

Property Address: 1077 Bush

Rating Key: M = Meets minimum B = Below minimum C = See Comment H = Hazardous Y = Yes N = No NV = Not Visible/Viewed NA = Not Applicable

Item # **Comments**
Specify location(s), where necessary

Items marked "M": Only readily visible portions evaluated. Excessive furnishings / stored items prevent full review.

BASEMENT/CELLAR

- 1. Stairs and handrails B
- 2. Basement/cellar floor B,C
- 3. Foundation B
- 4. Evidence of dampness or staining Y
- 5. First floor, floor system B,C
- 6. Beams and columns B

ELECTRICAL SERVICE(S) # of Services . 2

7. Service size:
Amps: 30 ___ 60 ___ 100 X 150 ___ Other ___
Volts: 115 ___ 115/220 X

BASEMENT ONLY:

- 8. Electrical service installation/grounding M
- 9. Electrical wiring, outlets and fixtures B

PLUMBING SYSTEM

- 10. Floor drain(s) (basement) M
- 11. Waste and vent piping (all floors) M
- 12. Water piping (all floors) M
- 13. Gas piping (all floors) C
- 14. Water heater(s), installation M
- 15. Water heater(s), venting B
- 16. Plumbing fixtures (basement) M

HEATING SYSTEM(S) # of 1

- 17. Heating plant(s): Type: Air Fuel: Gas
 - a. Installation and visible condition C
 - b. Viewed in operation (required in heating season) ... Y
 - c. Combustion venting M

The Evaluator is not required to operate the heating plant(s), except during heating season, between October 15 and April 15.

- 18. Additional heating unit(s) Type: Air Fuel: Gas
 - a. Installation and visible condition B,C
 - b. Viewed in operation Y
 - c. Combustion venting M

19. **ADDITIONAL COMMENTS (1 through 18)** B

- 1. *B Loose / damaged tread(s). Handrail lacking end return(s). Short tread run, less than 9".*
- 2. *B Holes / cracked areas creates trip hazards.*
- 2. *C - 6 Crawl space areas not accessible / not viewed.*
- 3. *B Areas of loose / missing mortar.*
- 4. *Stains evident.*
- 5. *B Some over spanning.*
- 5. *C Subfloor seepage stains.*
- 6. *B Telescopic posts are not rated for structural use.*
- 9. *B Unanchored NM wiring in areas.*

- 13. *C Gas line at stoves not visible (appliances are not moved)*
- 15. *B Missing screws on flue (three per joint req.)*

17A *C A heat exchanger test is not preformed. Tool required to remove access panel - not viewed.*

18A *B Rusted*
18A *C A heat exchanger test is not preformed. (2nd)*

19. *B Evidence of pests, traps/poison present.*

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

Item # Comments

First floor.

KITCHEN

| | | |
|--|-------|----------|
| 20. Walls and ceiling | ..... | <u>M</u> |
| 21. Floor condition and ceiling height | ..... | <u>C</u> |
| 22. Evidence of dampness or staining | ..... | <u>Y</u> |
| 23. Electrical outlets and fixtures | ..... | <u>M</u> |
| 24. Plumbing fixtures | ..... | <u>M</u> |
| 25. Water flow | ..... | <u>M</u> |
| 26. Window size/openable area/mechanical exhaust | ..... | <u>M</u> |
| 27. Condition of doors/windows/mech. exhaust | ... | <u>M</u> |

21. ,29,41,49 C Areas out of level.
22. Stains evident.

LIVING AND DINING ROOM(S)

| | | |
|--|-------|----------|
| 28. Walls and ceiling | ..... | <u>M</u> |
| 29. Floor condition and ceiling height | ..... | <u>M</u> |
| 30. Evidence of dampness or staining | ..... | <u>N</u> |
| 31. Electrical outlets and fixtures | ..... | <u>M</u> |
| 32. Window size and openable area | ..... | <u>M</u> |
| 33. Window and door condition | ..... | <u>M</u> |

HALLWAYS, STAIRS AND ENTRIES

| | | |
|--|-------|----------|
| 34. Walls, ceilings, floors | ..... | <u>M</u> |
| 35. Evidence of dampness or staining | ..... | <u>N</u> |
| 36. Stairs and handrails to upper floors | ..... | <u>M</u> |
| 37. Electrical outlets and fixtures | ..... | <u>M</u> |
| 38. Window and door condition | ..... | <u>M</u> |
| 39. Smoke detector(s) | ..... | <u>Y</u> |
| Properly located | ..... | <u>Y</u> |
| * Hard-wired (HWSD) | ..... | <u>Y</u> |

39. Chirping detector(s).

*if N or H in a single family home then SPFire Dept requires HWSD installation

BATHROOM(S)

| | | |
|--|-------|----------|
| 40. Walls and ceiling | ..... | <u>M</u> |
| 41. Floor condition and ceiling height | ..... | <u>M</u> |
| 42. Evidence of dampness or staining | ..... | <u>N</u> |
| 43. Electrical outlets and fixtures | ..... | <u>M</u> |
| 44. Plumbing fixtures | ..... | <u>B</u> |
| 45. Water flow | ..... | <u>M</u> |
| 46. Window size/openable area/mechanical exhaust | ..... | <u>M</u> |
| 47. Condition of windows/doors/mech. exhaust | .. | <u>M</u> |

44. B Tub faucet leaks.

SLEEPING ROOM(S)

| | | |
|---|-------|----------|
| 48. Walls and ceiling | ..... | <u>M</u> |
| 49. Floor condition, area, and ceiling height | .... | <u>M</u> |
| 50. Evidence of dampness or staining | ..... | <u>Y</u> |
| 51. Electrical outlets and fixtures | ..... | <u>M</u> |
| 52. Window size and openable area | ..... | <u>M</u> |
| 53. Window and door condition | ..... | <u>M</u> |

50. Stains evident.

ENCLOSED PORCHES AND OTHER ROOMS

| | | |
|--|-------|----------|
| 54. Walls, ceiling, and floor, condition | ..... | <u>M</u> |
| 55. Evidence of dampness or staining | ..... | <u>Y</u> |
| 56. Electrical outlets and fixtures | ..... | <u>M</u> |
| 57. Window and door condition | ..... | <u>M</u> |

55. Stains evident.

ATTIC SPACE (Visible Areas)

| | | |
|--|-------|-----------|
| 58. Roof boards and rafters | ..... | <u>NA</u> |
| 59. Evidence of dampness or staining | ..... | <u>NA</u> |
| 60. Electrical wiring/outlets/fixtures | ..... | <u>NA</u> |
| 61. Ventilation | ..... | <u>NA</u> |

62. **ADDITIONAL COMMENTS (20 through 61)** H
CO Detector information reported here

62. H Lacking CO detector within 10ft of bedroom door(s).

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

Item # Comments

Second floor

KITCHEN

| | |
|--|------------|
| 20. Walls and ceiling | <u>M</u> |
| 21. Floor condition and ceiling height | <u>C,B</u> |
| 22. Evidence of dampness or staining | <u>N</u> |
| 23. Electrical outlets and fixtures | <u>M</u> |
| 24. Plumbing fixtures | <u>B</u> |
| 25. Water flow | <u>M</u> |
| 26. Window size/openable area/mechanical exhaust | <u>M</u> |
| 27. Condition of doors/windows/mech. exhaust | <u>M</u> |

21. *B Damaged floor covering, not impervious to water.*
 21. *,29,41,49 C Areas out of level.*
 24. *B Sink not vented.*

LIVING AND DINING ROOM(S)

| | |
|--|----------|
| 28. Walls and ceiling | <u>M</u> |
| 29. Floor condition and ceiling height | <u>M</u> |
| 30. Evidence of dampness or staining | <u>N</u> |
| 31. Electrical outlets and fixtures | <u>M</u> |
| 32. Window size and openable area | <u>M</u> |
| 33. Window and door condition | <u>M</u> |

HALLWAYS, STAIRS AND ENTRIES

| | |
|--|----------|
| 34. Walls, ceilings, floors | <u>M</u> |
| 35. Evidence of dampness or staining | <u>N</u> |
| 36. Stairs and handrails to upper floors | <u>M</u> |
| 37. Electrical outlets and fixtures | <u>M</u> |
| 38. Window and door condition | <u>M</u> |
| 39. Smoke detector(s) | <u>Y</u> |
| Properly located | <u>Y</u> |
| * Hard-wired (HWSD) | <u>Y</u> |

*if N or H in a single family home then SPFire Dept requires HWSD installation

BATHROOM(S)

| | |
|--|----------|
| 40. Walls and ceiling | <u>M</u> |
| 41. Floor condition and ceiling height | <u>M</u> |
| 42. Evidence of dampness or staining | <u>N</u> |
| 43. Electrical outlets and fixtures | <u>M</u> |
| 44. Plumbing fixtures | <u>C</u> |
| 45. Water flow | <u>M</u> |
| 46. Window size/openable area/mechanical exhaust | <u>M</u> |
| 47. Condition of windows/doors/mech. exhaust | <u>M</u> |

44. *C Tub full of clothes - not operated.*

SLEEPING ROOM(S)

| | |
|---|----------|
| 48. Walls and ceiling | <u>M</u> |
| 49. Floor condition, area, and ceiling height | <u>M</u> |
| 50. Evidence of dampness or staining | <u>N</u> |
| 51. Electrical outlets and fixtures | <u>M</u> |
| 52. Window size and openable area | <u>M</u> |
| 53. Window and door condition | <u>H</u> |

53. *H Broken / jagged glass.*

ENCLOSED PORCHES AND OTHER ROOMS

| | |
|--|----------|
| 54. Walls, ceiling, and floor, condition | <u>M</u> |
| 55. Evidence of dampness or staining | <u>N</u> |
| 56. Electrical outlets and fixtures | <u>M</u> |
| 57. Window and door condition | <u>M</u> |

58. *, 59, 60, 61 Obstructed access, not viewed.*

ATTIC SPACE (Visible Areas)

| | |
|--|-----------|
| 58. Roof boards and rafters | <u>C</u> |
| 59. Evidence of dampness or staining | <u>NA</u> |
| 60. Electrical wiring/outlets/fixtures | <u>NA</u> |
| 61. Ventilation | <u>NA</u> |
| 62. ADDITIONAL COMMENTS (20 through 61) | <u>M</u> |

CO Detector information reported here

