



HOME INSPECTION REPORT



Your Address Here

Inspection Date:

01/01/2018

Prepared For:

YOUR NAME HERE

Prepared By:

Mspect Certified Home Inspections

P.O. Box 55

Louisburg, KS 66053

816-214-7207

info@mspectkc.com

Report Number:

001

Inspector:

Matt Miller

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

| | |
|----------------------|------------------------------|
| Approximate Age: | 10-15 years |
| Style: | Single Family |
| Main Entrance Faces: | West |
| State of Occupancy: | Occupied |
| Weather Conditions: | Sunny |
| Recent Rain: | Yes |
| Ground cover: | Damp Temperature: 50-60°F |

RECEIPT / INVOICE

Mspect Certified Home Inspections
P.O. Box 55
Louisburg, KS 66053
816-214-7207

Date: 01/01/2018

Inspection Number: **001**

Name: **YOUR NAME HERE**

| | |
|-------------|----------------------|
| Inspection: | \$400.00 |
| Other** | \$ <u> </u> |
| Total: | \$400.00 |

☒ Check #:

☐ Cash

** ☐ Radon

☐ Termite

☐ Building Performance Inspection

Inspected By: Matt
License/Certification #:249438



SERVICE WALKS ☒ None ☐ *Public sidewalk needs repair*
Material: ☐ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Trip Hazard*
☐ *Pitched towards home* ☐ *Settling cracks* ☐ Not visible ☐ Typical cracks

DRIVEWAY/PARKING ☐ None
Material: ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Fill cracks and seal
☐ *Pitched towards home* ☐ *Trip hazard* ☐ *Settling Cracks* ☒ Typical crack

PORCH (covered entrance) ☐ None
Support Pier: ☐ Concrete ☐ Wood ☐ Not visible ☒ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Railing/Balusters recommended*
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Safety Hazard*

STOOPS/STEPS ☐ None ☒ *Uneven risers*
Material: ☒ Concrete ☐ Wood ☐ Other ☐ *Railing/Balusters recommended*
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Cracked* ☐ *Settled*
☐ *Rotted/Damaged* ☒ *Safety Hazard*

PATIO ☐ None
Material: ☒ Concrete ☐ Flagstone ☐ Kool-Deck® ☐ Brick ☐ *Trip hazard*
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Settling Cracks*
☐ *Pitched towards home (See remarks page)* ☐ Drainage provided ☐ Typical cracks

DECK/BALCONY (flat, floored, roofless area) ☐ None
Material: ☒ Wood ☐ Metal ☐ Composite ☐ Not visible ☒ *Railing/Balusters recommended*
Finish: ☐ Treated ☐ Painted/Stained ☐ Other
☐ *Improper attachment to house* ☒ *Railing loose*
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ *Wood in contact with soil*

DECK/PATIO/PORCH COVERS ☒ None ☐ *Earth to wood contact* ☐ *Moisture/Insect damage*
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Posts/Supports need Repair*
Recommend: ☐ Metal Straps/Bolts/Nails/Flashing ☐ *Improper attachment to house*

FENCE/WALL ☐ Not evaluated ☒ None
Type: ☐ Brick/Block ☐ Wood ☐ Metal ☐ Chain Link ☐ *Rusted* ☐ Other
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Loose Blocks/Caps* ☐ Typical cracks
Gate: ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Planks missing/damaged*

LANDSCAPING AFFECTING FOUNDATION (See remarks page)
Negative Grade: ☐ East ☐ West ☐ North ☐ South ☐ Satisfactory
☒ *Recommend additional backfill* ☐ *Recommend window wells/covers* ☐ *Trim back trees/shrubberies*
☐ *Wood in contact with/improper clearance to soil* ☐ Yard drains observed - not tested

RETAINING WALL ☒ None **Material:** ☐ *Drainage holes recommended*
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Safety Hazard* ☐ *Leaning/cracked/bowed*
 (Relates to the visual condition of the wall)

HOSE BIBS ☐ None ☐ No anti-siphon valve
Operates: ☒ Yes ☐ No ☐ Not tested ☐ Not on

GENERAL COMMENTS

Railing recommended on steps - SAFETY CONCERN.
Railings loose - SAFETY CONCERN.
Deck supports are bowed and cracked-Recommend repair
Front stoop step risers are uneven may present a trip hazard.
Recommend additional backfill to create a proper pitch away from the house.





ROOF VISIBILITY ☒ All ☐ Partial ☐ None ☐ Limited by:

INSPECTED FROM ☒ Roof ☐ Ladder at eaves ☐ Ground (*Inspection Limited*) ☐ With Binoculars

STYLE OF ROOF

Type: ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat ☐ Other
Pitch: ☐ Low ☒ Medium ☐ Steep ☐ Flat

ROOF COVERING

Roof #1: Type: *Asphalt* Estimated Layers: *1+ Layers* Approximate age of cover: *10-15+ years*

VENTILATION SYSTEM **Type:** ☒ Soffit ☐ Ridge ☐ Gable ☒ Roof
Appears Adequate: ☒ Yes ☐ No ☐ Turbine ☐ Powered ☐ Other
(See Interior remarks page) (See Attic section)

FLASHING **Material:** ☒ Galv/Alum ☐ Asphalt ☐ Not visible ☐ Rubber
☐ Copper ☐ Foam ☐ Other ☐ Lead
Condition: ☐ Not visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Rusted*
☐ *Separated from chimney/roof* ☐ *Recommend Sealing* ☐ Other

VALLEYS ☐ N/A **Material:** ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper
☐ Not visible ☐ Other
Condition: ☐ Not visible ☒ Satisfactory ☐ Marginal ☐ Poor
☐ *Rusted* ☐ Holes ☐ *Recommend Sealing*

CONDITION OF ROOF COVERINGS **Roof #1:** ☐ Satisfactory ☒ Marginal ☐ Poor

Condition: ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots ☒ Broken/Loose Tiles/Shingles
☐ Nail popping ☒ Granules missing ☐ Alligatoring ☐ Blistering ☒ Missing Tabs/Shingles/Tiles
☐ Moss buildup ☐ Exposed felt ☐ Cupping ☐ Incomplete/Improper Nailing

SKYLIGHTS ☒ N/A ☐ *Cracked/Broken* ☐ Not visible
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

PLUMBING VENTS ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
☐ *Recommend roofer evaluate* ☐ Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

Missing tabs or shingles in need of repair or replacement.
Replacement within 5 years.





EXTERIOR

CHIMNEY(S) ☐ None Location(s): **South**

Viewed From: ☒ Roof ☐ Ladder at eaves ☐ Ground with binoculars

Rain Cap/Spark Arrestor: ☒ Yes ☐ No ☐ **Recommended**

Chase: ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☒ Framed

Evidence of: ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose Brick ☐ Rust

Flue: ☐ Tile ☒ Metal ☐ **Unlined** ☐ Not visible

Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote ☐ **Not evaluated (See remarks page)**

☐ **Have flue(s) cleaned and re-evaluated** ☐ **Recommend Cricket/Saddle/Flashing**

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

GUTTERS/SCUPPERS/EAVESTROUGH ☐ None ☐ **Needs to be cleaned** ☐ **Downspouts needed**

Material: ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum ☐ Other

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Rusting**

Leaking: ☐ Corners ☐ Joints ☐ **Hole in main run**

Attachment: ☒ Loose ☒ **Missing spikes** ☐ **Improperly sloped (See remarks page)**

Extension needed: ☒ North ☐ South ☐ East ☐ West

SIDING (*See remarks page EIFS)

Material: ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco

☐ EIFS* ☐ Asphalt ☒ Wood ☐ Metal/Vinyl ☐ Other

☐ Typical cracks ☐ **Monitor** ☒ **Wood rot** ☐ Peeling paint ☐ **Loose/Missing/Holes**

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Recommend repair/painting**

TRIM, SOFFIT, FASCIA, FLASHING

Material: ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Fiber Cement ☐ Stucco

☐ **Recommend repair/painting** ☐ **Damaged wood** ☐ Other

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

CAULKING

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

☐ **Recommend around windows/doors/masonry ledges/corners/utility penetrations**

WINDOWS & SCREENS ☐ **Failed/fogged insulated glass**

Material: ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl Clad

Screens: ☒ Torn L.R. ☐ Bent ☐ Not installed ☐ Glazing/caulk needed

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Wood rot** ☐ **Recommend repair/painting**

STORMS WINDOWS ☒ None ☐ Not installed ☐ Wood ☐ Clad comb. ☐ Wood/metal comb.

Putty: ☐ Satisfactory ☐ **Glazing/caulk needed** ☐ N/A

Condition: ☐ Satisfactory ☐ **Broken/cracked** ☐ **Wood rot** ☐ **Recommend repair/painting**

SLAB-ON-GRADE/FOUNDATION ☒ N/A (See Basement/Crawl Space)

Stem Wall: ☐ Concrete block ☐ Poured concrete ☐ Other

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Not visible

Slab: ☐ Post tensioned ☐ Poured concrete ☐ Other

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor (See comments page)

GENERAL COMMENTS

Siding was showing some wear, but still in functional condition.
 Some damaged storm window(s) and screen(s) were evident.
 North east downspout disconnected, broken splash block
 Sump pump drain above ground.



ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

☒ Underground ☐ Overhead ☐ *Weather head/mast needs repair*
 Condition: ☒ Sat. ☐ Marginal ☐ Poor
 Exterior outlets: ☒ Yes ☐ No Operative: ☒ Yes ☐ No ☐ *Overhead wires too low*
 GFCI present: ☒ Yes ☐ No Operative: ☒ Yes ☐ No ☐ *Less than 3' from balcony/deck/windows*
☐ Reverse polarity ☐ Open ground ☐ Safety Hazard

EXTERIOR DOORS

| | | | | |
|--|-----------------------------------|-------------------------------|----------------------------------|----------------------------------|
| | <i>Patio</i> | <i>Storm</i> | <i>Entrance</i> | |
| Weatherstripping: <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Missing | <input type="checkbox"/> Replace |
| Door Condition: <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | | |

EXTERIOR A/C - HEAT PUMP

UNIT #1: ☐ N/A **Location:**
 Brand: Heil A/C - HEAT PUMP MODEL:NHP224GKC2 Approximate age: 1-5 yrs.
 Outside Disconnect: ☒ Yes ☐ No Maximum fuse/breaker rating: 60 Amp Fuses/breakers installed: 60 Amp
 Level: ☐ Yes ☒ No ☐ Cabinet/housing rusted ☐ Improperly sized fuses/breakers
 Condenser Fins: ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

GENERAL COMMENTS

Condensing unit not level.
 No screen on Back Door.
 No storm door at front entry.



GARAGE

TYPE

☒ Attached
 ☐ None
 ☐ Detached
 ☐ 1-car
 ☒ 2-car
 ☐ 3-car
 ☐ 4-car

AUTOMATIC OPENER

☒ Yes
 ☐ No
 ☒ Operable
 ☐ Inoperable
 ☐ *Remote not available*

SAFETY REVERSE

Operable:
☒ Pressure reverse
 ☒ Electric eye
 ☐ *Need(s) adjusting*
☐ *Safety hazard*

ROOFING

Material:
☒ Same as house
 Type:
 Approx. Age:
 Approx. layers:

SIDING / TRIM

Siding:
☒ Same as house
 ☐ Wood
 ☐ Metal
 ☐ Vinyl
 ☐ Stucco
 ☐ Masonry
 ☐ Slate
 ☐ Fiberboard

Trim:
☐ Same as house
 ☐ Wood
 ☐ Aluminum
 ☐ Vinyl

FLOOR

Material:
☒ Concrete
 ☐ Gravel
 ☐ Asphalt
 ☐ Dirt
 ☐ Other

Condition:
☒ Satisfactory
 ☐ Typical cracks
 ☐ *Large settling cracks*
☐ *Recommend evaluation/repair*

Burners less than 18" above garage floor:
☒ N/A
 ☐ Yes
 ☐ No
 ☐ *Safety hazard*

SILL PLATES

☒ Not visible
 ☐ Floor level
 ☐ Elevated
 ☐ *Rotted/Damaged*
☐ *Recommend repair*

OVERHEAD DOOR(S)

Material:
☒ Wood
 ☐ N/A
 ☐ Fiberglass
 ☐ Masonite
 ☐ Metal
 ☐ *Recommend repair*

Condition:
☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ *Overhead door hardware loose*

Recommend Priming/Painting Inside & Edges:
☒ Yes
 ☐ No
 ☒ *Recommend lubrication*
☐ *Weather-stripping missing/damaged*

EXTERIOR SERVICE DOOR

☒ None

Condition:
☐ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ *Damaged/Rusted*

ELECTRICITY PRESENT

☒ Yes
 ☐ No
 ☐ Not visible

Reverse polarity:
☐ Yes
 ☒ No
 Open ground:
☐ Yes
 ☒ No
 ☒ *Safety hazard*

GFCI Present:
☒ Yes
 ☐ No
 Operates:
☒ Yes
 ☐ No
 ☐ *Handyman/extension cord wiring*

FIRE SEPARATION WALLS & CEILING (Between garage & living area)

☐ N/A
 ☒ Present
 ☐ *Missing*

Condition:
☒ Satisfactory
 ☐ *Safety hazard(s)*
☐ *Recommend repair*
☐ *Holes walls/ceiling*

Fire door:
☐ Not verifiable
 ☐ *Not a fire door*
☒ *Needs repair*
☐ Satisfactory

☐ N/A
 ☐ Satisfactory
 ☐ Inoperative
 ☐ Missing
 ☐ *Needs repair*

Moisture Stains Present:
☒ Yes
 ☐ No
 Typical Cracks:
 ☐ Yes
 ☐ No

GENERAL COMMENTS

Refrigerator/freezer should not have GFCI.
 Evidence of plumbing leak in garage ceiling.
 Broken outlet Cover-SAFETY HAZARD.
 Door between garage and living area need weather stripping.

**COUNTERTOPS**
☒ Satisfactory ☐ Marginal ☐ *Recommend repair/caulking*
CABINETS
☒ Satisfactory ☐ Marginal ☐ *Recommend repair/adjustment*
PLUMBING COMMENTS

Faucet Leaks: ☐ Yes ☒ No **Pipes leak/corroded:** ☒ Yes ☐ No
Sink/Faucet: ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ *Recommend repair*
Functional Drainage: ☒ Adequate ☐ Poor **Functional Flow:** ☒ Adequate ☐ Poor

WALLS & CEILING

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ *Moisture stains*

HEATING / COOLING SOURCE
☒ Yes ☐ No
FLOOR

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

APPLIANCES*(See remarks page)*

| | | | | | | | |
|--|-----------|---|-----------------------------|--|-----------|---|-----------------------------|
| <input checked="" type="checkbox"/> Disposal | Operates: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Trash compactor | Operates: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Oven | Operates: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Exhaust fan | Operates: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Range | Operates: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Refrigerator | Operates: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Dishwasher | Operates: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Microwave | Operates: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Other | Operates: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | | | | |

Dishwasher Airgap: ☒ Yes ☐ No **Dishwasher Drain Line Looped:** ☒ Yes ☐ No
Outlets Present: ☒ Yes ☐ No Operable: ☒ Yes ☐ No
G.F.C.I.: ☒ Yes ☐ No Operable: ☒ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No ☐ *Potential safety hazard(s)*

GENERAL COMMENTS

Slight plumbing leak in sink drain line connection.-Recommend repair.

LAUNDRY ROOM**ROOM COMPONENTS**

Laundry sink: ☒ N/A **Faucet leaks:** ☐ Yes ☐ No **Pipes leak:** ☐ Yes ☐ No
Cross connections: ☐ Yes ☐ No **Heat source present:** ☐ Yes ☒ No **Room vented:** ☐ Yes ☒ No
Dryer vented: ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented
 ☐ *Not vented to Exterior* ☐ *Recommend repair* ☐ *Safety hazard*
Electrical: Open ground/reverse polarity within 6' of water: ☐ Yes ☒ No ☐ *Safety hazard*
G.F.C.I. present: ☐ Yes ☒ No **Operates:** ☐ Yes ☒ No
Appliances: ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace
Washer hook-up lines/valves: ☐ Leaking ☐ Corroded ☐ Not visible
Gas Shut-off Valve: ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ *Safety hazard* ☐ Not visible

GENERAL COMMENTS

Water stain on ceiling.



BATHROOM(S)

BATH: HALL BATH

SINKS / TUBS / SHOWERS

Faucet leaks: ☐ Yes ☐ No

Fixture(s) Condition:

Loose: ☐ Yes ☐ No

☐ Satisfactory ☐ Marginal

Pipes leak: ☐ Yes ☐ No

☐ Poor

TOILET

Bowl Loose: ☐ Yes ☒ No

Operates: ☒ Yes ☐ No ☐ Toilet leaks ☐ Cracked bowl/tank ☐ Cross connection

SHOWER / TUB AREA / SINK(S)

Material: ☐ Ceramic/Plastic

☒ Fiberglass

☐ Masonite

☐ Other

Condition: ☒ Satisfactory

☐ Marginal

☐ Poor

☐ Rotted floors

Caulk/Grouting Needed: ☒ Yes ☐ No

Where:

Functional Drainage:

☒ Adequate

☐ Poor

Functional Flow: ☒ Adequate ☐ Poor

Whirlpool Operable: ☒ N/A ☐ Yes ☐ No

Access panel to pump/motor:

☐ Yes ☐ No

WALLS / CEILING / CABINETS

Moisture stains present: ☐ Yes ☒ No

Outlets present: ☒ Yes ☐ No

G.F.C.I. Present: ☐ Yes ☒ No

Operates: ☐ Yes ☒ No

Open ground/Reverse polarity within 6' of water:

☐ Yes ☒ No Potential safety hazards present: ☒ Yes ☐ No

HEATING / COOLING SOURCE

☒ Yes

☐ No

Window/Door: ☒ Yes ☐ No

☒ Satisfactory

☐ Marginal

☐ Poor

Exhaust Fan: ☒ Yes ☐ No

Operates:

☒ Yes ☐ No

Noisy: ☐ Yes ☐ No

GENERAL COMMENTS

Ground-fault outlet was not operating properly, won't trip needs to be repaired or replaced.
Area needs caulking/grouting. Paint flaking above shower.

BATH: MASTER BATH

SINKS / TUBS / SHOWERS

Faucet leaks: ☐ Yes ☒ No

Fixture(s) Condition:

Loose: ☐ Yes ☒ No

☒ Satisfactory ☐ Marginal

Pipes leak: ☐ Yes ☒ No

☐ Poor

TOILET

Bowl Loose: ☐ Yes ☒ No

Operates: ☒ Yes ☐ No ☐ Toilet leaks ☐ Cracked bowl/tank ☐ Cross connection

SHOWER / TUB AREA / SINK(S)

Material: ☐ Ceramic/Plastic

☒ Fiberglass

☐ Masonite

☐ Other

Condition: ☐ Satisfactory

☒ Marginal

☐ Poor

☐ Rotted floors

Caulk/Grouting Needed: ☐ Yes ☒ No

Where:

Functional Drainage:

☒ Adequate

☐ Poor

Functional Flow: ☒ Adequate ☐ Poor

Whirlpool Operable: ☒ N/A ☐ Yes ☐ No

Access panel to pump/motor:

☐ Yes ☐ No

WALLS / CEILING / CABINETS

Moisture stains present: ☒ Yes ☐ No

Outlets present: ☒ Yes ☐ No

G.F.C.I. present: ☒ Yes ☐ No

Operates: ☒ Yes ☐ No

Open ground/Reverse polarity within 6' of water:

☐ Yes ☒ No Potential safety hazards present: ☒ Yes ☐ No

HEAT / COOLING SOURCE

☒ Yes ☐ No

☐ No

Window/Door: ☒ Yes ☐ No

☐ Satisfactory

☒ Marginal

☐ Poor

Exhaust Fan: ☒ Yes ☐ No

Operates:

☒ Yes ☐ No

Noisy: ☐ Yes ☐ No

GENERAL COMMENTS

Ground-fault outlet was not operating properly, won't trip needs to be repaired or replaced.
Shower head and valve not properly secured.

**BATHROOM(S)****BATH: N/A****SINKS / TUBS / SHOWERS****Faucet leaks:** ☐ Yes ☐ No**Fixture(s) Condition:****Loose:** ☐ Yes ☐ No☐ Satisfactory☐ No☐ Marginal**Pipes leak:**☐ Yes ☐ No☐ Poor**TOILET****Bowl Loose:** ☐ Yes ☐ No**Operates:** ☐ Yes ☐ No☐ Toilet leaks☐ *Cracked bowl/tank*☐ *Cross connection***SHOWER / TUB AREA / SINK(S)****Material:** ☐ Ceramic/Plastic☐ Fiberglass☐ Masonite☐ Other**Condition:** ☐ Satisfactory☐ Marginal☐ Poor☐ Rotted floors**Caulk/Grouting Needed:**☐ Yes ☐ No**Where:****Functional Drainage:**☐ Adequate☐ Poor**Functional Flow:**☐ Adequate☐ Poor**Whirlpool Operable:**☐ N/A☐ Yes ☐ No

Access panel to pump/motor:

☐ Yes ☐ No**WALLS / CEILING / CABINETS****Moisture stains present:**☐ Yes ☐ No**G.F.C.I. present:**☐ Yes ☐ No**Open ground/Reverse polarity within 6' of water:****Outlets present:**☐ Yes ☐ No**Operates:**☐ Yes ☐ No☐ Yes ☐ No**Potential safety hazards present:**☐ Yes ☐ No**HEAT / COOLING SOURCE**☐ Yes ☐ No**Window/Door:**☐ Yes ☐ No☐ Satisfactory☐ Marginal☐ Poor**Exhaust Fan:**☐ Yes ☐ No**Operates:**☐ Yes ☐ No**Noisy:**☐ Yes ☐ No**GENERAL COMMENTS****BATH: N/A****SINKS / TUBS / SHOWERS****Faucet leaks:** ☐ Yes ☐ No**Fixture(s) Condition:****Loose:** ☐ Yes ☐ No☐ Satisfactory☐ No☐ Marginal**Pipes leak:**☐ Yes ☐ No☐ Poor**TOILET****Bowl Loose:** ☐ Yes ☐ No**Operates:** ☐ Yes ☐ No☐ Toilet leaks☐ *Cracked bowl/tank*☐ *Cross connection***SHOWER / TUB AREA / SINK(S)****Material:** ☐ Ceramic/Plastic☐ Fiberglass☐ Masonite☐ Other**Condition:** ☐ Satisfactory☐ Marginal☐ Poor☐ Rotted floors**Caulk/Grouting Needed:**☐ Yes ☐ No**Where:****Functional Drainage:**☐ Adequate☐ Poor**Functional Flow:**☐ Adequate☐ Poor**Whirlpool Operable:**☐ N/A☐ Yes ☐ No

Access panel to pump/motor:

☐ Yes ☐ No**WALLS / CEILING / CABINETS****Moisture stains present:**☐ Yes ☐ No**G.F.C.I. present:**☐ Yes ☐ No**Open ground/Reverse polarity within 6' of water:****Outlets present:**☐ Yes ☐ No**Operates:**☐ Yes ☐ No☐ Yes ☐ No**Potential safety hazards present:**☐ Yes ☐ No**HEAT / COOLING SOURCE**☐ Yes ☐ No**Window/Door:**☐ Yes ☐ No☐ Satisfactory☐ Marginal☐ Poor**Exhaust Fan:**☐ Yes ☐ No**Operates:**☐ Yes ☐ No**Noisy:**☐ Yes ☐ No**GENERAL COMMENTS****This confidential report is prepared exclusively for** Error! AutoText entry not defined.

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**LOCATION: MASTER BEDROOM**

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☒ Yes ☐ No Where: On and below window sill appears to be from spill.
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Cover plates missing ☐ Safety Hazard
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☒ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☒ No
Doors & Windows: Operational: ☒ Yes ☐ No
 Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

Hole in door - recommend repair.
Loose Handle.

LOCATION: BEDROOM 1

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where:
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Cover plates missing ☐ Safety Hazard
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☒ No
Doors & Windows: Operational: ☒ Yes ☐ No
 Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS**LOCATION: OFFICE**

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where:
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Coverplates missing ☐ Safety Hazard
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☒ No
Doors & Windows: Operational: ☒ Yes ☐ No
 Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

Loose door handle.

**LOCATION: LIVING ROOM**

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☒ Yes ☐ No Where: Above outlet on east wall.
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Coverplates missing ☐ Safety Hazard
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☒ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☒ Yes ☐ No
Locks/Latches Operable: ☐ Yes ☒ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

Front door dead bolt needs adjustment.

LOCATION: LOWER LEVEL

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where:
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Coverplates missing ☐ Safety Hazard
Heating/Cooling Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☒ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☒ Yes ☐ No
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

Missing light bulb.
Limited visibility-Very cluttered.

LOCATION: N/A

Walls & Ceiling: ☐ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☐ No Where:
Floor: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☐ Yes ☐ No **Outlets:** ☐ Yes ☐ No **Operates:** ☐ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Coverplates missing ☐ Safety Hazard
Heating/Cooling Source: ☐ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☐ Yes ☐ No
Locks/Latches Operable: ☐ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

**LOCATION: N/A**

Walls & Ceiling: ☐ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☐ No **Where:** ☐ Squeaks ☐ Slopes
Floor: ☐ Satisfactory ☐ Marginal ☐ Poor
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☐ Yes ☐ No **Outlets:** ☐ Yes ☐ No **Operates:** ☐ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☐ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☐ Yes ☐ No
Locks/Latches Operable: ☐ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS**LOCATION: N/A**

Walls & Ceiling: ☐ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☐ No **Where:** ☐ Squeaks ☐ Slopes
Floor: ☐ Satisfactory ☐ Marginal ☐ Poor
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☐ Yes ☐ No **Outlets:** ☐ Yes ☐ No **Operates:** ☐ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☐ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☐ Yes ☐ No
Locks/Latches Operable: ☐ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS**LOCATION: N/A**

Walls & Ceiling: ☐ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☐ No **Where:** ☐ Squeaks ☐ Slopes
Floor: ☐ Satisfactory ☐ Marginal ☐ Poor
Typical cracks: ☐ Yes ☐ No
Ceiling Fan: ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☐ Yes ☐ No **Outlets:** ☐ Yes ☐ No **Operates:** ☐ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☐ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☐ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☐ Yes ☐ No
Locks/Latches Operable: ☐ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

**INTERIOR WINDOWS / GLASS**

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Needs repair
☐ Representative number of windows operated ☐ Painted shut (See remarks page)
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A **Safety Glazing Needed:** ☐ Yes ☐ No
☐ Glazing compound needed ☐ Cracked glass ☐ Hardware missing ☐ Broken counter-balance mechanism
Security Bars Present: ☐ Yes ☒ No ☐ Not tested ☐ Safety hazard ☐ Test release mechanism before moving in

FIREPLACE

☐ None Location(s): Living room
Type: ☐ Gas (Not Tested) ☒ Wood ☐ Woodburner stove (See remarks page) ☐ Electric ☐ Ventless
Material: ☐ Masonry ☒ Metal (pre-fabricated) ☐ Metal insert
Miscellaneous: ☐ Blower built-in Operates: ☐ Yes ☐ No **Damper operates:** ☒ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair
Damper Modified for Gas Operation: ☐ Yes ☒ No ☐ Damper missing ☐ Pre-fab panels damaged/worn
Hearth Adequate: ☒ Yes ☐ No **Mantle:** ☐ N/A ☒ Satisfactory ☐ Adequate ☐ Loose/missing
Physical Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined

STAIRS / STEPS / BALCONIES

☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Handrail: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard
Risers/Treads: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven

SMOKE / CARBON MONOXIDE DETECTORS

(See remarks page)

Present: Smoke Detector: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No ☐ Not tested
CO Detector: ☐ Yes ☒ No **Operates:** ☐ Yes ☒ No ☐ Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION☐ N/A

Access: ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No access ☐ Other
Inspected From: ☐ Access panel ☒ In the attic ☐ Other
Location: ☐ Bedroom hall ☒ Bedroom closet ☐ Garage ☐ Other
Access Limited By:
Flooring: ☐ Complete ☐ Partial ☒ None
Insulation: Type: Cellulose ☐ Batts ☒ Loose Average inches: 9-12 Approx. R-rating: Unknown
☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend Baffles @ Eaves
Installed In: ☐ Rafters ☐ Walls ☒ Between ceiling joists ☐ Not visible
☐ Recommend additional insulation
Ventilation: ☒ Ventilation appears adequate ☐ Recommend additional ventilation
Fans Exhausted To: ☐ N/A Attic: ☒ Yes ☐ No Outside: ☐ Yes ☐ No ☐ Not visible
HVAC Duct: ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
Chimney Chase: ☒ N/A ☐ Satisfactory ☐ Needs repair ☐ Not visible
Structural Problems Observed: ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend Structural Engineer
Roof Structure: ☒ Rafters ☐ Trusses ☒ Wood ☐ Metal ☐ Other
Collar Ties Present: ☒ Yes ☐ No ☐ N/A
Roof Sheathing: ☐ Plywood ☒ OSB ☐ 1x Wood ☐ Rotted ☐ Stained ☐ Delaminated
Evidence of Condensation/Moisture Leaking: ☐ Yes ☒ No (See remarks page)
Ceiling Joists: ☒ Wood ☐ Metal ☐ Other ☐ Not visible
Vapor Barriers: ☐ Kraft/foil faced ☐ Plastic ☒ Not visible ☐ Improperly installed
Firewall Between Units: ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing (See remarks page)
Electrical: ☐ Open junction box(es) ☐ Handyman wiring ☐ Visible knob-and-tube

GENERAL COMMENTS

Some Smoke detectors missing batteries.-Batteries should be changed every six months-Safety Hazard

**STAIRS** ☐ N/A

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair
Handrail: ☒ Yes ☐ No **Condition:** ☒ Satisfactory ☐ Loose
Headway Over Stairs: ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

FOUNDATION **Condition:** ☒ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Monitor
Material: ☐ Brick ☐ Concrete block ☐ Fieldstone ☒ Poured concrete
Horizontal Cracks: ☐ North ☐ South ☐ East ☐ West
Step Cracks: ☐ North ☐ South ☐ East ☐ West
Vertical Cracks: ☐ North ☐ South ☐ East ☐ West
Covered Walls: ☐ North ☐ South ☐ East ☐ West
Movement Apparent: ☐ North ☐ South ☐ East ☐ West
Indication Of Moisture: ☒ Yes ☐ No ☐ Fresh ☒ Old stains

Condition reported above reflects visible portion only

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible
and type of covering:

P = Paneling

D = Drywall

S = Storage

O = Other

C = Crack(s)

M = Monitor

E = Evaluate

West

North



South

FLOOR **Material:** ☒ Concrete ☐ Dirt/Gravel ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks

SEISMIC BOLTS

☒ N/A ☐ None visible ☐ Appear satisfactory ☐ Recommend evaluation

BASEMENT DRAINAGE

Sump Pump: ☒ Yes ☐ No ☒ Working ☐ Not working ☐ Needs cleaning ☐ Not tested
Floor Drains: ☒ Yes ☐ Not visible **Tested:** ☐ Yes ☒ No ☐ Efflorescence present

GIRDERS / BEAMS / COLUMNS

Material: ☐ Steel ☐ Wood ☐ Block ☐ Concrete
☒ Not visible

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/rusted

JOISTS

Material: ☒ Wood ☐ Steel ☐ Truss ☐ Not visible
☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type ☐ Sagging/alterd joists
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

SUB FLOOR

☐ Indication of moisture stains/rotting
 ** Areas around shower stalls, etc., as viewed from basement or crawl space

GENERAL COMMENTS

Foundation had some typical minor cracks, some had been patched. Recommend monitoring the cracks for future movement.



CRAWL SPACE

CRAWL SPACE ☒ N/A ☐ Full crawlspace ☐ Combination basement/crawl space/slab
 Conditioned (heated/cooled): ☐ Yes ☐ No

ACCESS ☐ Exterior ☐ Interior hatch door ☐ Via basement ☐ No Access
Inspected from: ☐ Access panel ☐ In the crawl space

FOUNDATION WALLS **Condition:** ☐ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor
☐ Concrete block ☐ Poured ☐ Stone
☐ Wood ☐ Brick ☐ Piers & columns
☐ Cracks ☐ Movement

FLOOR ☐ Concrete ☐ Gravel ☐ Dirt ☐ Other
☐ Typical cracks

SEISMIC BOLTS ☐ N/A ☐ None visible ☐ Appear satisfactory ☐ Recommend evaluation

DRAINAGE ☐ Outside drain ☐ None apparent Sump pump: ☐ Yes ☐ No Operable: ☐ Yes ☐ No
Evidence of moisture damage: ☐ Yes ☐ No

VENTILATION ☐ Wall vents ☐ Power vents ☐ None apparent

GIRDERS / BEAMS / COLUMNS ☐ Steel ☐ Wood ☐ Masonry ☐ Not visible
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

JOISTS **Material:** ☐ Wood ☐ Steel ☐ Truss ☐ Not visible
☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type ☐ Sagging/altered joists
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

SUB FLOOR ☐ Not visible ☐ Wood ☐ Concrete ☐ Other

MOISTURE STAINS ☐ None ☐ Walls ☐ Sub floor ☐ Other

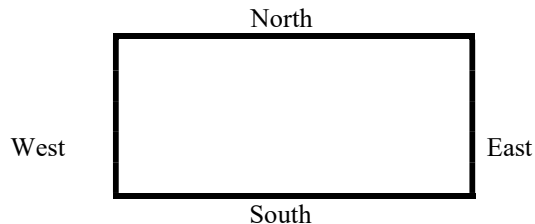
INSULATION ☐ None **Type:**
Location: ☐ Walls ☐ Between floor joists ☐ Other

VAPOR BARRIER ☐ Yes ☐ No ☐ Other ☐ Not visible
☐ Kraft/foil face ☐ Plastic

BASEMENT/CRAWL SPACE WALLS

Diagram indicates where wall not visible
 and type of covering:

P = Paneling C = Crack(s)
 D = Drywall M = Monitor
 S = Storage E = Evaluate
 O = Other



GENERAL COMMENTS

**WATER SERVICE****Main Shut-off Location:** In the basement

Water Entry Piping: ☐ Not visible ☒ Copper/Galv. ☐ Plastic* (PVC, CPVC, Polybutylene, PEX) ☐ Unknown
Visible Water Distribution Piping: ☒ Copper ☐ Galvanized ☐ Plastic* (PVC, CPVC, Polybutylene, PEX) ☐ Unknown
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Lead Other Than Solder Joints: ☐ Yes ☒ No ☐ Unknown ☐ Service entry
Functional Flow: ☒ Adequate ☐ Poor ☐ Water pressure over 80 psi
Pipes, Supply/Drain: ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal
Drain/Waste/Vent Pipe: ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor **Cross connection:** ☐ Yes ☐ No
Support/Insulation: Type: No insulation
Traps Proper P-Type: ☐ N/A ☒ Yes ☐ No ☐ P-traps recommended
Functional Drainage: ☒ Adequate ☐ Poor ☐ Recommend plumber evaluate
Interior Fuel Storage System: ☐ Yes ☒ No
Gas Line: N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not visible
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

MAIN FUEL SHUT-OFF LOCATION☒ N/A**WELL PUMP**

☒ N/A ☐ Submersible
Location: ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well
Pressure Gauge Operates: ☐ Yes ☐ No ☐ Unknown Well pressure: ??? psi ☐ Not visible

SANITARY / GRINDER PUMP☒ N/A

Sealed Crock: ☐ Yes ☐ No **Check Valve:** ☐ Yes ☐ No **Vented:** ☐ Yes ☐ No

WATER HEATER #1☐ N/A**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor**Brand name:** American**Serial #:** 9650117017**Type:** ☐ Gas ☒ Electric☐ Oil ☐ Other**Unit Elevated:** ☐ Yes ☐ No ☒ N/A☐ Tank/Piping corroded/leaking**Capacity:** 50 gallons

Approximate age: 10-15+ year(s)

Combustion Air Venting Present: ☐ Yes ☐ No ☒ N/ASeismic restraints needed: ☐ Yes ☐ No ☒ N/A**Relief Valve:** ☒ Yes ☐ No**Extension proper:** ☒ Yes ☐ No☐ Missing☐ Recommend repair**Vent Pipe:** ☒ N/A ☐ Satisfactory☐ Pitch proper☐ Improper☐ Rusted☐ Recommend repair**WATER HEATER #2**☒ N/A**Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor**Brand name:****Serial #:** ???**Type:** ☐ Gas ☐ Electric☐ Oil ☐ Other**Unit Elevated:** ☐ Yes ☐ No ☐ N/A☐ Tank/Piping corroded/leaking**Capacity:** gallons

Approximate age: year(s)

Combustion Air Venting Present: ☐ Yes ☐ No ☐ N/ASeismic restraints needed: ☐ Yes ☐ No ☐ N/A**Relief Valve:** ☐ Yes ☐ No**Extension proper:** ☐ Yes ☐ No☐ Missing☐ Recommend repair**Vent Pipe:** ☐ N/A ☐ Satisfactory☐ Pitch proper☐ Improper☐ Rusted☐ Recommend repair**WATER SOFTENER**

(Unit not evaluated)

Loop Installed: ☐ Yes ☐ No **Plumbing Hooked Up:** ☐ Yes ☐ No**Softener Present:** ☐ Yes ☐ No **Plumbing Leaking:** ☐ Yes ☐ No**GENERAL COMMENTS**

Sump pump drain line needs secured.

Water heater will most likely need replaced within 5 years.



HEATING SYSTEM

HEATING SYSTEM - UNIT #1

Location: In the basement

(See remarks page)

Brand Name: Heil
Model #: ???
Approximate age: 10-15+ year(s) ☐ Unknown
Serial #: ???
Energy Source: ☐ Gas ☐ LP ☐ Oil ☒ Electric ☐ Solid Fuel
Warm Air System: ☐ Belt drive ☒ Direct drive ☐ Gravity ☐ Central system ☐ Floor/Wall unit
Heat Exchanger: ☒ N/A (sealed) ☐ Visual w/mirror ☐ Flame distortion ☐ Rusty ☐ Carbon/soot buildup
Carbon Monoxide: ☒ N/A ☐ Detected at Plenum/Register ☐ Not tested
CO Test: Tester: **Combustion Air Venting Present:** ☐ Yes ☐ No ☐ N/A
Controls: Disconnect: ☐ Yes ☒ No ☐ Normal operating and safety controls observed
Distribution: ☒ Metal duct ☐ Insul. flex duct ☐ Cold air returns ☐ Duct board ☐ Asbestos-like wrap
Flue Piping: ☒ N/A ☐ Rusty ☐ Improper slope ☐ Safety hazard
Supports for Piping/Insulation: ☒ N/A ☐ Yes ☐ No
Filter: ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing
When Turned On By Thermostat: ☒ Fired ☐ Did not fire **Proper Operation:** ☒ Yes ☐ No ☐ Not tested
Heat Pump: ☒ Aux. electric ☐ Aux. gas ☐ N/A **Sub-Slab ducts:** ☐ Yes ☐ No ☐ N/A
System Not Operated Due To: ☐ Exterior temperature ☐ Other
☐ Recommend technician examine **System Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor

BOILER SYSTEM

☒ N/A

Brand Name: **Approximate age:** year(s) ☐ Unknown
Model #: ???
Serial #: ???
☐ System not operated due to:
Energy Source: ☐ Gas ☐ LP ☐ Oil ☐ Electric
Distribution: ☐ Hot water ☐ Baseboard ☐ Steam ☐ Radiator
Circulator: ☐ Pump ☐ Gravity ☐ Multiple zones
Controls: Temp/pressure gauge exist: ☐ Yes ☐ No **Operating:** ☐ Yes ☐ No
Oil Fired Units: Disconnect: ☐ Yes ☐ No **Combustion Air Venting Present:** ☐ Yes ☐ No ☐ N/A
Relief valve: ☐ Yes ☐ No ☐ Missing **Extension proper:** ☐ Yes ☐ No
Operated: **When turned on by thermostat:** ☐ Fired ☐ Did not fire
Operation: Satisfactory: ☐ Yes ☐ No ☐ Recommend HVAC technician examine ☐ Before closing

OTHER SYSTEMS

☐ N/A ☐ Electric baseboard ☐ Radiant ceiling cable
☐ Gas space heater ☐ Woodburning stove (See Remarks page)

Proper Operation: ☐ Yes ☐ No
System Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

GENERAL COMMENTS



ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: **Garage**

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Adequate Clearance To Panel: ☒ Yes ☐ No Amperage: **200** Volts 120/240 ☒ Breakers ☐ Fuses
Appears Grounded: ☐ Yes ☒ No ☐ Not visible
G.F.C.I. present: ☒ Yes ☐ No **Operative:** ☒ Yes ☐ No
A.F.C.I. present: ☐ Yes ☒ No **Operative:** ☐ Yes ☐ No
MAIN WIRE: ☐ Copper ☒ Aluminum ☐ Copper clad aluminum ☐ Not visible
☐ *Tapping before the main breaker* ☐ *Double tapping of the main wire*
Condition: ☒ Satisfactory ☐ Poor ☐ **Federal Pacific Panel Stab Lok®** (See remarks page)*
BRANCH WIRE: ☒ Copper ☐ Aluminum* ☐ Copper clad aluminum ☐ Not visible
Condition: ☒ Satisfactory ☐ Poor ☐ *Recommend electrician evaluate/repair**
☐ Romex ☐ BX cable ☐ Conduit ☐ *Knob & tube***
☐ *Double tapping* ☐ *Wires undersized/oversized breaker/fuse*
☐ Panel not accessible ☐ Not evaluated **Reason:**

SUB PANEL(S) ☒ None apparent

Location 1: ☐ Panel not accessible ☐ Not evaluated **Reason:**
 Location 2: ☐ Copper ☐ Aluminum ☐ Copper clad aluminum
 Location 3: ☐ Copper ☐ Aluminum ☐ Copper clad aluminum
 Neutral/ground separated: ☐ Yes ☐ No Neutral isolated: ☐ Yes ☐ No ☐ *Safety hazard*
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ *Recommend separating/isolating neutrals*

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Open grounds ☐ Reverse polarity ☐ GFCIs not operating
☐ *Solid conductor aluminum branch wiring circuits** (See remarks page)
☐ Ungrounded 3-prong outlets ☐ *Recommend electrician evaluate/repair**

GENERAL COMMENTS

Front porches light not working.

COOLING SYSTEM – UNIT #1

☒ Central system ☐ Wall Unit Location: **South side exterior wall** Age: **1-5+** yrs.
Energy Source: ☒ Electric ☐ Gas ☐ Water ☐ Other
Unit Type: ☒ Air cooled ☐ Water cooled ☐ Gas chiller ☐ Geothermal ☐ Heat pump
Evaporator Coil: ☒ Satisfactory ☐ Not visible ☐ Needs cleaning ☐ Damaged
Refrigerant lines: ☐ *Leak* ☐ *Damage* ☐ *Insulation missing* ☐ Satisfactory
Condensate Line/Drain: ☐ To exterior ☐ To pump ☒ Floor drain ☐ Other
Operation: Differential ??? °F
 Difference in temperature (split) should be 14-22° Fahrenheit (See remarks page)
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☒ *Not operated due to exterior temperature* ☐ *Recommend HVAC technician examine/clean/service*

GENERAL COMMENTS

A/C was not operated due to outside temperature. Heat pump was working at time of inspection.



ITEMS NOT OPERATING

INFO

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

INFO

POTENTIAL SAFETY HAZARDS

Front steps difference in raiser height may cause trip hazard.

No deck railing on west side of stairs.

Deck railing not attached to house.

Broken outlet cover in Garage.

GFCI not present in Hall Bath.

GFCI not working in Master Bath.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Roof that is 10-15+ years.

Sump pumps.

Water heater that is 5+ years.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

