

**Item #**

**Comment**

Specify location(s), where necessary

**BASEMENT/CELLAR**

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

**ELECTRICAL SERVICE(S) # of Services** 1

- 7. Service size:  
Amps: 30 \_\_\_\_\_ 60 \_\_\_\_\_ 100 X 150 \_\_\_\_\_ Other \_\_\_\_\_  
Volts: 115 \_\_\_\_\_ 115/230 X

**BASEMENT or METER LOCATION(S) ONLY:**

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

**PLUMBING SYSTEM**

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

**HEATING SYSTEM(S) # of** ..... 1

- 17. Heating plant(s): Type: Forced air \_\_\_ Fuel: \_\_\_ Gas \_\_\_\_\_
  - a. Installation and visible condition ..... B
  - b. Viewed in operation (required in heating season) C
  - c. Combustion venting ..... C

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

- 18. Additional heading unit(s) Type: N/A \_\_\_\_\_ Fuel: NA \_\_\_\_\_
  - a. Installation and visible condition ..... NA
  - b. Viewed in operation ..... NA
  - c. Combustion venting ..... NA

**19. ADDITIONAL COMMENTS (1 through 18)** \_\_\_\_\_

- 1. B- Low headroom Treads less than 9" in length. B- Open stairs lacks complete railing and guardrail system with Intermediate rails less than 4 " apart
- 2. B- Lack vapor barrier in crawl space
- 3. C- Crawl space portions not visible
- 4. Y- Stains on foundation walls. Seepage, water on floor. Pit near front wall full of water
- 5. B- Lacks proper framing around stairway/hatch opening  
Staining below bathroom. C-Crawl space portions not visible
- 8. H- Electric service grounding loop at water meter to house side disconnected.  
B- Circuits not fully indexed
- 9. H-Open electrical box at floor joist  
H- Exposed threads at light fixture above laundry
- 10. H- Floor drain clean out plug missing, drain must be functional with plug installed
- 11. B- Unapproved rubber type coupling near main stack
- 12. B- Exterior water faucet lack backflow prevention  
B- Flex water supply connectors unapproved through floor
- 14. B- Flexible connectors are unapproved for water piping for water heaters  
C- Water heater off, not viewed operating
- 16. H- Taped repair at Laundry tub drain piping.  
B- Laundry tub clogged
- 17 a. B- Filter clogged, lacks change
- 17 b. C- Non heating season, not fully evaluated.
- 17 c. C- Not viewed operating

**Item #                      Comment**

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

**KITCHEN**

20. Walls and ceiling .....	<u>  M  </u>
21. Floor condition and ceiling height .....	<u>  M  </u>
22. Evidence of dampness or staining .....	<u>  N  </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 windows/doors/mech. exhaust ....	<u>  H  </u>

27. H- Broken glass, boarded windows
28. B- Damaged walls
33. H- Broken glass
B- Damaged and boarded windows
B-Front door screwed shut, frame damage
39. H- Hardwired smoke detector disconnect / removed.
Hardwired smoke detector required to be connected and properly functional
H-Non functional detector in sleeping room

**LIVING AND DINING ROOM(S)**

28. Walls and ceiling .....	<u>  B  </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>  H  </u>

42. Y- Staining at walls
43. H- Faulty, non functional GFCI outlet
44. H- Shower sprayer hose lacks backflow prevention
B- Tub faucet leaks
46. B- Boarded window
47. B- Boarded window
48. B- Damaged walls

**HALLWAYS, STAIRS AND ENTRIES**

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

53. B- Damaged, boarded windows
54. B- Peeling paint at Ceiling and floor
B- Loose blocks below porch
55. Y- Front porch ceiling stained
57. H- Broken window and door glass
58. B- Damaged roof boards
59. Y- Stains on rafters and boards.
62. H- Lacks CO detector within 10 ft of sleeping rooms

\* if N or H in SINGLE FAMILY HOME the SPFire Dept requires HWSD installation

**BATHROOM(S)**

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

**SLEEPING ROOM(S)**

48. Walls and ceilings .....	<u>  B  </u>
49. Floor condition 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>  B  </u>

**ENCLOSED PORCHES AND OTHER ROOMS**

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

**ATTIC SPACE (Visible Areas)**

58. Roof boards and rafters .....	<u>  B  </u>
59. Evidence of dampness or staining .....	<u>  Y  </u>
60. Electrical wiring/outlets/fixtures .....	<u>  M  </u>
61. Ventilation .....	<u>  Y  </u>

**62. ADDITIONAL COMMENTS (20 through 61)      H**

CO Detector information reported here

