Observed Condition

CONT A condition was observed that needs attention.
**see previous notes regarding foundation floor in basement

2. Steps, stairways, balconies and railings.

Steps

The steps were used several times during the inspection. The various components are properly installed with no deficiencies noted during use.

Stairway(s)

The stairway was traversed several times during the inspection, ample room for egress noted, overall walls and ceilings are in good condition.

Balconies

No balcony present (Interior)

Railing(s)

Railing was used several times during inspection.

Observed Condition

SAFT **CONT** A condition was observed that needs attention.

****Observed a uniques stairway installed to gain access to lower level, no landing installed at door opening to stairway, this can be a trip and fall hazard, recommend review by a licensed contractor or a structural engineer.**

3. Counters and all sink base cabinets.

Counters

Overall countertops installed throughout dwelling are inspected for installation method and condition.

Sink Base Cabinets

Sink base cabinets are inspected for current and past plumbing leaks that can cause major structural damage to base cabinets and can develop mold and mildew growth.

Observed Condition

OKAY No adverse conditions were observed at time of inspection.

4. A random sample of doors and windows.

Interior Doors

The Interior doors were inspected for condition and quality of Operation

Interior Windows

Several windows were operated and inspected for smooth operation, visual appearance and condition of the weather stripping.

Observed Condition

MAIN A condition was observed that needs attention.

****Observed one window did not open as designed, located in living room**



MAIN A condition was observed that needs attention.

****Observed a few doors throughout interior that are hard operating, recommend re-installation of doors that are not functioning properly, main location is in basement center wall, see additional comments elsewhere in this report.**

5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another d

N.A

No garage attached to dwelling

6. Signs of water penetration into the building or signs of abnormal or harmful condensation on buil

Water Penetration - Interior

Water Penetration Observed: No.

If Yes, see notes in "Observed Condition" listed below.

Abnormal Condensation - Interior

Abnormal Condensation Observed: No.


If Yes, see notes in "Observed Condition" listed below.

Harmful Condensation - Interior

Harmful Condensation Observed: No.

If Yes, see notes in "Observed Condition" listed below.

Observed Condition

 No adverse conditions were observed at time of inspection.

(9) Heating Systems

SPS 131.32 (9) HEATING SYSTEMS

(a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system:

1. Heating equipment and distribution systems.
2. Normal operating controls and energy source.
3. Automatic safety controls.
4. Exterior surfaces of chimneys, flues and vents.
5. Solid fuel heating devices.
6. The presence of an installed heat source in each room.

(b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine home-owner maintenance.

Key Information

Location

Basement - centralized location

Heating System Type

Propane (L.P.) Furnace

Heating Configuration

Central heating system

Heat Transfer Type

Warm-air heating system

1. Heating Equipment And Distribution Systems

Model/Serial No.

Model Number: NULK075DG05 867.779424 , Serial Number: L903449599

Age of Furnace

MFG Date: 1990 , age 31 years

Type Of Furnace

Propane (L.P.) conventional furnace

Arrangement

This furnace is installed in an upflow configuration

BTU Input Rating

Input (btu) 75,000

BTU Output Rating

Output (btu) 60,000

A.F.U.E. Rating

This furnace has an approx. 80 % A.F.U.E.(Annual Fuel Usage Efficiency)rating

GAMA Class

Category IV, An appliance that operates with a positive vent static pressure and with a vent gas temperature that causes excessive condensate production in the vent. (GAMA) Gas Appliance Manufacturers Association

Distribution Method

Ducting; Uninsulated
Galvanized Steel Ducting

Observed Condition

CONT A condition was observed that needs attention.

******Observed an aged furnace, furnace responded to normal operating controls at time of inspection, recommend full evaluation by an HVAC Technicians to determine continual useful life of this furnace and develop a replacement plan.

2. Normal Operating Controls And Energy Source

Normal Operating Controls

Service Switch: Operated switch several times through course of heating system inspection, switch responded as normal.

Energy Source

Fuel Source: L.P. (liquid petroleum gas), propane
Power Source: 120 volt, 15 amp dedicated circuit

Observed Condition

OKAY No adverse conditions were observed at time of inspection.

3. Automatic Safety Controls

Draft Control

Power-venting: a fan is attached to the flue pipe in order to pull products of combustion through the heat exchanger and out of the heating unit. This process allows a more controlled and efficient burning of combustible gases.

Ignition System

Direct spark
Flame Sensor: Okay, sensed flame at burner as designed

Fuel Regulator

The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.


Fan/Limit Switch

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appears to be working properly and is in serviceable condition.

High Temp Limit

The high limit switch appears to be properly installed and in serviceable condition.

Observed Condition



 No adverse conditions were observed at time of inspection.

4. Exterior Surfaces of Chimneys, Flues and Vents

PVC Vent/Flue

Installed plastic vent piping is PVC Sch. 40, type typically installed w/ GAMA class category type IV, direct vent combustable fuel furnaces

Observed Condition


  A condition was observed that needs attention.
**See note regarding vent piping through attic

5. Solid Fuel Heating Devices

Non Installed

N.A. - None Observed

Observed Condition


 No adverse conditions were observed at time of inspection.

6. Presence of Installed Heat Source In Every Room

Heat Source

Observed a permanent heat source in each room throughout the building.

Observed Condition

 No adverse conditions were observed at time of inspection.

(10) Central Air Conditioning

SPS 131.32 (10) CENTRAL AIR CONDITIONING.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Cooling and air handling equipment, including type and energy source.
2. Normal operating controls.
3. The presence of an installed cooling source in each room.

(b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine home-owner maintenance.

Key Information

Limitations

Operating an air conditioning system in cold weather can damage the compressor. The outside air temperature was determined to be too low (below 65 degrees) for the safe operation of the equipment. Recommend inspection of the system by an HVAC Technician with the return of warmer weather. Unable to perform operational inspection, a limited visual only inspection was performed.

Cooling Type

Compression Cooling System

Equipment Configuration

System Configuration; Split System

Number of Units

Number of condensing units: 1

1. Cooling And Air Handling Equipment

Cooling Equipment - Condensing

Manufacturer: Goodman

Model # CK18-1B Serial # 9904473360

Age: 1999 mfg year, approx. 22 years of age

Air Handling Equipment

Utilizes the same air handling and distribution ductwork as the heating system

Observed Condition

CONT A condition was observed that needs attention.

****Observed installation and method, recommend evaluation of installation location and method as well as update maintenance by an HVAC Technician.**



CONT A condition was observed that needs attention.

****Observed Insulation to be weathered and/or missing, recommend repairing as necessary to ensure efficient operation of condensing unit**



2. Normal Operating Controls

Thermostat

Same thermostat controls as the heating equipment, identified previously


Energy Source

Energy Source; Power supplied to condensing unit is, 208/230 volts with 20 amp protection, appears to be properly bonded to ground

Disconnect


The equipment disconnect is installed within close proximity of condensing unit, the disconnect acts as a shut off switch while performing routine maintenance or an emergency, the disconnect and condensing unit is located: East side of dwelling, under deck

Observed Condition

 No adverse conditions were observed at time of inspection.

3. Presence Of Cooling Source In Each Room

Observed Condition

 No adverse conditions were observed at time of inspection.



(11) Insulation/Ventilation/Energy

SPS 131.32 (11) INSULATION AND VENTILATION.

(a) A home inspector shall observe and describe the condition of all of the following:

1. The presence or absence of insulation in unfinished spaces.
2. Ventilation of attics and foundation areas.
3. Kitchen, bathroom, and laundry venting systems.

1. The presence or absence of insulation in unfinished spaces.

Attic

Attic scuttle: closet off stairway to basement

Insulation Present: Yes

Type of Insulation: Cellulose

Observed Condition

OKAY No adverse conditions were observed at time of inspection.

2. Ventilation of attics and foundation areas

Attic Ventilation

Ridge vent, vented soffits and soffit baffles (proper vents) installed in attic.

Observed Condition

OKAY No adverse conditions were observed at time of inspection.

3. Kitchen, bathroom, and laundry venting systems.

Observed Condition

CONT A condition was observed that needs attention.

****Observed bathroom ventilation, unable to determine discharge point of ventilation, may be too attic and not to exterior of building envelope, recommend evaluation by an HVAC Technician.**



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. The Inspector listed below these controls and their location for your convenience. Please familiarize yourself with their location and operation.

Key Information

Fuel Shut Off

(6) Plumbing Systems

L.P. gas: Exterior - Southwest, between garages

Water Shut Off

(6) Plumbing Systems

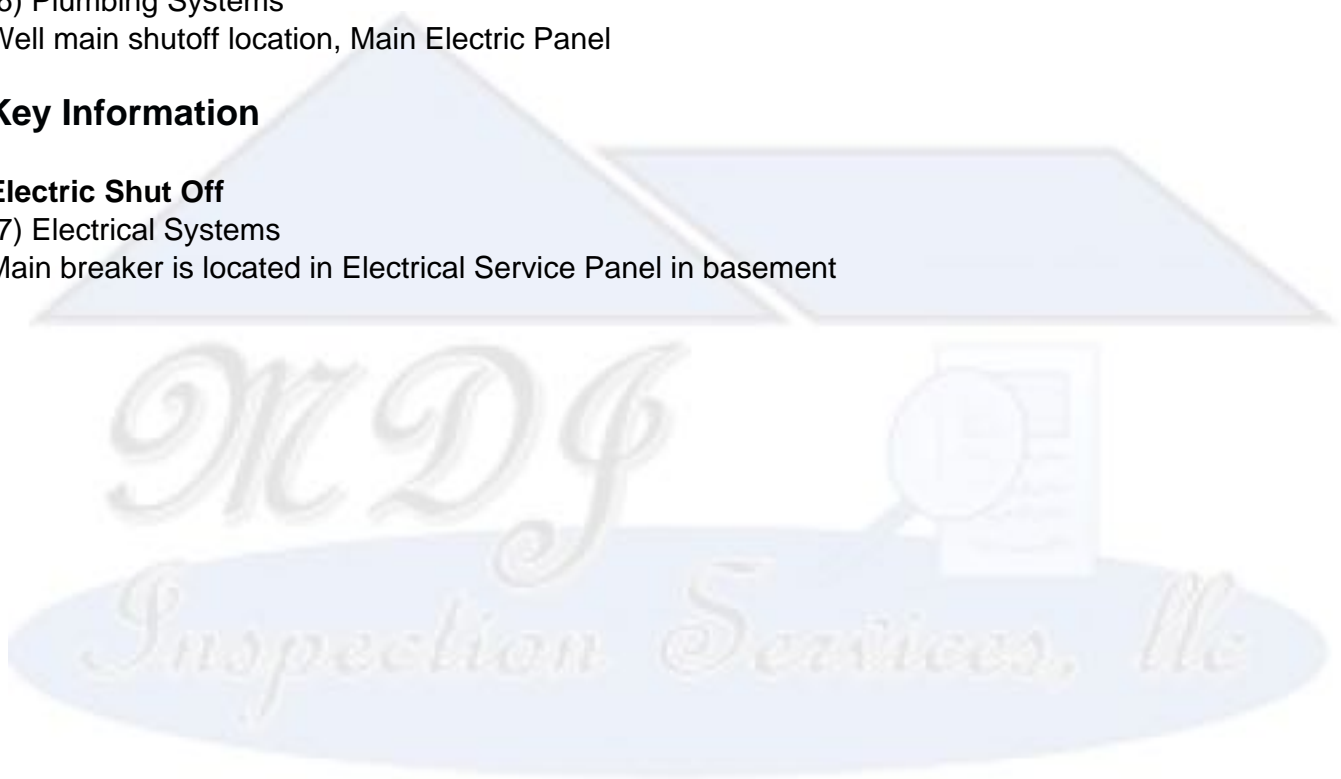
Well main shutoff location, Main Electric Panel

Key Information

Electric Shut Off

(7) Electrical Systems

Main breaker is located in Electrical Service Panel in basement



Environmental Concerns

Environmental Concerns, include but are not limited to; radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. This Home Inspection is not intended to be technically exhaustive. To further identify Environmental Concerns, the use of testing equipment and destructive measures may need to be implemented. The Inspector may make reference to one or more of these materials in this report, when The Inspector recognizes one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists will be advised.

