

August 5, 2005

Joe & Mariah Tilman

RE: Residential Visual Condition Assessment for:

495 Sun Way
Fairbanks, Alaska 99709

Summary:

Based upon a limited visual assessment performed on August 1, 2005, the dwelling and its immediate site appear to be generally safe, sound, and sanitary with a few exceptions. Mariah Tilman (buyer) and the sellers were present during the visual assessment. The exceptions that need to be fixed soon are listed in the **Recommendations:** portion of this report. After these corrections are made the dwelling appears suitable for long-term occupancy assuming it is properly maintained.

The residence, built in the 1980's, is a two-story duplex. Water is trucked to the house and stored in a water holding tank and sewage is disposed of in a private on-site septic system. Verification of separation distances between the well or holding tank, septic system and heating oil tank or inspection of the well, holding tank or fuel tank, is not within the scope of work of this report.

Recommendations:

I recommend making the following safe, sound, and sanitary corrections soon. These corrections concern (Safe) life safety or egress issues, (Sound) site or structural soundness issues, and (Sanitary) health and sanitation items. As a professional standard for repairs, comply with the current codes and amendments as adopted by the City of Fairbanks Building Department. Employ workers who are knowledgeable enough to perform their duties in a competent manner and identify other possible deficiencies if encountered during repairs and construction. Please contact me immediately for additional recommendations if any other safe, sound, or sanitary deficiencies are found.

1. Add downspouts to the duplex rain gutters to help channel roof runoff away from the house. Ensure that a horizontal downspout is attached to channel water away from the house.
2. Add a 12"x12" concrete pier block with an adjustable bracket and 4x4 post to the interior deck beam that is spliced with plywood. Attach the post to the beam with metal strapping. Fasten the top of the strap to the beam with 4-#8 screws and fasten the bottom strap to the 4x4 post with 4-#8 screws.
3. Add a guardrail to the end of the deck that is higher than 30" above the finish grade of the surrounding yard. The guardrails shall be constructed so that a 4-inch sphere

- cannot be passed through the opening. Bolt the intermediate posts to the deck with (2) - 1/4" diameter thru bolts.
4. Add one handrail each to the exterior stairs that lead from the yard to the front deck for each unit. The handrail shall be a minimum of 34" high. The top rail of the handrail must be graspable meaning that rail must be between 1 1/4" and 2 5/8" circular cross section.
 5. Add one handrail to the wall adjacent to the interior stairs that lead from the first floor to the second floor. Add handrails to both unit's stairs. The handrail shall be a minimum of 34" high. The top rail of the handrail must be graspable meaning that rail must be between 1 1/4" and 2 5/8" circular cross section.
 6. Move the wiring for Unit #2's hot water heater into the housing located on the hot water heater.
 7. Add piping to Unit #1's hot water heater's temperature/pressure relief valve (tprv) so that the outlet of the pipe is within 6 inches of the floor.
 8. Fill the hole in Unit #1's distribution panel with a listed cover or spare breaker. Properly label all of the circuits in Unit #1's distribution panel. Employ a licensed electrician to perform these repairs.
 9. Properly label all of the circuits in Unit #2's distribution panel. Employ a licensed electrician to perform this repair.
 10. The temperature of the hot water in the kitchen of Unit #2 was measured well in excess of 120 degrees Fahrenheit. The house's domestic hot water is made with an electric hot water heater tank. Lower the temperature of the hot water by adjusting the hot water tanks aquastat to a temperature of 120 degrees Fahrenheit.
 11. Add new smoke detectors to the first floor ceilings of both units. Follow the manufacturer's installation recommendations.
 12. Add a properly functioning carbon monoxide detector to each level of the house per the attached State of Alaska Fire Marshall's recommendations. Follow the manufacturer's installation recommendations.
 13. The jet pump that pulls water from the water tank to the pressure tank is plugged into its power source. Remove the pigtail and hardwire the pump to its power source. Protect the wiring in flexible metal conduit.

Additional Observations and Possible Future Maintenance Issues:

While perhaps not strictly safe, sound, or sanitary concerns for immediate repair, the following items should be noted.

- A. Consider contacting the Fairbanks Fire Department or your local volunteer fire department to find out where and how many fire extinguishers should be in your house. Also conduct monthly tests of the smoke detectors located on each floor by providing a smoke source to the smoke detectors to ensure that they function properly.
- B. Both duplex units are heated with monitor heaters. Ensure that the heaters are maintained by a licensed contractor once a year. Have the units serviced in the summer when the heat is not needed.

- C. Unit #2 has a receptacle for an electric dryer, but does not have a vent for the dryer. If an electric dryer is installed at a future date use rigid metal duct to vent the dryer to the exterior. Flexible metal duct may be used in lieu of the rigid metal duct for the first 8 feet of the new dryer duct. Seal the joints in the duct with smooth metal tape. Do not use screws to join individual sections of metal duct. The new metal ducting shall extend from the dryer exhaust port to the exterior wall. Install a listed vent hood with back flow preventer on the outside face of the exterior wall.
- D. Consider adding a sign with the numbers of the address prominently displayed at the driveway entrance directly off of Sun Way. Contact your service area fire department for the sign and numbering. Many service area fire departments provide the signs at no cost. Be sure and install the signage so that snowfall or vegetation will not obscure its visibility from the road.
- E. The house has an adjustable foundation with an open air crawlspace. Ensure that the perimeter of the house stays open so that ambient air can circulate under the house during the winter months. Do not close off the crawlspace with latticed or solid skirting.

Limitations:

This site visit is brief, visual, noninvasive, nondestructive, and limited to readily accessible areas. This is not an all-inclusive inspection. This is not a thorough code compliance check. It does not replace the many inspections normally made during the building construction process. Documents not provided or obtained for review are excluded. Geotechnical, Environmental, Flood zones, and wetlands are excluded from this report. Detached buildings are excluded, unless specifically included on the Pre-Assessment Letter. The observations are of particular points. Occupant's belongings are not usually moved. (Do not infer that conditions are the same away from the points actually observed. Hidden conditions often vary from those observed and may have an impact on a "Safe, Sound and Sanitary" condition.) This report was prepared for the exclusive use of Joe & Mariah Tilman. This document and the attachments pertain only to the house located at 495 Sun Way, Fairbanks, Alaska. If this report is made available to others, it should be for information on factual data only pertaining to this particular residence. The data from this report should be considered representative only of the time the Residential Visual Condition Assessment was completed. The statute of limitations for this report and the author of this report is 180 days from the time of the date listed at the beginning of this report. Thank you for allowing me to be of service to you. I am available to provide you with any further assessment or design needs you might have.

Sincerely,



Mark M. Martin, P.E.

Attachments:

Pre-Assessment Letter

Copy of the inspection list and field notes, 6 pages

Pre-Assessment Letter, Residential Visual Condition Assessment

Address: 495 SUN Way, Fairbanks AK 99709

Buyer: Joe + Mariah Tilman

Scope: Thank you for retaining me to perform a residential visual condition assessment. Please consider any specific concerns you might have about the house and then ask me those questions during the site visit.

Please allow **2 hours** for my on-site inspection.

Document Check: Listed below are some documents you might find worthwhile to have:

- Disclosure Statement? • Blue Prints? • Specifications? • Well Log? • Soils Investigations? • City Building Department Records? • Other Engineers' Reports or Visits? • Appraiser Visits or Appraisals? • Other Technical Information? (i.e. Site, structural, mechanical, electrical)

Please provide the information above if you want the contents reviewed and included in this report. The Fairbanks North Star Borough Assessing Office, City of Fairbanks Building Department, Alaska Department of Environmental Conservation and of course the present owner are good locations to obtain these documents. If these items become available later, please allow me to review them on your behalf.

Report: 1. The written report A) highlights "Safe, Sound, and Sanitary" corrections recommended being made soon, B) lists other observations and possible future maintenance issues, C) recommends, if needed, retaining additional experts to determine the extent and corrective action (if any) for discoveries better investigated by others; D) recommends special inspections, if needed.

2. Presented orally at the site are the discovered A) corrections recommended being made soon, B) observations and possible future maintenance issues.

Fee: My fee is based on site time, and report time. You should expect the fee for this work to be 770⁰⁰. The fee is due at the **beginning** of the on-site visual condition assessment, payable to **Martin Engineering Company**.

Limitations:

This site visit is brief, visual, noninvasive, nondestructive, and limited to readily accessible areas. This is not an all-inclusive inspection. **This is not a thorough code compliance check and code citation is not within the scope of this evaluation.** It does not replace the many inspections normally made during the building construction process. The test is non-destructive which means I do not cut holes in the walls, ceilings, roofs, or floors. Usually the only object I remove is the face of the cabinet for the distribution panel (breaker box). I do not make estimates on any possible repair costs or remaining usefulness of any portion of the house, garage or its contents. Documents not provided or obtained for review are excluded. Geotechnical issues, Environmental issues, Flood zones, and Wetlands are excluded from this report. Detached buildings are excluded, unless specifically included on the Contract Letter. The observations are of particular points. Occupant's belongings are not usually moved. (Do not infer that conditions are the same away from the points actually observed. Hidden conditions often vary from those observed and may have an impact on a "Safe, Sound and Sanitary" condition.) The statute of limitations for this report and the author of this report is 180 days from the time of the date listed at the beginning of this report.

RESIDENTIAL VISUAL CONDITION ASSESSMENT CRITERIA LIST

Property: 495 SUN Way Visit Date: 8/11/08
 Date Built: _____ Size: _____ In 2:21 Out _____
 Client: Mariah + Joe Tilman Wx: _____
 Mail to: _____
 Ph/Fax/Email: _____
 Guests: Gregory + Janis

You have asked me to Include Special Concerns _____. Report Needed by _____

There appears to be no universally accepted criteria list for condition assessments for Alaskan mortgages. (If anyone reading this knows one, please tell me.) Criteria differ widely between loan underwriters and between engineers or home inspectors. This list is offered as a compilation from my experience with mortgage criteria, insurance risk management, and engineering practice. Many of the items below may not apply to a given property, or may not be visible during our limited visit.

A condition assessment is not a thorough code compliance check and code citation is not within the scope of this evaluation. The test is non-destructive which means I do not cut holes in the walls, ceilings, roofs, or floors. Usually the only object I remove is the face of the cabinet for the distribution panel (breaker box). This condition assessment does not replace the ten or more inspections that may be made during a home construction process. Rather, it is a brief overview to determine if the property appears to be "Safe, Sound, and Sanitary." It is a quick visual assessment of what is readily evident at a site visit.

Definitions and Abbreviations:

- a. "Safe" is short for life safety and egress and includes items like:
Trip and fall safety, smoke detector safety, electrical safety, and appropriate exiting, especially from basements and bedrooms.
- b. "Sound" is short for site and structural soundness and includes items like:
Readily visible site drainage, moisture flow away from the building, gravity and lateral load restraint systems, footing and foundation wall condition, framing trusses, connections, and home moisture control as it affects the structure.
- c. "Sanitary" refers to health and sanitation items like:
Building fresh air supply, exhaust fans and ducts, sewer venting, and sanitizable surfaces in cooking or bathing areas.

Yes = **Yes, where checked** No = **No, where checked** Nvis = **None readily Visible** or Not Readily accessible
 NA = **Not Applicable** or **Not Available** for this assessment. NC = **Not Checked** or **No Comment**

1. Pre Assessment Letter-Did you read and do you agree with the information, fees, & limitations outlined in the Pre-Assessment Letter? (Yes / No)

Mariah Tilman [Signature] 7/26/08
 Print Sign Date

2. DOCUMENTS – Were any of these provided to me?

- a. Full Detail, Property Profile &/or Disclosure Statements? (Yes / No / NA)
- b. City Building Department Records, Blue Prints, or Specifications? (Yes / No / NA)
- c. Soils Investigation, Well Log, or Boring Log? (Yes / No / NA)
- d. Other Engineers' Reports or Visits (for any reason whatever) (Yes / No / NA)
- e. Other Technical Info. (re: sitework, structure, plumbing,elec,)? (Yes / No / NA)
- f. Appraiser Visits or Appraisals? (Yes / No / NA)

3. EXTERIOR of BUILDING & SURROUNDING SITE

- a. **NFS soils** (non-frost susceptible - were NFS soils evident?) (Yes / NVis / NA / NC / No)
- b. **Drainage** - does the site appear drained, esp near the home? (Yes / NVis / NA / NC / No)
- c. **Building setbacks** - appear to be fire fighting separation (30')? (Yes / NVis / NA / NC / No)
- d. **Soils separation to untreated wood** - does it appear adequate? (Yes / NVis / NA / NC / No)
- e. **Walkways, slabs, & aprons** - do they appear satisfactory? (Yes / NVis / NA / NC / No)
- f. **Foundation condition** - does it appear satisfactory from the outside? (Yes / NVis / NA / NC / No)
- g. **Door jambs** - do exterior door reveals appear satisfactory? (Yes / NVis / NA / NC / No)
 (Badly nonuniform reveals may indicate home settling.)
- h. **Other** - _____

1/2" / 2" Fram on
Blocks

4. UTILITIES - Outside

- a. **Electric service main disconnect size** - is how many amps? 2400 AMPS? (Yes / NVis / NA / NC / No)
- b. **Electric mast guy wire** - is there one? (Yes / NVis / NA / NC / No)
- c. **Electric service ground wire/rod** - is there one? (Yes / NVis / NA / NC / No)
- d. **Service Riser Securely Attached to House?** (Yes / NVis / NA / NC / No)
- e. **Service Drop** - does it pass through/touched by trees? (Yes / NVis / NA / NC / No)
- f. **Service Drop** - how close is it to the ground? (Yes / NVis / NA / NC / No)
- g. **GFCI outlets outside** - are the exterior outlets GFCI? (Yes / NVis / NA / NC / No)
- h. **Fire Hydrant** - is there one nearby? (Yes / NVis / NA / NC / No)
- i. **Sewer cleanout** - is there a cleanout evident outside the home? (Yes / NVis / NA / NC / No)
- j. **Well Casing** - sealed well cap, wiring protected, 12" above grade? (Yes / NVis / NA / No) → Hobby Tank
- k. **Other** - _____

5. ROOF

- a. **Roofing** - does it seem compatible with the roof-slope? (Yes / NVis / NA / NC / No)
- b. **Roofing condition** - does it appear serviceable? hot spots? (Yes / NVis / NA / NC / No)
- c. **Flashings** - do they appear satisfactory? (Yes / NVis / NA / NC / No)
- d. **Venting** - does the attic appear vented from the outside? (Yes / NVis / NA / NC / No)
 How? (eave, gable-end vents, ridge vents, other?) ice dams? _____
- e. **Fascia** - paint peeling, rotting, protected from dripping roof? (Yes / NVis / NA / NC / No)
- f. **Gutters/DownSpout/Splashblock** - drain water away from house? (Yes / NVis / NA / NC / No)
- g. **Rafter/Beam tails** - appear serviceable, any decay? (Yes / NVis / NA / NC / No)
- h. **Other** - _____

6. CHIMNEYS, VENTS, & ACCESSORIES

- a. **Chimney & cap** - do they appear satisfactory, viewed from ground? (Yes / NVis / NA / NC / No)
- b. **Chimney height** - does it appear tall enough to draft properly? (Yes / NVis / NA / NC / No)
- c. **Chimney height** - does it need a stack brace (> 5ft unbraced)? (Yes / NVis / NA / NC / No)
- d. **Exhaust clearances** - far enough away from openings for fumes? (Yes / NVis / NA / NC / No)
- e. **VTRs** (vents through roof) - appear satisfactory from ground? (Yes / NVis / NA / NC / No)
- f. **Wall vents** - do they appear satisfactory? (Yes / NVis / NA / NC / No)
- g. **Other** - _____

7. STAIRS, OPENINGS, DECKS, & BALCONIES

- a. **Stair rise/run** - does it appear satisfactory? (Yes / NVis / NA / NC / No)
 (existing stairs > 30" wide, Rise = < 8", Run = > 9")
- b. **Stair headroom** - is there about 6'- 8" min new & 6'- 6" existing? (Yes / NVis / NA / NC / No)
- c. **Handrails** - Do they appear satisfactory? (200 lb load, @ 36" +/- 2") (Yes / NVis / NA / NC / No)
- d. **Sheetrock and Firetape** - is it in the closets below stairways? (Yes / NVis / NA / NC / No)
- e. **Guardrails** at openings/edges/stairs - do they appear satisfactory? (Yes / NVis / NA / NC / No)
 (30" max fall distance?, openings < 4" sphere?) guard 36", stair 34"
- f. **Decks & balconies** - does the strength seem adequate? (Yes / NVis / NA / NC / No)
- g. **Other** - _____

Deck
Add Support
at Beam Splice

Add to both
units stairs
1st to 2nd
One final cut
Deck > 30"

Add Guard on Fall v. Deck
Add Handrail to Stairs on Deck

8. GARAGE

- a. **Solid core / 20-min** – is there one (w/o pet door) into home? (Yes / NVis / NA / NC / No)
- b. **Self Closer** – is there one on the door? (Yes / NVis / NA / NC / No)
- c. **Sheetrock & fire tape** – on the wall/ ceiling satisfactory? (Yes / NVis / NA / NC / No)
- d. **Smoke seal** – present when interior & garage floors are flush? (Yes / NVis / NA / NC / No)
- e. **OHD** (overhead door) – tracks, rollers, spring, braces appear satisf? (Yes / NVis / NA / NC / No)
- f. **OHD** – do the **safety features** work? (Yes / NVis / NA / NC / No)
- g. **GFCI outlets** – present in garages after 1981? (Yes / NVis / NA / NNC / No)
- h. **Appliance bracing** – are they **laterally braced** for earthquakes? (Yes / NVis / NA / NC / No)
- i. **Unit Heater** – noticeable leaks, properly attached to wall or ceiling? (Yes / NVis / NA / NC / No)
- j. **Other** - _____

X

9. FURNACE/BOILER

Monitor → Maint + #1 Cr1

- a. **18" ignition height** – is it present if furnace is in the garage? (Yes / NVis / NA / NC / No)
- b. **Accessible** – is the furnace/ boiler accessible for repair? (Yes / NVis / NA / NC / No)
- c. **Combustion air** – (- 1^2 / 5 kbtu) How is it provided? Boiler air intake covered/dirty? _____
- d. **Chimneys & connectors** – overall condition appear serviceable? (Yes / NVis / NA / NC / No)
- e. **Chimney** – is inside of stack dirty? Stack robber? (Yes / NVis / NA / NC / No)
- f. **Clearances to combustibles** – do clearances appear satisfactory? (Yes / NVis / NA / NC / No)
- g. **Lateral support** – does the furnace seem stable against earthquakes? (Yes / NVis / NA / NC / No)
- h. **Pressure/ temp release** valve – piping extend to 6" from floor? (Yes / NVis / NA / NC / No)
- i. **Wiring** – does it appear satisfactory? (Yes / NVis / NA / NC / No)
- j. **Forced Air Furnace** – is filter clean? Return duct 10' away from furn (Yes / NVis / NA / NC / No)
- k. **Duct openings** – are the garage ducts isolated from the home? (Yes / NVis / NA / NC / No)
- l. **Expansion tank present?** – leaks or missing? (Yes / NVis / NA / NC / No)
- m. **Exhaust appliances?** – fans or dryer in same room? (Yes / NVis / NA / NC / No)
- n. **Boiler/furnace leaks?** – any leaks, soot markings on wall/below base (Yes / NVis / NA / NC / No)
- o. **Other** – Date last serviced? Power Cut off Switch accessible? - _____

X

10. HOT WATER HEATER (HWH)

- a. **Release valve** – piping extended to within 6" from floor? (Yes / NVis / NA / NC / No)
- b. **Lateral support** – does the HWH appear stable for earthquakes? (Yes / NVis / NA / NC / No)
- c. **Wiring** – does the wiring appear satisfactory? Old two wire system? (Yes / NVis / NA / NC / No)
- d. **PRV** – is it tapped directly into the HWH tank?(6"max) (Yes / NVis / NA / NC / No)
- e. **Grounding** – is the HWH properly grounded? (Yes / NVis / NA / NC / No)
- f. **Other** - _____

Unit #2

→ move wiring into HWH

11. ELECTRIC PANEL

- a. does the panel appear **grounded**? (Yes / NVis / NA / NC / No)
- b. **General appearance** – does it appear uncrowded and serviceable? (Yes / NVis / NA / NC / No)
- c. **Grounding bus** (GB) – is GB separate from neutral bus? (Yes / NVis / NA / NC / No)
- d. **Panel connectors** – are panel penetrations protected, w/ connectors? (Yes / NVis / NA / NC / No)
- e. **GFCI breakers** – present for Spas/whirlpools/outdoor hot tubs? (Yes / NVis / NA / NC / No)
- f. **Dryer wiring** #10 AWG Three wire plus ground? (Yes / NVis / NA / NC / No)
- g. **HWH wiring** 30 Amp breaker? (Yes / NVis / NA / NC / No)
- h. **Connections** @ breakers – are they tight? (Yes / NVis / NA / NC / No)
- i. **Copper** – Are the branch circuits **copper** (not aluminum)? (Yes / NVis / NA / NC / No)
- j. **Circuit breakers** – are they double wired? Are they listed for double? (Yes / NVis / NA / NC / No)
- k. **Other** - _____

Unit #1
Fill Hole in Panel
Label
No dryer

Unit #2
Label panel

12. FLOORS, WALLS, & CEILINGS

- a. **General appearance** – appear plumb, square, and serviceable? (Yes / No)
- b. **Beams & Headers** – do they generally appear satisfactory? (Yes / NVis / NA / NC / No)
- c. **Decay** – walls free from readily evident decay & delamination? (Yes / NVis / NA / NC / No)
- d. **Cracks** in walls and ceiling – is the home **free of** significant cracks? (Yes / NVis / NA / NC / No)
- e. **Floor strength** – does it seem adequate? (Yes / NVis / NA / NC / No)
- f. **Ridge/ peak staining** – is home free of esp. for unventilated roofs? (Yes / NVis / NA / NC / No)
- g. **Other** - _____

13. WASHER/DRYER/WATER SOFTENER/IRON REMOVAL/HRV/ & CENTRAL VAC.

- a. **Clothes Washer** – water supply lines intact, 2" dia standpipe for drain? (Yes / NVis / NA / NC / No)
- b. **Wiring** – clothes washer plugged into a grounded outlet? (Yes / NVis / NA / NC / No)
- c. **Dryer vent** – does it vent outside with **backflow** preventer? Material? (Yes / NVis / NA / NC / No)
- d. **Dryer** - piping connected to exhaust port? (Yes / NVis / NA / NC / No)
- e. **Backwash/condensate/overflow line** – 2" air gap? Tap into waste line? (Yes / NVis / NA / NC / No)
- f. **Central vacuum** – does it vent outside? (Yes / NVis / NA / NC / No)
- g. **Other** - _____

No Dryer in Unit #1

14. KITCHEN

- a. **Venting** – fresh air venting is provided by...? Window (Yes / NVis / NA / NC / No)
- b. **GFCI outlets** – Are they present in kitchens newer than 1993? (Yes / NVis / NA / NC / No)
- c. **Sanitizable surfaces** – can the surfaces be cleaned? (Yes / NVis / NA / NC / No)
- d. **Dry** – is the area free of leaks and readily evident decay? (Yes / NVis / NA / NC / No)
- e. **CO venting** for propane ranges – is provided by...? _____
- f. **Hot Water** – what is the measured temperature? 170° in Bathroom
- g. **Other** - _____

*Lot 25
Black
Submerge Sub*

15. BATHROOMS – a. **Venting** – fresh air venting is provided by...? Fan

- b. **GFCI outlets** – Are they present and working? (Yes / NVis / NA / NC / No)
- c. **Sanitizable surfaces** – can the surfaces be cleaned? (Yes / NVis / NA / NC / No)
- d. **Dry** – is the area free of leaks and readily evident decay? mold? (Yes / NVis / NA / NC / No)
- e. **Sewer vent** – does the commode flush indicate functional venting? (Yes / NVis / NA / NC / No)
- f. **Lights in Tub/shower?** Are they GFCI protected? (Yes / NVis / NA / NC / No)
- g. **Tub/Shower** – Surround OK? Tiles OK? Tub to wall interface OK? (Yes / NVis / NA / NC / No)
- h. **Commode** – leaks or siphoning? (Yes / NVis / NA / NC / No)
- i. **Other** - _____

16. BEDROOMS

- a. **Egress windows** – Are they egress-able? (Yes / NVis / NA / NC / No)
- b. **Closet lights** – Are they enclosed bulbs or fluorescent? (Yes / NVis / NA / NC / No)
- c. **Smoke detectors** – present and work in the halls by bedrooms? (Yes / NVis / NA / NC / No)
- d. **Other** - _____

add SDS to lower level both units

17. WINDOWS

- a. **Cracked** – are the windows still serviceable/function correctly? (Yes / NVis / NA / NC / No)
- b. **Window wells** – Dimensions of footprint, depth of well? _____
- c. **Evidence of leaking** – on window sills/ condensation? (Yes / NVis / NA / NC / No)
- d. **Safety glass in necessary location** – bedroom, bottom of stairs? (Yes / NVis / NA / NC / No)
- e. **Natural lighting** – in all habitable areas? (Yes / NVis / NA / NC / No)
- f. **Other** - _____

*Unit #2
Lower Level*

18. FIRE SAFETY

- a. **Smoke detectors** – present & functional on every level? (Yes / NVis / NA / NC / No)
- b. **Fire suppression system** – is there one? (Yes / NVis / NA / NC / No)
- c. **Fire extinguishers in house** – how many visible/charged? _____
- d. **House address easily identifiable?** (Yes / NVis / NA / NC / No)
- e. **Carbon Monoxide Detector present?** (Yes / NVis / NA / NC / No)

19. WOOD STOVES, FIREPLACES & SPACE HEATERS

- a. **Combustion air** – (- 1 in² / 5 kbtu) How is it provided? (Yes / NVis / NA / NC / No)
- b. **Chimneys & connectors** – overall condition appear serviceable? (Yes / NVis / NA / NC / No)
- c. **Clearances to combustibles** – do clearances appear satisfactory? (Yes / NVis / NA / NC / No)
- d. **Backdrafting** – area free from readily evident indications of...? (Yes / NVis / NA / NC / No)
- e. **Drying cracks** – wall / ceiling free from likely heat related cracks? (Yes / NVis / NA / NC / No)
- f. **Fire extinguishers / water hose** – is there one nearby? (Yes / NVis / NA / NC / No)
- g. **Other** - _____

20. BASEMENT

- a. Are there **two ways** out? Lighting easily accessible? (Yes / NVis / NA / NC / No)
- b. **GFCI outlets** – present in unfinished basements newer than 1993? (Yes / NVis / NA / NC / No)
- c. **Dry, mold free** – is the basement dry and mold free? (Yes / NVis / NA / NC / No)
- d. **Sump Pump** – does it work/ does it drain somewhere? GFCI? (Yes / NVis / NA / NC / No)
- e. **Other** - _____

21. WATER SERVICE & SANITARY SEWER

- a. **Metallic Water pipes** – are they grounded? (Yes / NVis / NA / NC / No)
- b. **Water service** – is there a ground, or bond strap across the meter? (Yes / NVis / NA / NC / No)
- c. **Circ pump, PRV, meter, heat tape** – appear satisfactory? (Yes / NVis / NA / NC / No) → Heat tape to meter
- d. **Leaks** – free from readily evident water or sewer leaks? (Yes / NVis / NA / NC / No)
- e. **Check valve** – check valve downstream of water meter/well/water tank? (Yes / NVis / NA / NC / No)
- f. **Other** - _____

22. CRAWL SPACE // UNDERFLOOR AREA → Open Area, Post, Post Foot

- a. **Accessible** – Is the crawl space accessible? (Yes / NVis / NA / NC / No)
 (18x24 access? 18" to joists? 12" to beams?)
- b. **Foam insulation** – is there an ignition barrier? (Yes / NVis / NA / NC / No)
- c. **Venting** – is the crawl space vented? (Yes / NVis / NA / NC / No)
- d. **Dry** – is the crawl space / foundation wall dry? (no leaks) (Yes / NVis / NA / NC / No)
- e. **Vapor retarder** – is there one on the ground? (Yes / NVis / NA / NC / No)
- f. **Foundation system (s)** – what kinds are used? Post + Foot
- g. **AWW** (all-weather-wood) – Does foundation appear satisfactory? (Yes / NVis / NA / NC / No)
- h. **Fasteners** – are AWW fasteners **corrosion resistant**? (Yes / NVis / NA / NC / No)
 are anchor bolt nuts installed w/ washers? spacing? (Yes / NVis / NA / NC / No)
- i. **Decay** – is the system free from readily evident decay? (Yes / NVis / NA / NC / No)
- j. **Bracing** for lateral loads – does system appear satisfactory? (Yes / NVis / NA / NC / No)
- k. **Joist condition** – Do floor/ rim joists appear satisfactory, blocked? (Yes / NVis / NA / NC / No) → Covered by insulation
- l. **Posts & beams** – do they appear satisfactory, straight and plumb? (Yes / NVis / NA / NC / No)
- m. **Posts, beams, pads** – do they appear satisfactorily connected? (Yes / NVis / NA / NC / No)
- n. **Cleanouts** – are sewer cleanouts present? (Yes / NVis / NA / NC / No)
- o. **Sewer lines** – cleanouts accessible? Properly supported? (Yes / NVis / NA / NC / No)
- p. **Sewer lines** – dead/flat spots in line? (Yes / NVis / NA / NC / No)
- q. **DWV** (drain waste & vents) – do they appear satisfactory? Leaks? (Yes / NVis / NA / NC / No)
- r. **Sewer Lines** – black to white plastic pipe connections? (Yes / NVis / NA / NC / No)
- s. **Backwash/condensate/overflow line** – 2" air gap? Tap into waste line? (Yes / NVis / NA / NC / No)
- t. **Metallic Water pipes** – are they grounded? (Yes / NVis / NA / NC / No)
- u. **Water service/well** – entry point ok, sand filter before pump, (Yes / NVis / NA / NC / No)
- v. **Lights** – are there any present in crawl space/do they function? (Yes / NVis / NA / NC / No)
- u. **Wiring** – any discrepancies? Open j-box? Bare wires? Loose wiring? (Yes / NVis / NA / NC / No)
- w. **GFCI** outlets present? (Yes / NVis / NA / NC / No)
- x. **HRV** present? duct work looks adequate? HRV hard wired into elec? (Yes / NVis / NA / NC / No)
- y. **Heat tape** present? What kind? (Yes / NVis / NA / NC / No)
- z. **General Condition** – does it appear adequate? (Yes / NVis / NA / NC / No)
- zz. **Other** - _____

23. SECURITY – Can the home be **locked up**?
 is there a **security system**?

- (Yes / NVis / NA / NC / No)
- (Yes / NVis / NA / NC / No)

24. INSECTS/RODENTS – does the home appear **free from ...**?

- (Yes / NVis / NA / NC / No)

25. ATTIC – Accessible? → No Sidel Rafters w/ Insulation

- a. What **framing system** is used? (rafters, trusses, propped rafters, etc.) _____
- b. **Framing members and connections** – do they appear sound? (Yes / NVis / NA / NC / No)
- c. **Tension splice** – does the truss bottom chord splice appear sound? (Yes / NVis / NA / NC / No)
- d. **Heel joint** – is truss heel joint appear sound? Arctic heel (12" at wall) (Yes / NVis / NA / NC / No)
- e. **Eave vents** – do they appear free from insulation **blockage**? (Yes / NVis / NA / NC / No)
- f. **Gable vents** – do they appear large enough and free from frost? (Yes / NVis / NA / NC / No)
- g. **Sheathing** – does the roof appear free from **condensation damage**? (Yes / NVis / NA / NC / No)
- h. **Venting** – does the attic venting appear functional? (Yes / NVis / NA / NC / No)
- i. **Vapor retarder** – Is there one on the ceiling? (Yes / NVis / NA / NC / No)
- j. **Electric boxes & wiring** – free from readily evident discrepancies? (Yes / NVis / NA / NC / No)
- k. **Chimney airspace** – 2" clear space? No insulation touching it? (Yes / NVis / NA / NC / No)
- l. **Can lights & bathroom fans** – listed for being covered by insulation? (Yes / NVis / NA / NC / No)
- m. **VTRs** (sewer & exhaust vents) – do they go through (not into) attic? (Yes / NVis / NA / NC / No)
- n. **Other** _____

26. NATURAL GAS/LIQUID PROPANE.

- a. **Propane Tanks** – are they secure/grounded/can't fall over? (Yes / NVis / NA / NC / No)
- b. **Copper Piping**? – exterior applications only? Is it protected? (Yes / NVis / NA / NC / No)
- c. **Accessible shut-off valve**? (Yes / NVis / NA / NC / No)
- d. **Fuel lines grounded**? (Yes / NVis / NA / NC / No)
- e. **Pressure relief valve** (Yes / NVis / NA / NC / No)
- f. **CO detector present**? (Yes / NVis / NA / NC / No)
- g. **Other** - _____

27. GENERAL REMINDERS.

- a. **Run all plumbing fixtures**? (Yes / NVis / NA / NC / No)
- b. **Measure water temp at closest point to HWH**? (Yes / NVis / NA / NC / No)
- c. **Turn on all lights** ? (Yes / NVis / NA / NC / No)
- d. **Open close all doors** (Yes / NVis / NA / NC / No)
- e. **Electric Outlets** – not in or directly above base board heaters (Yes / NVis / NA / NC / No)
- f. **Exhaust Appliances in House** - bath fans, range hood, dryer, Jen Air? _____
- g. **Other** - _____

→ Unit #2