



PAUL GRIESBACH HOME INSPECTIONS

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Inspection Report



260 Foreside Road
Falmouth, Maine

Client: Town of Falmouth
Attention: Albert Farris Jr.
271 Falmouth Rd.
Falmouth, ME 04105

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Inspection Circumstance

Date <u>11-20-08</u>	Time: 2:00 pm. Soil Condition <u>Dry</u>
Estimated Age <u>Unknown</u>	Weather/Temp <u>Sunny / 30°</u>
Building Type* <u>Single Family</u>	Present:
Stories <u>2</u>	Selling Realtor Client
	Listing Realtor
*Condominium inspections do not include common or limited common areas.	Inspector <u>Paul Griesbach</u>

Payment Record

Total Fee: <input checked="" type="checkbox"/> \$400.00	Paid by: Check Cash Check #
Fee includes: General building inspection.	

Summary

The building is in very poor condition and in my opinion it would be difficult to justify repairing or renovating the building because of the multiple defects found on so many levels. Defects are noted below and throughout the report.

- The flat grade next to the building is likely responsible for water damage in the basement. Expect to install gutters or good perimeter drainage if the foundation is replaced. The driveway should be considered unimproved and encroaching trees need to be trimmed back or removed. Pg. 5
- There is extensive rot damage to the front door unit including associated framing and sills. Pg. 6
- The roofing is one component of the building that is in satisfactory condition. It appears to be approximately 8-10 years old with no significant damage. Chimneys are unlined and need to be re-topped or replaced. Expect to reline chimneys when new heating appliances are attached. Pg. 7
- Windows are old and seriously rot damaged. Expect to replace them. Siding is old, cupped, curled, and much is missing. Expect extensive replacement of siding. Siding in the best condition is in the rear and on the right where it is not exposed to a great deal of sunlight. Rot damage extends to trim including fascia, door, and window trim. Expect extensive renovations. The wood bulkhead door is damaged and open to animals. Pg. 8
- There is extensive rot damage to the floor framing seen from the basement. The damage is so significant that the idea of repairing it is likely not feasible. There are holes in the walls especially on the second floor though the roof structure appears to be structurally sound. Pg. 9
- As one would expect of moist conditions in the basement, mold was seen on the underside of framing and the building is likely to have some carpenter ant activity. There is an open pit under a platform in the basement that was not fully inspected because it was inaccessible. It is unknown exactly the function of this though it may be a sump box. Pg. 10
- The heating system, including the boiler, heat distribution piping, and the baseboard is old and damaged and in need of replacement. Pg. 11
- There is no water to the building but it is obvious that water piping was frozen with split pipes, cut piping, and poor initial installation of both supply and waste piping. Expect to replace all of it. Pg. 12
- Bathrooms are filthy with damage to vinyl tile, interior finish, and fixtures are old and obsolete. Expect to do extensive renovation and replacement of bathrooms. Pg. 13
- The floor tile in the kitchen is of the size and age that it likely contains asbestos. This should be mitigated before the building is renovated. New ground fault wiring was installed at kitchen and bathroom locations and additional wiring throughout the building. This is another component that appears to have been done in a satisfactory way. Pg. 14

- There is no power to the building but, as mentioned above, some of the electrical work has been recently upgraded and the work appears to have been done by a qualified person. There are, however, no smoke detectors. Pg. 15
- There is significant sagging and sloping of floors as one would expect considering the condition of framing throughout the building. There is mold in the rear kitchen area, holes in walls, and in general the condition of walls and ceilings inside is not good. The fireplace has been blocked off and the chimneys should be lined. Pg. 16
- Consider the attic poorly insulated with only a few inches of vermiculite insulation. Be aware that this insulation may contain trace amounts of asbestos and should be tested prior to being disturbed. If it needs to be disturbed it does not require special mitigation however it is recommended that it be properly bagged and removed using sensible precautions. The building is open to squirrels, mice, and other animals and as mentioned earlier the condition of the building is such that repair of the building does not seem feasible. Pg. 17

Dear Al,

Thank you for asking me to do your home inspection. Please read the report over carefully and call me if you have any questions.

Regards, Paul

Grounds

<u>General Grading, Slope and Drainage</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	➤ There is a gradual grade to the front.
<u>Grading and Slope at Foundation</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	➤ The grade tends to be flat. Without gutters this will encourage roof water to find its way into to the basement.
<u>Sidewalk and Walkways</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A	Asphalt Concrete Flagstone Brick Other
<u>Driveway</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	Asphalt Concrete <input checked="" type="checkbox"/> Gravel Other ➤ Consider the driveway unimproved.
<u>Fencing</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A	Wood Metal
<u>Trees and Shrubbery</u> <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	<ul style="list-style-type: none"> • ➤ What is unsatisfactory is the encroaching tree in the rear on the right side that has branches that overhang the building. • The tree should be removed because of its close proximity to the building.
<u>Retaining Walls</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A	Wood Concrete Stone Other
<u>Patio / Terrace</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> N/A	Concrete Brick Stone Flagstone

Grounds Cont.

<u>Stairs to Building</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Steps:	Wood	Brick	Concrete	<input checked="" type="checkbox"/> Granite	Handrails	Guardrails N/A
	Landings:	Wood	Brick	Concrete	<input checked="" type="checkbox"/> Granite		
<u>Exterior Doors</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	➤The front door unit and sill is extremely rot damaged and is in need of replacement. This will include adjacent framing, the sill and door unit.						
<u>Porch</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A							
<u>Deck /Balcony</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	On Grade	Raised	Handrails	Guardrails			
	Pressure Treated Lumber			Concrete Piers			
<u>Outbuildings</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A							

Roof and Chimney

<u>Roof Covering</u>					
Location:	Material:	Approx Age:	Condition:		
<input checked="" type="checkbox"/> All	<input checked="" type="checkbox"/> Tab shingles	<input checked="" type="checkbox"/> 8-10 yrs	<input checked="" type="checkbox"/> Satisfactory	Unsatisfactory	
<u>Flashing</u>	<input checked="" type="checkbox"/> Aluminum	Galvanized	Copper	Lead	Other
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A					
<u>Gutters and Downspouts</u>	Aluminum	Galvanized	Vinyl	Wood	Other
Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Downspout Extensions:		Yes	No	
<u>Chimney 1</u>	Location: <input checked="" type="checkbox"/> Rear				
Satisfactory <input checked="" type="checkbox"/> Unsatisfactory N/A	Block	<input checked="" type="checkbox"/> Brick	Metal	Other	Lined <input checked="" type="checkbox"/> Unlined
➤ This chimney needs to be re-topped or replaced.					
<u>Chimney 2</u>	Location: <input checked="" type="checkbox"/> Rear, right				
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory N/A	Block	<input checked="" type="checkbox"/> Brick	Metal	Other	Lined <input checked="" type="checkbox"/> Unlined

Exterior

<u>Windows and Skylights</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Window Flashing Insulated Glass <input checked="" type="checkbox"/> Storm Windows
	Window Type: <input checked="" type="checkbox"/> Double Hung Casement Awning Sliding Fixed
	Window Material: Metal Vinyl Vinyl covered Wood <input checked="" type="checkbox"/> Wood Other
<ul style="list-style-type: none"> ➤ The windows are in poor condition. • They are old double hung windows with peeling paint and loose and missing putty. • There is rot damage to much of the frame and trim work. Expect to replace the windows. 	
<u>Exterior Siding</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	
Location	Material Condition:
<input checked="" type="checkbox"/> All	<input checked="" type="checkbox"/> Cedar shingles <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory
	Satisfactory Unsatisfactory
	Satisfactory Unsatisfactory
<ul style="list-style-type: none"> • ➤ Much of the siding is weathered, cupped, curled, damaged, or missing. • The siding in the best condition is in the rear inside corner and on the right side. Expect to do extensive re-siding of the building. 	
<u>Exterior Trim</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	➤ There is rot damage at all door and window areas and corner trim. Expect to remove all wood trim, much of the siding, and refinish the outside of the building. Expect to find some rot damaged sheathing and wood framing.
<u>Garage / Carport</u> Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Attached Detached Door Operator Operating Safety Reverse
	➤ The wood bulkhead door to the basement is rot damaged and in need of replacement.

Structure

<u>Type of Building</u>	<input checked="" type="checkbox"/> Single Family	Multi-Unit	Condominium Unit	Other			
<u>Construction Type</u>	<input checked="" type="checkbox"/> Wood Frame	Other					
<u>Roof Design</u>	<input checked="" type="checkbox"/> Gable	Shed	Hip	Gambrel	Flat	Dormer	Other
<u>Foundation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Poured Concrete Slab on Grade	Brick	Block	<input checked="" type="checkbox"/> Stone	Granite	Other	
<u>Posts / Supports</u> <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Steel	Masonry	<input checked="" type="checkbox"/> Wood	None	Not Visible	Other	
<u>Floor Structure</u> <u>Floor Joist</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	2x6	2x8	2x10	2x12	Engineered Truss	Truss Joist	<input checked="" type="checkbox"/> Post and Beam Other
<u>Joist Spacing</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	24" o.c.	16" o.c.	<input checked="" type="checkbox"/> 3' o.c.	Random	Other		
<ul style="list-style-type: none"> ➤ The framing, especially in the front, should be considered beyond repair. It is extremely rot damaged and in need of replacement. • There is mold contamination on sheathing and serious damage to sills, joists, and columns. • The condition of the framing would suggest the alternative of demolishing the building and starting over. 							
<u>Carrying Beam</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	<input checked="" type="checkbox"/> Wood	Steel	Other				
<u>Wall Structure</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	2 x 6	2 x 4	<input checked="" type="checkbox"/> Post and Beam				
<p>➤ There is a hole through the wall on the second floor toward the rear and in the attic. These areas are susceptible to rain penetration and animals entering and causing more damage.</p>							
<u>Roof Structure</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	2 x 12	2 x 10	2 x 8	2 x 6	Engineered Truss	<input checked="" type="checkbox"/> Post and Beam	Other

Basement (or Lower Level)

<u>Basement Type</u>	<input checked="" type="checkbox"/> Full	Partial	None	Slab on Grade	
<u>Basement Walls</u>	<input checked="" type="checkbox"/> Open	Closed	% Closed	Other	
<u>Basement Dampness</u>	<input checked="" type="checkbox"/> Some Signs	Extensive	None Observed		
	<input checked="" type="checkbox"/> Past	<input checked="" type="checkbox"/> Present	Unknown		
<ul style="list-style-type: none"> ➤ As mentioned earlier, there is mold on walls and ceilings. All debris and superfluous material should be removed. • If the building is to be refurbished, be sure gutters are installed to collect roof water and drain it away from the building. 					
<u>Basement Ceiling</u>	<input checked="" type="checkbox"/> Open	Closed	% Closed	Other	
<p>➤ The basement framing is open to the outside in the front where there is extreme damage. Expect continued deterioration until the building is replaced or renovated.</p>					
<u>Floor</u>	<input checked="" type="checkbox"/> Concrete	Dirt	Other	Carpet	N/A
<input checked="" type="checkbox"/> Satisfactory Unsatisfactory					
<u>Crawl Space</u>	Not Accessible / Not Observed		Vapor Barrier	Insulation	Ventilation
Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	Floor:	Concrete	Dirt	Other	
	Dampness:	Some Signs	Extensive	None Observed	
<u>Floor Drain:</u>	Satisfactory	Unsatisfactory	<input checked="" type="checkbox"/> N/A		
<u>Sump Pump:</u>	Tested	Not Tested	Satisfactory	Unsatisfactory	<input checked="" type="checkbox"/> Unknown
<p>➤ There was an open pit toward the front in the basement and one could see underneath a platform area but it was not accessible and not inspected.</p>					

Heating System

<u>Heating System</u>	<u>Fuel:</u>	Gas	<input checked="" type="checkbox"/> Oil	Electric	Wood
	<u>Heat Source:</u>	Forced Hot Air	<input checked="" type="checkbox"/> Forced Hot Water	Electric Baseboard	Steam Boiler
	<u>Age:</u> <input checked="" type="checkbox"/> 40 yrs	Radiant Heat			Other
<u>Capacity:</u>	Satisfactory	<input checked="" type="checkbox"/> Unsatisfactory	N/A		
<u>Fuel supply:</u>	<input checked="" type="checkbox"/> Oil Tank In Basement	Electricity	Wood	Outside oil tank	Propane
				Public Gas Supply	Other
<u>Fire Box /Heat Exchanger:</u>	Partially Observed	Not Observed	Closed Combustion	N/A	
	Have Condition Checked Before Settlement				
➤ Expect to replace the heating system.					
<u>Distribution</u>	Radiators	<input checked="" type="checkbox"/> Convective Baseboards	Radiant	Convectors	
<u>Piping:</u>	<input checked="" type="checkbox"/> Copper	Galvanized	Cast Iron	Pipes Not Visible	
	Ductwork	<input checked="" type="checkbox"/> Heat Source in each Room:		<input checked="" type="checkbox"/> Yes	No
➤ There is evidence that the pipes have frozen in all locations. Expect to replace the heat distribution piping along with the entire heating system. This would require the lining of the chimney.					
<u>Humidifier</u>	Atomizer	Evaporator	Steam	Not Functioning	Not Tested <input checked="" type="checkbox"/> N/A
<u>Supplementary Heat</u>	Satisfactory	Wood Stove	Fireplace	Unit Heater	Other
	Unsatisfactory				
	<input checked="" type="checkbox"/> N/A				
<u>Cooling:</u>	<input checked="" type="checkbox"/> N/A	Tested	Not Tested	Age of System:	
Room Units	Central Air	Exterior AC Components	Other	Satisfactory	
				Unsatisfactory	

Plumbing

<u>Water Service</u>	<input checked="" type="checkbox"/> Public Private Satisfactory Unsatisfactory
	<u>Pipes:</u> <input checked="" type="checkbox"/> Copper Galvanized Plastic Pipes Not Visible
<u>Piping</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory N/A	Copper Galvanized Brass Plastic Not Visible
	<u>Leaks:</u> Some Signs Extensive None Observed
	<u>Cross Connections:</u> None Observed
	<u>Hose Bibbs:</u> Operating Not Operating Frost Free Not Tested
➤ The pipes have been cut and there is no water to test fixtures. Expect to re-plumb the entire building. This would include supply piping and waste piping.	
<u>Drain/Waste/Vent</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory N/A	<input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Galvanized Brass <input checked="" type="checkbox"/> Plastic <input checked="" type="checkbox"/> Cast Iron
	<u>Leaks</u> Extensive <input checked="" type="checkbox"/> None Observed
	<u>Drain Function</u> Slow Satisfactory
	<u>Waste Disposal</u> <input checked="" type="checkbox"/> Public Private Not Known
➤ As mentioned above this material should be removed and replaced.	
<u>Water Heater</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory N/A	Electric Gas <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Integral with heating system
	Capacity: <input checked="" type="checkbox"/> On demand <input checked="" type="checkbox"/> Ample for 3-5 people
	Age: <input checked="" type="checkbox"/> Pressure Relief Valve Extension: <input checked="" type="checkbox"/> Yes No
➤ This is part of the boiler and would be replaced along with the other material.	

Bathrooms

<u>Bathroom 1</u> Location: <input checked="" type="checkbox"/> 1 st Floor	<input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Lavatory Built in tub Whirlpool <input checked="" type="checkbox"/> Tub Stall Shower Vanity <input checked="" type="checkbox"/> Window Fan <input checked="" type="checkbox"/> GFCI Outlet
	<u>Shower Wall Covering:</u> Ceramic Tile Fiberglass Plastic <input checked="" type="checkbox"/> N/A
Satisfactory <input checked="" type="checkbox"/> Unsatisfactory N/A	<u>Floor Covering:</u> <input checked="" type="checkbox"/> Vinyl Tile Linoleum Sheet Goods
	<u>Water Problems:</u> Leaks Moisture Damage Loose Toilet <input checked="" type="checkbox"/> N/A
<p>➤ What is unsatisfactory is the dilapidated condition of the bathroom and the serious damage to the sheathing and finishes.</p>	

<u>Bathroom 2</u> Location: <input checked="" type="checkbox"/> 2 nd Floor	<input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Lavatory <input checked="" type="checkbox"/> Built in tub Whirlpool Leg Tub Stall Shower Vanity <input checked="" type="checkbox"/> Window Fan <input checked="" type="checkbox"/> GFCI Outlet
	<u>Shower Wall Covering:</u> Ceramic Tile Fiberglass <input checked="" type="checkbox"/> Plastic N/A
Satisfactory <input checked="" type="checkbox"/> Unsatisfactory N/A	<u>Floor Covering:</u> <input checked="" type="checkbox"/> Vinyl Tile Linoleum Sheet Goods
	<u>Water Problems:</u> Leaks Moisture Damage Loose Toilet <input checked="" type="checkbox"/> N/A
<p>➤ Here the flooring is damaged and the finish material in the bathroom needs to be removed and replaced. Expect all fixtures in the bathroom to be replaced. Extensive remodeling of the bathrooms will be required.</p>	

<u>Bathroom3</u> Location:	Toilet Lavatory Built in tub Whirlpool Leg Tub Stall Shower Vanity Window Fan GFCI Outlet
	<u>Shower Wall Covering:</u> Ceramic Tile Fiberglass Plastic N/A
Satisfactory Unsatisfactory <input checked="" type="checkbox"/> N/A	<u>Floor Covering:</u> Ceramic Tile Linoleum Sheet Goods
	<u>Water Problems:</u> Leaks Moisture Damage Loose Toilet N/A

Kitchen and Appliances

<u>Cabinets and Countertop</u> <input checked="" type="checkbox"/> Satisfactory	GFCI Outlets: <input checked="" type="checkbox"/> Yes No		➤ Like the bathroom there are ground fault outlets that have been installed as electrical premises wiring has been upgraded but there is no power to the building so whether they are functioning properly is unknown.		
<u>Sink</u> Satisfactory	Plumbing Leaks: <input checked="" type="checkbox"/> No Water				
<u>Disposal:</u> Satisfactory <input checked="" type="checkbox"/> N/A	Operating Age: ____				
<u>Dishwasher</u> Satisfactory <input checked="" type="checkbox"/> N/A	Operating Age: ____				
<u>Range/Oven</u> Satisfactory <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Operating Gas Electric Age: ____				
<u>Ventilation</u> Satisfactory	Operating Exhaust fan Ductless Vented to the outside Filter Light <input checked="" type="checkbox"/> No Venting Installed				
<u>Refrigerator</u> Satisfactory <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Operating Age: ____				
<u>Other Appliances</u> Satisfactory	Operating Type: Age: ____				
<u>Floor</u> <input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Vinyl tile Sheet goods Ceramic Hardwood Other				
<u>Clothes Washer</u> Satisfactory N/A	Operating Age: ____				
<u>Clothes Dryer</u> Satisfactory N/A	Operating Gas Electric Vented to the outside Age: ____ Clean out exhaust duct				
➤ The 9x9 vinyl tiles likely contain asbestos. There is mold on the ceiling and multiple cracks. Expect to remove the finish material.					

Electrical

<u>Service Entrance Cable</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Capacity: <input checked="" type="checkbox"/> 100 Amps <input checked="" type="checkbox"/> 120 /240 Volts Outside Disconnect
	Service Entrance Conductors: <input checked="" type="checkbox"/> Overhead Underground
	Conductor Material: Copper <input checked="" type="checkbox"/> Aluminum
<u>Main Service Panel</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Location: <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Bonded
	Means of Disconnect: <input checked="" type="checkbox"/> Circuit Breakers Fuses
	Adequate Clearance and Working Space: <input checked="" type="checkbox"/> Yes No
	Water Pipe Grounded: <input checked="" type="checkbox"/> Yes No
	Ample Capacity: <input checked="" type="checkbox"/> Yes No
	Capacity of Main Disconnect: <input checked="" type="checkbox"/> 100 Amps
	➤ There is no power to the building.
<u>Sub panel</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> N/A	Location: Fuses Circuit Breakers
<u>Circuits and Conductors</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Ample # of Circuits: Yes <input checked="" type="checkbox"/> No
	Branch Circuit Wiring Type: <input checked="" type="checkbox"/> Copper Aluminum
	<ul style="list-style-type: none"> ➤ Much of the electrical wiring has been upgraded with ground faulted outlets at many of the appropriate and required locations. There were also receptacles installed at various locations. Nothing was tested because there was no power but it appears to have been professionally done.
<u>Ground Fault Outlets (GFCI)</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Exterior <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Bathrooms
<u>Outlets, Fixtures and Switches</u> <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unknown	Random Testing Reversed Polarity Open Ground
<u>Smoke Detectors</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory	Battery Operated Hard Wired Carbon Monoxide
	<ul style="list-style-type: none"> ➤ For additional safety, consider installing 'hard wired' smoke detectors on each floor and in the bedrooms. Detectors should be interconnected with battery backup.

Interior

<u>Floors</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Hardwood <input checked="" type="checkbox"/> Softwood <input checked="" type="checkbox"/> Wall-to-Wall Carpet Other <ul style="list-style-type: none"> ➤ There was obvious sagging of floors especially on the front on the right which is an indication of the poor condition of the framing. • Carpets that exist are worn, damaged, and in need of replacement.
<u>Walls</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	<input checked="" type="checkbox"/> Plaster Drywall Wood Paneling Other ➤ There is mold in the rear kitchen area on the second floor and holes through walls on the second floor on the right.
<u>Ceilings</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Plaster Drywall <input checked="" type="checkbox"/> Paneling <input checked="" type="checkbox"/> Ceiling tile
<u>Stairs/Railings</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	
<u>Fireplace/Stove</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory N/A	Flue liner Damper: Operating Not Operating Clean before use Metal pre-fab Free-standing Wood stove insert ➤ The fireplace is blocked off.
<u>Doors (inside)</u> Satisfactory <input checked="" type="checkbox"/> N/A	

Attic

<u>Access</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Complete attic access <input checked="" type="checkbox"/> Limited attic access Behind knee walls only													
	<input checked="" type="checkbox"/> Direct observation Not observed No access													
	<input checked="" type="checkbox"/> Stairs Pull down Access panel <input checked="" type="checkbox"/> Not Insulated													
<u>Moisture Stains</u>	<input checked="" type="checkbox"/> Some sign Extensive Mold/Mildew Condensation None observed													
	<p>➤ There are holes in sheathing on gable ends where squirrels and other animals can find their way in. The building should be considered poorly insulated.</p>													
<u>Storage</u>	Heavy <input checked="" type="checkbox"/> Light Floored Not floored N/A													
<u>Insulation</u> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory	Type: Fiberglass Cellulose Rock wool Polystyrene <input checked="" type="checkbox"/> Vermiculite													
	<table border="1"> <tr> <td rowspan="4">Amount installed at</td> <td>Rafters:</td> <td>Avg. Inches _____</td> <td>Approx. R Value _____</td> </tr> <tr> <td><input checked="" type="checkbox"/> Floor:</td> <td>Avg. Inches <u>2-4</u></td> <td><input checked="" type="checkbox"/> Approx. R Value <u>6-8</u></td> </tr> <tr> <td>Above Ceiling:</td> <td>Avg. Inches _____</td> <td>Approx. R Value _____</td> </tr> <tr> <td>Other:</td> <td>Avg. Inches _____</td> <td>Approx. R Value _____</td> </tr> </table>	Amount installed at	Rafters:	Avg. Inches _____	Approx. R Value _____	<input checked="" type="checkbox"/> Floor:	Avg. Inches <u>2-4</u>	<input checked="" type="checkbox"/> Approx. R Value <u>6-8</u>	Above Ceiling:	Avg. Inches _____	Approx. R Value _____	Other:	Avg. Inches _____	Approx. R Value _____
	Amount installed at		Rafters:	Avg. Inches _____	Approx. R Value _____									
			<input checked="" type="checkbox"/> Floor:	Avg. Inches <u>2-4</u>	<input checked="" type="checkbox"/> Approx. R Value <u>6-8</u>									
			Above Ceiling:	Avg. Inches _____	Approx. R Value _____									
		Other:	Avg. Inches _____	Approx. R Value _____										
	<table> <tr> <td>Air baffles installed</td> <td>Yes</td> <td>No</td> <td>Unnecessary</td> </tr> <tr> <td>Vent path from eave blocked</td> <td>Yes</td> <td>No</td> <td></td> </tr> </table>	Air baffles installed	Yes	No	Unnecessary	Vent path from eave blocked	Yes	No						
	Air baffles installed	Yes	No	Unnecessary										
Vent path from eave blocked	Yes	No												
<p>➤ The vermiculite insulation may have trace amounts of asbestos in it. It should be bagged up prior to any renovations. The building is open to squirrels or other animals.</p>														
<u>Ventilation</u> <input checked="" type="checkbox"/> Satisfactory Unsatisfactory	Windows Attic Fan Whole House Fan Turbine Roof Vents Ridge Vent Soffit Vent <input checked="" type="checkbox"/> Gable End Louvers													