

# Home Inspection Report



**1234 Main St., Anywhere, Ohio 12345**

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**Inspection Date:**

Friday, January 6, 2017

**Prepared For:**

John and Mary Homeowner

**Prepared By:**

Cellar Door Home Inspections

2312 Far Hills Ave.

Oakwood, Ohio 45419

937-716-5828

Cellardoorinspections@gmail.com

**Report Number:**

191286

**Inspector:**

Brian Boulis

**Inspector Signature:**



# Report Summary

## Items Not Operating

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Outlet in office, one window in upstairs bedroom won't open.

## Major Concerns

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None.

## Potential Safety Hazards

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Outlet in garage has reverse polarity, outlet in laundry room has open ground next to sink.

## Items To Monitor

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Plumbing, exterior paint, typical cracks in stoop and stem wall, support piers for back deck.

# Report Overview

## Scope of Inspection

General

## Main Entrance Faces

Southwest

## State of Occupancy

Unoccupied

## Weather Conditions

Clear

## Recent Rain

Snow

## Ground Cover

Snow

## Approximate Age

29 years

# Grounds

Service Walks

Material

Condition

☐ None

☒ Not Visible

☐ Concrete

☐ Flagstone

☐ Gravel

☐ Brick

Other: .

☐ Satisfactory

☐ Marginal

☐ Poor

☐ Trip hazard

☐ Typical cracks

☐ Pitched towards home

☐ Settling cracks

☐ Public sidewalk needs repair

Comments  
Photos



Driveway/Parking

Material

Condition

☐ None

☒ Not Visible

☐ Concrete

☐ Asphalt

☐ Gravel/Dirt

☐ Brick

Other: .

☐ Satisfactory

☐ Marginal

☐ Poor

☐ Settling Cracks

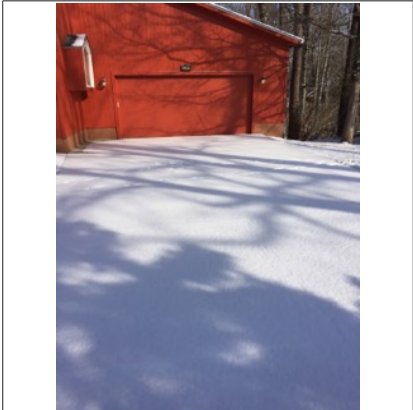
☐ Typical cracks

☐ Pitched towards home

☐ Trip hazard

☐ Fill cracks and seal

Comments  
Photos



# Grounds

## Porch

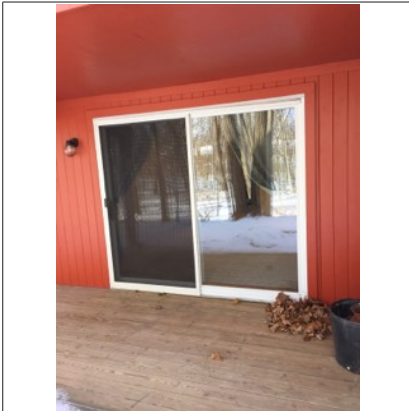
☒ None ☐ Not Visible  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended  
**Support Pier** ☐ Concrete ☐ Wood Other: .  
**Floor** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard  
**Comments**

## Stoops/Steps

☐ None  
**Material** ☒ Concrete ☐ Wood Other: . ☐ Railing/Balusters recommended  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged  
☒ Cracked ☐ Settled  
**Comments** Steps were slightly settled, but in usable condition. Recommend repair.

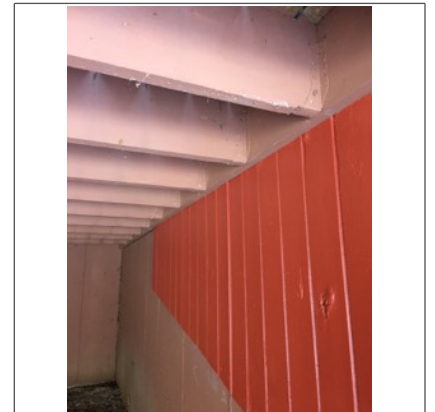
## Patio

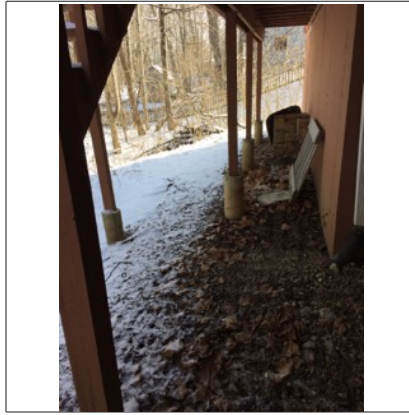
☐ None  
**Material** ☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: wood  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard  
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks  
**Comments**  
**Photos**



## Deck/Balcony

☐ None ☐ Not Visible  
**Material** ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil  
**Finish** ☐ Treated ☒ Painted/Stained Other: . ☐ Safety Hazard ☐ Improper attachment to house  
☐ Railing loose ☐ Not Applicable  
**Comments**  
**Photos**





### Deck/Patio/Porch Covers

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

### Fence/Wall

- Type** ☐ Not evaluated ☒ None  
☐ Brick ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
- Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
- Gate** ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No
- Comments**

### Landscaping affecting foundation

- ☐ N/A
- 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
- Comments**

### Retaining wall

- Material** ☒ None  
☐ Brick ☐ Concrete ☐ Concrete block ☐ Railroad ties ☐ Timbers Other: .
- Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed  
☐ Drainage holes recommended
- Comments**

### Hose bibs

- ☐ N/A
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve
- Operable** ☐ Yes ☐ No ☒ Not Tested ☐ Not On
- Comments** Not tested due to temperature, no apparent defects at time of inspection.

## Photos





# Roof

## General

**Visibility** ☐ None ☐ All ☒ Partial Limited By: snow  
**Inspected From** ☐ Roof ☒ Ladder at eaves ☐ Ground ☐ With Binoculars  
**Photos**



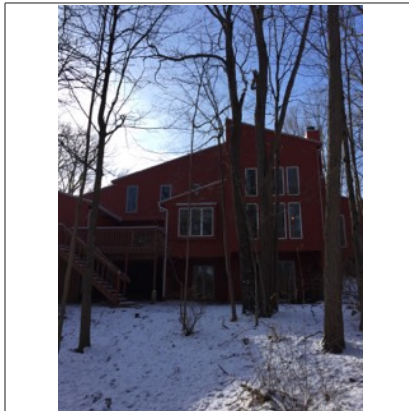
## Style of Roof

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

**Roof #1**  
 Type:  
 Asphalt dimensional cut up  
 Layers:  
 2  
 Age:  
 4-6  
 Location:  
 Main dwelling

**Roof #2**  
☒ None  
 Type:  
 Layers:  
 Age:  
 Location:  
**Roof #3**  
☒ None  
 Type:  
 Layers:  
 Age:  
 Location:

**Comments**  
**Photos**





# Roof

## Ventilation System

**Type** ☐ None ☐ N/A  
☒ Soffit ☐ Ridge ☒ Gable ☒ Roof ☐ Turbine ☐ Powered Other: .  
**Comments** Soffit/Eave  
 Gable  
 Roof

## Photos



## Flashing

**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .  
**Condition** ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☐ Missing  
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .  
**Comments** Most not visible what was visible appeared satisfactory.

## Valleys

☒ N/A  
**Material** ☐ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .  
**Condition** ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ Recommend Sealing  
**Comments**

## Condition of Roof Coverings

**Roof #1** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping  
**Roof #2** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ 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 ☐ Recommend roofer evaluate ☐ Evidence of Leakage  
**Roof #3** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ 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 ☐ Recommend roofer evaluate ☐ Evidence of Leakage

**Comments**

Photos



Skylights

Condition  
Comments

- ☐ N/A   ☒ Not Visible  
☐ Cracked/Broken   ☐ Satisfactory   ☐ Marginal   ☐ Poor

Plumbing Vents

Condition  
Comments  
Photos

- ☐ Not Visible   ☐ Not Present  
☒ Satisfactory   ☐ Marginal   ☐ Poor



# Exterior

## Chimney(s)

☐ None  
**Location(s)** Northwest  
**Viewed From** ☐ Roof ☒ Ladder at eaves ☒ Ground (Inspection Limited) ☒ 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  
☒ No apparent defects  
**Flue** ☐ Tile ☐ Metal ☐ Unlined ☒ Not Visible  
**Evidence of** ☐ Scaling ☐ Cracks ☐ Creosote ☒ Not evaluated ☒ Have flue(s) cleaned and re-evaluated  
☐ Recommend Cricket/Saddle/Flashing ☐ No apparent defects  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair  
**Comments** No apparent defects.  
**Photos**

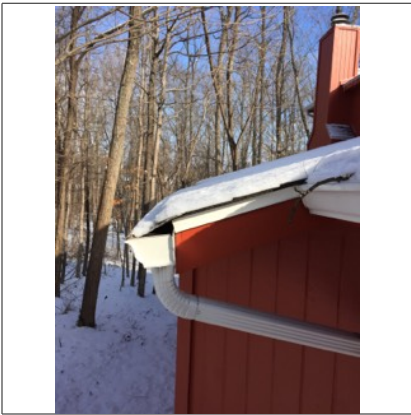


## Gutters/Scuppers/Eavestrough

☐ None  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace  
☒ Needs to be cleaned  
**Material** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .  
**Leaking** ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks  
**Attachment** ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory  
**Extension needed** ☒ North ☒ South ☐ East ☒ West ☐ N/A  
**Comments** Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended. One downspout is off recommend reattach.

## Photos





Siding

Material ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS\* Not Inspected  
☐ Asphalt ☒ Wood ☐ Metal/Vinyl Other: ☐ Typical cracks ☐ Peeling paint ☒ Monitor ☐ Wood rot  
☐ Loose/Missing/Holes

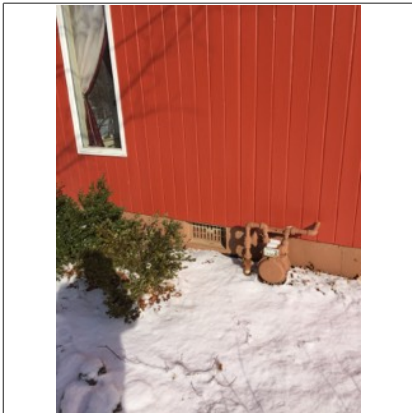
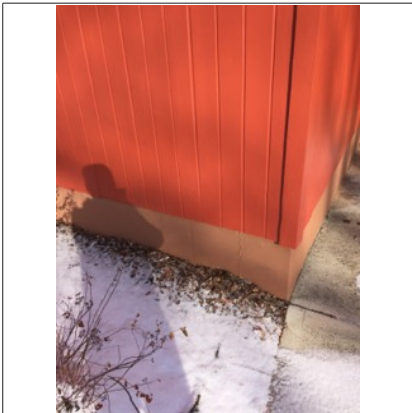
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/painting

Comments Normal caulking maintenance recommended.

Appears to be maintained.

Siding appeared to be all intact and in overall satisfactory condition.

Photos



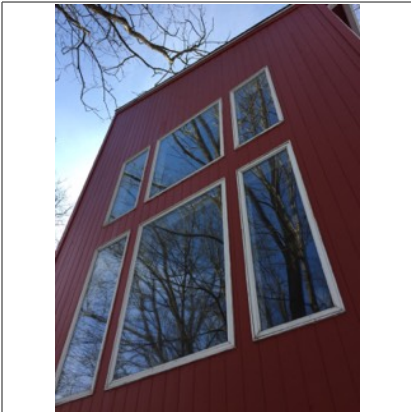
Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: ☐

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Trim appeared to be intact and in overall maintained condition.

Photos





# Exterior

## Soffit

### Material

- ☐ None  
☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

### Condition

- ☒ Satisfactory ☐ Marginal ☐ Poor

### Comments

### Photos



## Fascia

### Material

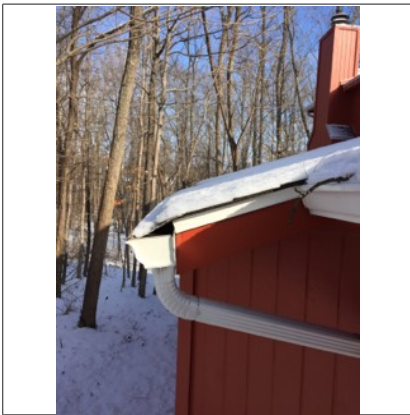
- ☐ None  
☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

### Condition

- ☒ Satisfactory ☐ Marginal ☐ Poor

### Comments

### Photos



## Flashing

### Material

- ☐ None  
☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .

### Condition

- ☒ Satisfactory ☐ Marginal ☐ Poor

### Comments

Most not visible what was visible appeared satisfactory.

## Caulking

### Condition

- ☐ None  
☒ Satisfactory ☐ Marginal ☐ Poor

### Comments

☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Recommend caulking around windows, doors, corners, utility penetrations as part of normal maintenance.

# Exterior

## Windows/Screens

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting  
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass  
**Material** ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad  
**Screens** ☐ Torn ☐ Bent ☒ Not installed ☐ Satisfactory  
**Comments** Casement windows storm windows not needed.

## Photos



## Storms Windows

**Condition** ☒ None ☐ Not installed  
☐ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting  
**Material** ☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☐ Metal  
**Putty** ☐ Satisfactory ☐ Needed ☐ N/A  
**Comments**

## Slab-On-Grade/Foundation

**Foundation Wall** ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☐ Not Evaluated  
**Concrete Slab** ☒ N/A ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated  
**Comments** Foundation (stem) wall contains typical cracks.

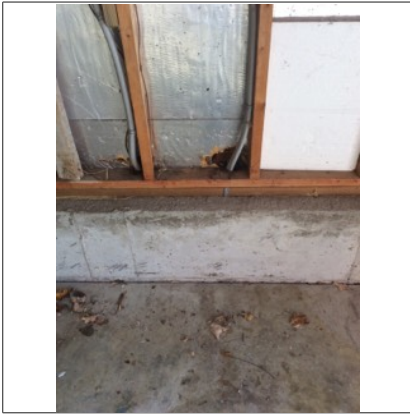
**Photos****Service Entry**

**Location** ☒ Underground ☐ Overhead  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low  
**Exterior receptacles** ☐ Yes ☒ No Operable: ☐ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor  
**GFCI present** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)  
☐ Recommend GFCI Receptacles  
**Comments** No apparent outlets. No apparent defects.

**Photos****Building(s) Exterior Wall Construction**

**Type** ☐ Not Visible ☒ Framed ☐ Masonry Other: \_\_\_\_\_  
**Condition** ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**



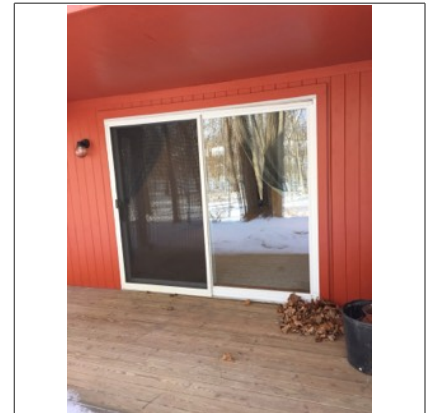
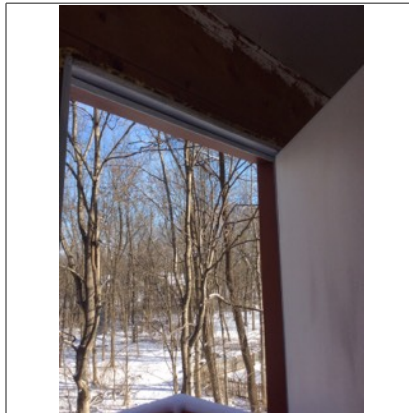
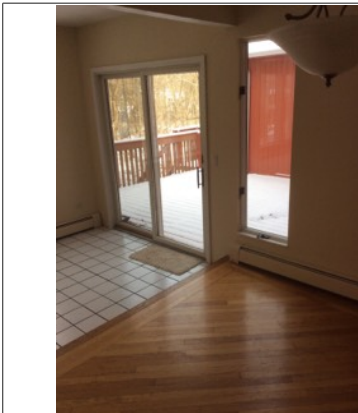
**Photos****Exterior Doors**

**Main Entrance** ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace  
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

**Patio** ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace  
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

**Rear door** ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace  
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

**Other door** ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace  
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments****Photos****Exterior A/C - Heat pump #1****Unit #1**☐ N/A

Location:

North side

Brand:

Trane

Model #:

2TTB3042A1000BA

Serial #: 11364MMF4F

Approximate Age:

5 years

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted**Energy source** ☒ Electric ☐ Gas Other: .**Unit type** ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump**Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): unknown  
Fuses/Breakers installed (amps): unknown ☐ Improperly sized fuses/breakers**Level** ☒ Yes ☐ No ☐ Recommend re-level unit**Condenser Fins** ☐ Damaged ☒ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory**Insulation** ☒ Yes ☐ No ☐ Replace

# Exterior

## Exterior A/C - Heat pump #1 cont.

**Improper Clearance (air flow)** ☐ Yes ☒ No

**Comments** Unable to open disconnect box couldn't check breaker.

### Photos



## Exterior A/C - Heat pump #2

**Unit #2** ☒ N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

**Energy source** ☐ Electric ☐ Gas Other: .

**Unit type** ☐ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

**Outside Disconnect** ☐ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):  
☐ Improperly sized fuses/breakers

**Level** ☐ Yes ☐ No ☐ Recommend re-level unit

**Condenser Fins** ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ Satisfactory

**Insulation** ☐ Yes ☐ No ☐ Replace

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

**Improper Clearance (air flow)** ☐ Yes ☐ No

**Comments**

# Garage/Carport

## Type

Type  
Comments  
Photos

- ☐ None  
☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport



## Automatic Opener

Operation  
Comments

- ☐ None ☐ N/A  
☒ Operable ☐ Inoperable

## Safety Reverse

Operation

- ☐ None ☐ N/A  
☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard  
☐ Photo eyes and pressure reverse tested

Comments

## Roofing

Material

- ☒ Same as house  
 Type:  
 Approx. age:    Approx. layers:

Comments

## Gutters/Eavestrough

Condition  
Comments

- ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Same as house

## Siding

Material  
Condition  
Comments

- ☐ N/A  
☒ Same as house ☐ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard  
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting

## Trim

Material  
Condition  
Comments

- ☐ N/A  
☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl  
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting

## Floor

Material  
Condition

- ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .  
☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair  
☐ Safety hazard

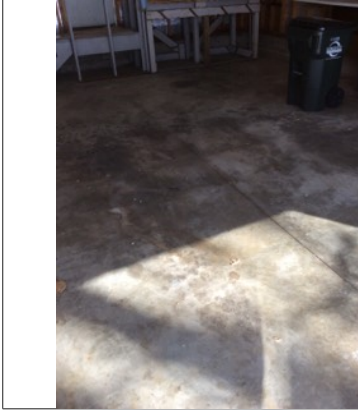
# Garage/Carport

## Floor cont.

**Source of Ignition within 18" of the floor** ☒ N/A ☐ Yes ☐ No

**Comments** Steps leading into garage have loose treads, recommend repair, trip hazard.

## Photos



## Sill Plates

### Type

☐ None ☐ Not Visible

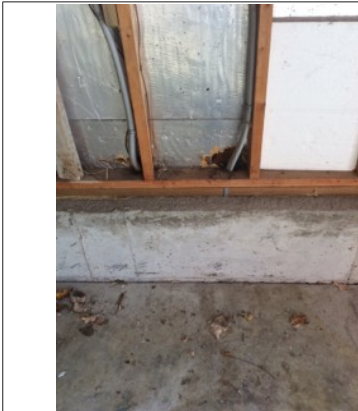
### Condition

☐ Floor level ☒ Elevated

### Comments

☐ Rotted/Damaged ☐ Recommend repair

## Photos



Liquid nails

## Overhead Door(s)

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended

☒ Weatherstripping missing/damaged ☐ Loose/missing

**Recommend Priming/Painting Inside & Edges** ☐ Yes ☒ No

**Comments** Recommend repair/replace weatherstripping.

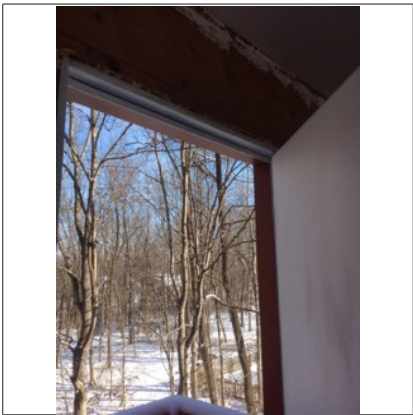
Photos



Exterior Service Door

Condition ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted  
Comments Deadbolt lock doesn't line up with frame recommend repair.

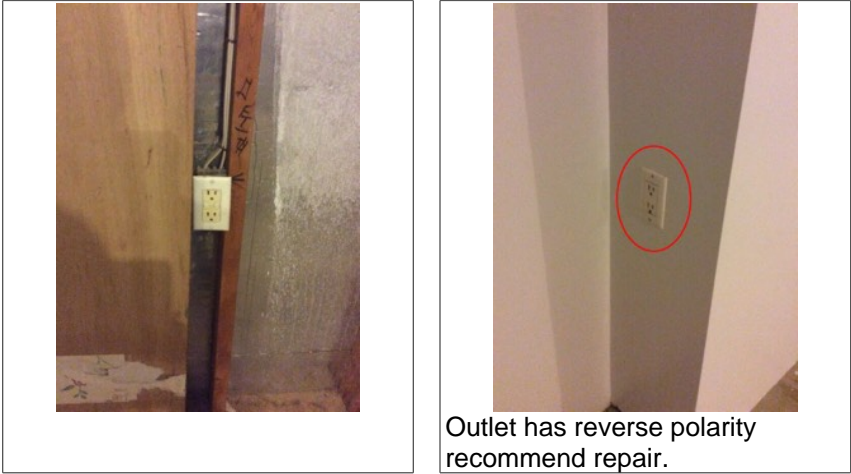
Photos



Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No  
Reverse polarity ☒ Yes ☐ No  
Open ground ☐ Yes ☒ No ☐ Safety Hazard  
GFCI Present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring  
☒ Recommend GFCI Receptacles  
Comments GFCI outlet functioning properly.

Photos



# Garage/Carport

Fire Separation Walls & Ceiling

☒ N/A

☐ Present

☐ Missing

☐ Recommend repair

Condition

☐ Satisfactory

☐ Recommend repair

☐ Holes walls/ceiling

☐ Safety hazard(s)

Moisture Stains Present

☐ Yes

☐ No

Typical Cracks

☐ Yes

☐ No

Fire door

☐ Not verifiable

☐ Not a fire door

☐ Needs repair

☐ Satisfactory

Self closure

☐ N/A

☐ Satisfactory

☐ Inoperative

☐ Missing

Comments



# Kitchen

## Countertops

**Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

**Comments**

**Photos**



## Cabinets

**Condition** ☒ Satisfactory ☐ Marginal ☒ Recommend repair/adjustment

**Comments** Cabinet above fridge in need of readjustment recommend repair. Recommend tightening hinge on cabinet door under sink.

**Photos**



## Plumbing

**Faucet Leaks** ☐ Yes ☒ No

**Pipes leak/corroded** ☒ Yes ☐ No

**Sink/Faucet** ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

**Functional drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Functional flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments** Some corrosion where cold water runs into sink recommend dielectric union, recommend monitor for now.



Photos



Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☒ Moisture stains  
Comments Appears to be moisture staining around light fixture recommend monitor.

Heating/Cooling Source

☒ Yes ☐ No  
Comments

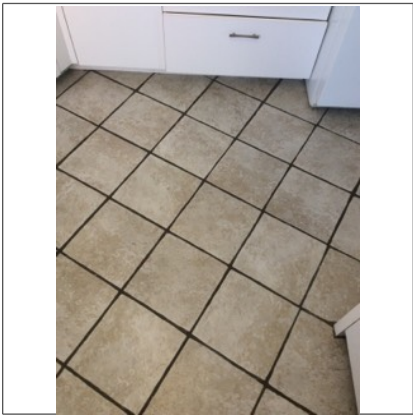
Photos



Floor

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

Photos



Appliances

Disposal ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

# Kitchen

## Appliances cont.

**Range** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Dishwasher** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Trash Compactor** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Exhaust fan** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Refrigerator** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Microwave** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Other** : water filter Operable: ☐ Yes ☒ No

**Dishwasher airgap** ☒ Yes ☐ No

**Dishwasher drain line looped** ☐ Yes ☒ No

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No

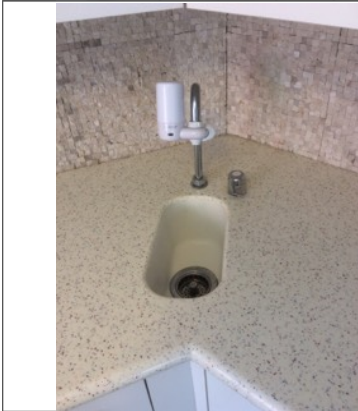
**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☒ Yes ☐ No

☒ Potential Safety Hazard(s)

**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Comments**

**Photos**



# Laundry Room

## Laundry

**Laundry sink** ☐ N/A  
**Faucet leaks** ☐ Yes ☒ No  
**Pipes leak** ☐ Yes ☒ No ☐ Not Visible  
**Cross connections** ☐ Yes ☒ No ☐ Potential Safety Hazard  
**Heat source present** ☒ Yes ☐ No  
**Room vented** ☒ Yes ☐ No  
**Dryer vented** ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended  
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard  
**Electrical** Open ground/reverse polarity: ☒ Yes ☐ No ☒ Safety hazard  
**GFCI present** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles  
**Appliances** ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler  
**Washer hook-up lines/valves** ☒ Satisfactory ☐ Leaking ☒ Corroded ☐ Not Visible  
**Gas shut-off valve** ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible  
**Comments** Some corrosion at hot/cold water hook ups for washer and under sink due to dissimilar metals, recommend monitor/repair.  
 Open ground within 6 feet of water. Recommend repair

## Photos



# Bathroom

## Bath

- Location** 2nd floor guest bath
- Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
- Tubs** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
- Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
- Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
- Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☒ Yes ☐ No
- ☐ GFCI Recommended
- Shower/Tub area** ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: tile  
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors  
 Caulk/Grouting needed: ☐ Yes ☒ No  
 Where:  
☐ N/A
- Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor
- Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor
- Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor
- Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor
- Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No
- GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI
- Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard
- Heat source present** ☒ Yes ☐ No
- Exhaust fan** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

## Comments

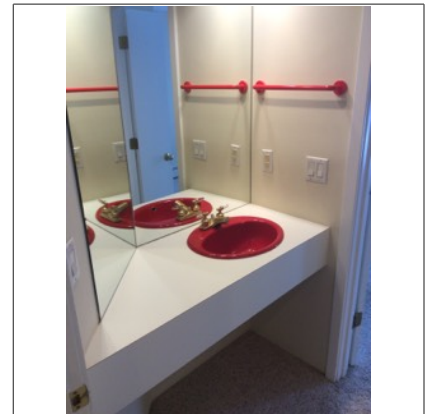
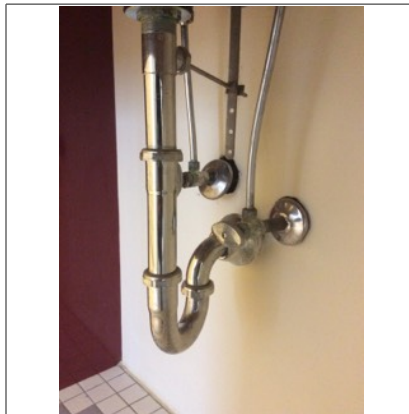
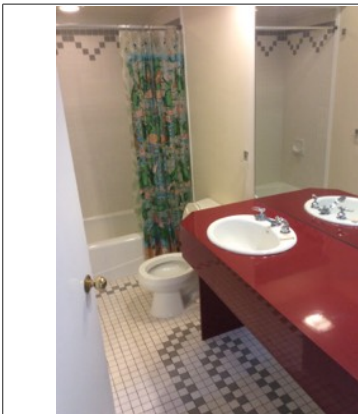
Drains show no signs of back-up during time of inspection.

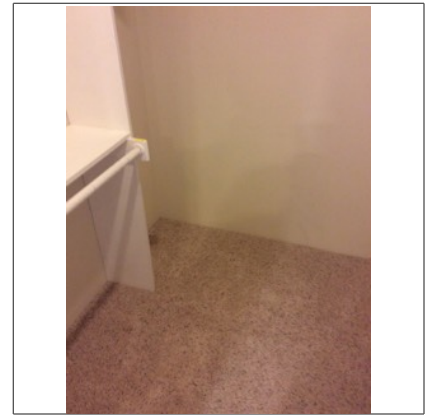
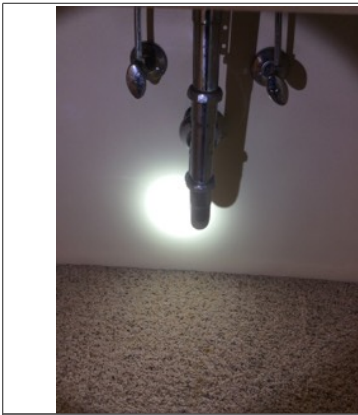
Moisture stains present under sink where carpet is and under the connection to the baseboard heating unit, recommend monitor.

Outlets were randomly tested and had correct polarity, except as noted.

Places where moisture staining present due to dissimilar metals recommend monitor/repair as necessary.

## Photos





# Bathroom (1)

**Bath**

**Location** 1st floor half bath

**Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

**Tubs** ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

**Showers** ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

**Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☒ Yes ☐ No

☐ GFCI Recommended

**Shower/Tub area** ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: .

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors

Caulk/Grouting needed: ☐ Yes ☐ No

Where:

☒ N/A

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No

**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

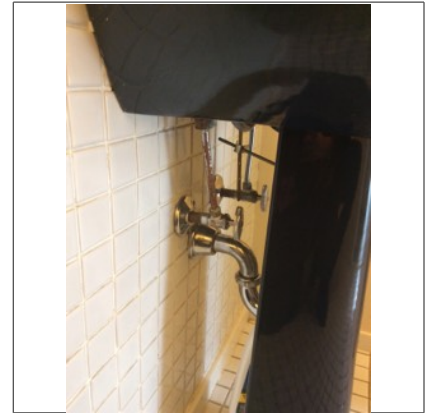
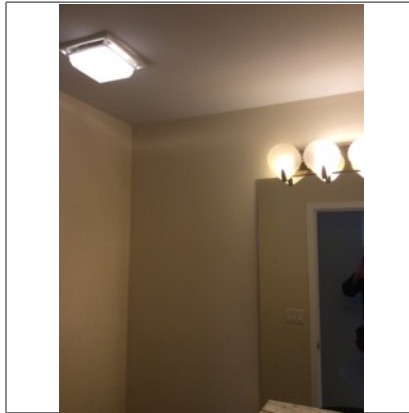
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

**Exhaust fan** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

**Comments**

**Photos**





# Bathroom (2)

**Bath**

**Location** 1st floor master bath

**Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

**Tubs** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Toilet** Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

**Whirlpool** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☒ Yes ☐ No

☐ GFCI Recommended

**Shower/Tub area** ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: tile  
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors  
 Caulk/Grouting needed: ☐ Yes ☒ No  
 Where:  
☐ N/A

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No

**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

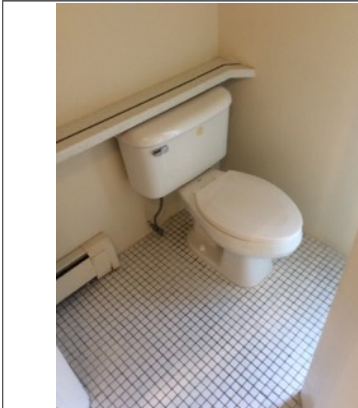
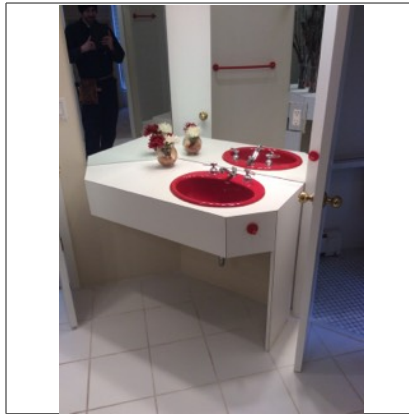
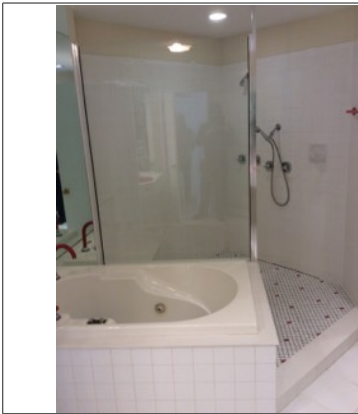
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

**Exhaust fan** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☒ Noisy

**Comments** Drains show no signs of back-up during time of inspection.

## Photos





# Bathroom (3)

**Bath**

**Location** Basement

**Sinks** Faucet leaks: ☒ Yes ☐ No Pipes leak: ☒ Yes ☐ No

**Tubs** ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

**Whirlpool** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☒ Yes ☐ No

☐ GFCI Recommended

**Shower/Tub area** ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: .

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors

Caulk/Grouting needed: ☐ Yes ☐ No

Where:

☒ N/A

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No

**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

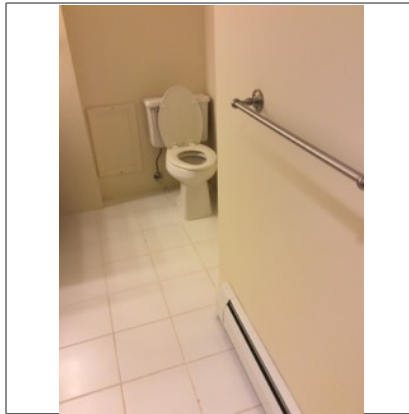
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

**Exhaust fan** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

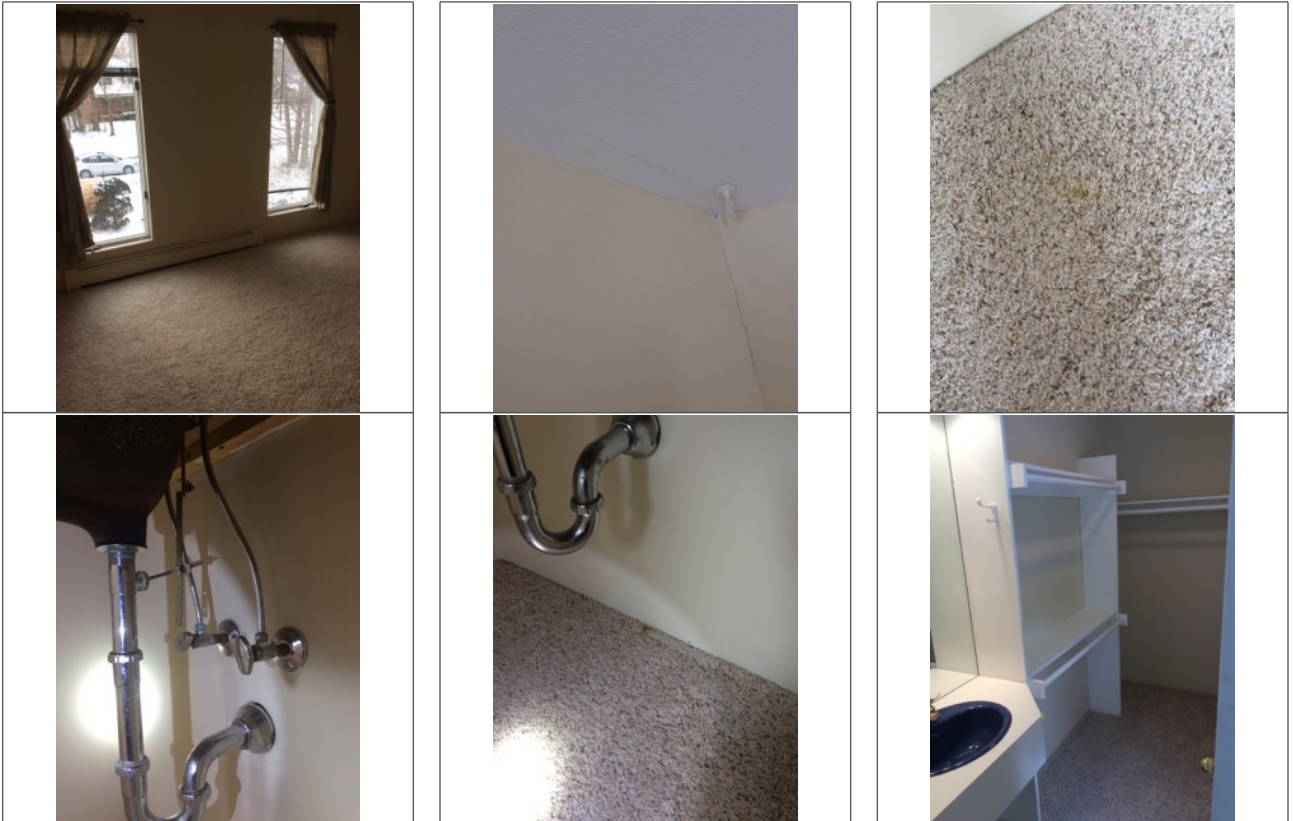
**Comments** Drains show no signs of back-up during time of inspection.

**Photos**



# Room

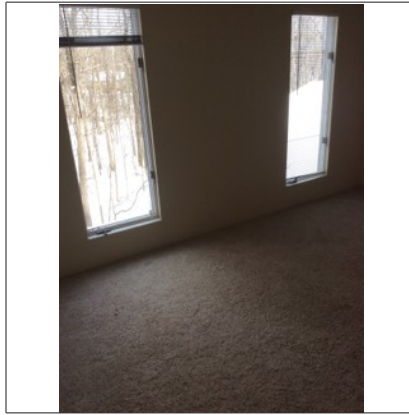
<b>Room</b>	
<b>Location</b>	2nd floor
<b>Type</b>	Guest bedroom
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Where:
	Floor
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
<b>Comments</b>	Some moisture staining on floor under closet sink, next to outlets under crack in ceiling, and under baseboard heating elements, recommend monitor.
<b>Photos</b>	





# Room (1)

<b>Room</b>	
<b>Location</b>	2nd floor
<b>Type</b>	2nd guest bedroom.
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input checked="" type="checkbox"/> Broken/Missing hardware
<b>Comments</b>	One window won't open due to being caught on upper lock, recommend repair.
<b>Photos</b>	



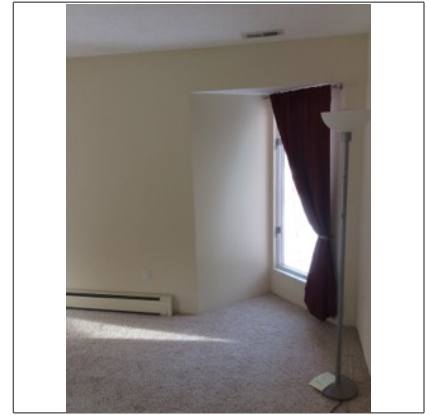
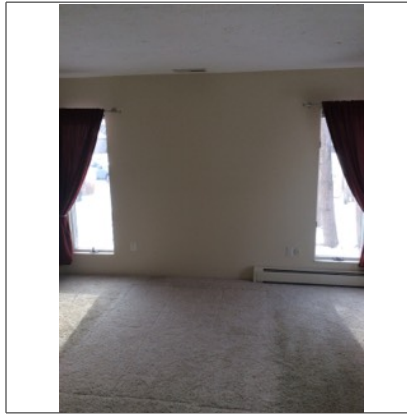
# Room (2)

<b>Room</b>	
<b>Location</b>	2nd floor
<b>Type</b>	Office
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
<b>Comments</b>	Outlet in photo not functioning recommend repair/replace.
<b>Photos</b>	



# Room (3)

<b>Room</b>	
<b>Location</b>	1st floor
<b>Type</b>	Master bedroom
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
<b>Comments</b>	Some cosmetic damage to walls recommend paint.
<b>Photos</b>	





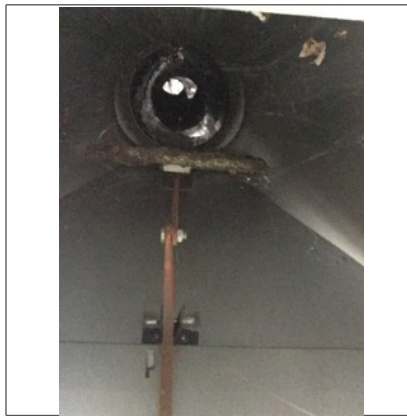
# Interior

## Fireplace

- ☐ None
- Location(s)** Living room
- Type** ☐ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless
- Material** ☐ Masonry ☐ Metal (pre-fabricated) ☒ Metal insert ☐ Cast Iron
- Miscellaneous** ☐ Blower built-in Operable: ☐ Yes ☒ No Damper operable: ☒ Yes ☐ No
- ☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair
- Damper modified for gas operation** ☐ N/A ☐ Yes ☒ No ☐ Damper missing
- Hearth extension adequate** ☒ Yes ☐ No
- Mantel** ☒ N/A ☐ Secure ☐ Loose ☐ Recommend repair/replace
- Physical condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
- ☐ Not evaluated

## Comments

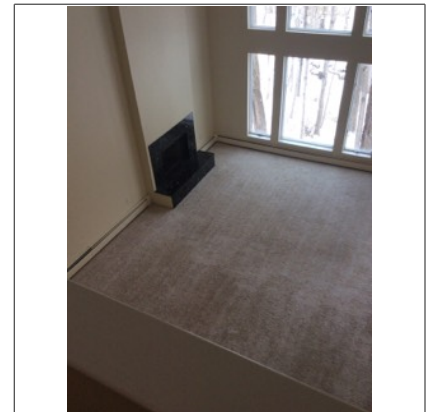
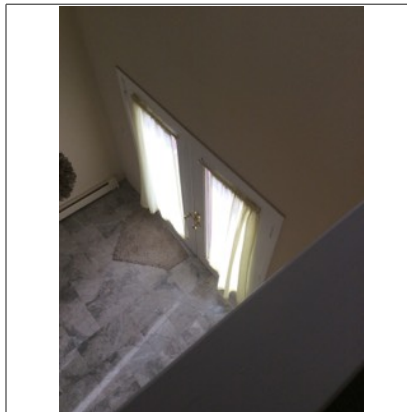
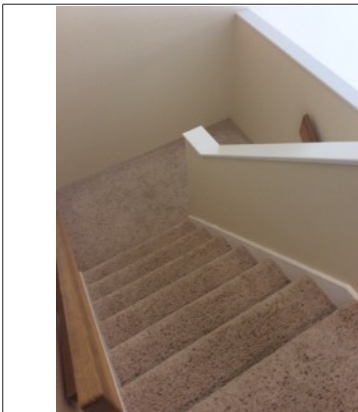
## Photos



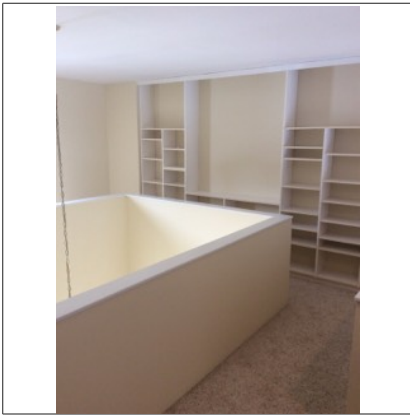
## Stairs/Steps/Balconies

- ☐ None
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing
- Handrail** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended
- Risers/Treads** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard
- Comments**

## Photos







### Smoke/Carbon Monoxide detectors

**Smoke Detector** ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☒ Recommend additional  
☐ Safety Hazard

### Comments

**CO Detector** ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional  
☐ Safety Hazard

### Attic/Structure/Framing/Insulation

☐ N/A  
**Access** ☐ Stairs ☒ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: .  
 Access limited by:  
 Partial flooring  
**Inspected from** ☒ Access panel ☒ In the attic ☐ Other  
**Location** ☐ Hallway ☐ Bedroom Closet ☒ Garage ☒ Other  
**Flooring** ☐ Complete ☒ Partial ☐ None  
**Insulation** ☒ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
 Depth: 16-18" ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed  
☐ Recommend additional insulation  
**Installed in** ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible  
**Vapor barriers** ☒ Kraft/foil faced ☐ Plastic sheeting ☐ Not Visible ☐ Improperly installed  
**Ventilation** ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves  
**Fans exhausted to** Attic: ☐ Yes ☒ No ☐ Recommend repair Outside: ☒ Yes ☐ No ☐ Not Visible  
**HVAC Duct** ☐ N/A ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace  
☐ Recommend Insulation  
**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 ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: .  
**Ceiling joists** ☒ Wood ☐ Metal ☐ Not Visible  
**Sheathing** ☐ Plywood ☒ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated  
**Evidence of condensation** ☐ Yes ☒ No  
**Evidence of moisture** ☐ Yes ☒ No  
**Evidence of leaking** ☐ Yes ☒ No  
**Firewall between units** ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing  
**Electrical** ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring  
☐ Knob and tube covered with insulation ☐ Safety Hazard  
**Comments**  
 Recommend proper weatherstripping be installed around attic access  
 Trusses showed no major defects or damage at the time of inspection.  
 Roof sheathing, examined from the attic, showed no major defects or moisture damage.  
 Insulation was sufficient for homes in this area.  
 Ventilation was normal.  
 Chimney section in attic appeared to be in satisfactory condition.

Photos



# Basement

## Stairs

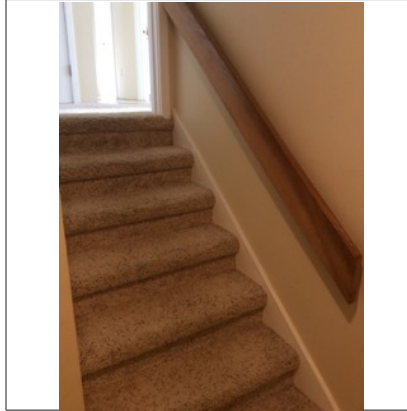
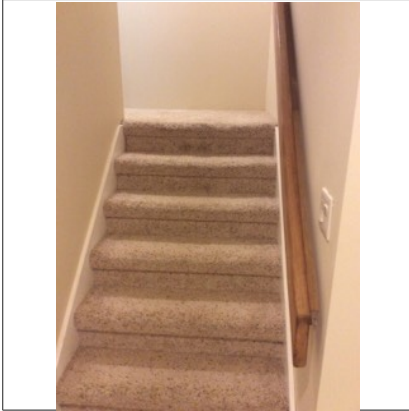
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair ☐ Risers Uneven  
☐ Safety Hazard

**Handrail** ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Loose ☐ Handrail/Railing/Balusters recommended

**Headway over stairs** ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

**Comments**

**Photos**



## Foundation

**Condition** ☒ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Not Elevated

**Material** ☐ ICF ☐ Brick ☐ Concrete block ☐ Stone Masonry ☒ Poured concrete ☐ wood

**Horizontal cracks** ☒ None ☐ North ☐ South ☐ East ☐ West

**Step cracks** ☒ None ☐ North ☐ South ☐ East ☐ West

**Vertical cracks** ☐ None ☐ North ☐ South ☒ East ☒ West

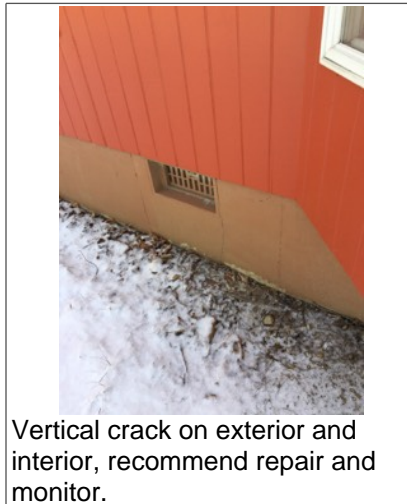
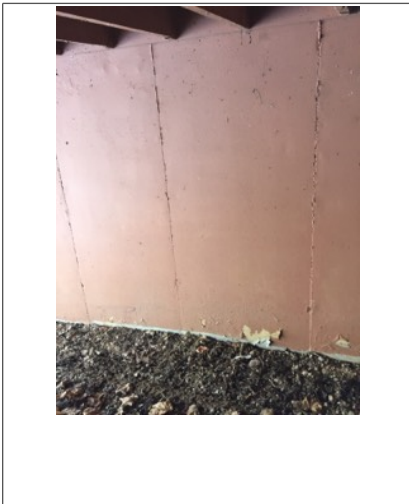
**Covered walls** ☒ None ☐ North ☐ South ☐ East ☐ West

**Movement apparent** ☒ None ☐ North ☐ South ☐ East ☐ West

**Indication of moisture** ☐ Yes ☒ No ☐ Fresh ☐ Old stains

**Comments** Foundation had some cracks, recommend patching and monitoring  
 Foundation appeared to be in overall satisfactory condition.

**Photos**



Vertical crack on exterior and interior, recommend repair and monitor.

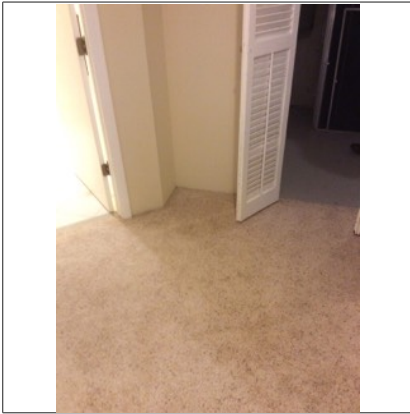


## Floor

**Material** ☐ Concrete ☐ Dirt/Gravel ☒ Not Visible Other: .

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☒ Not Visible

**Comments**

**Photos****Seismic bolts**

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

**Condition**  
**Comments**

**Drainage**

- Sump pump**   ☐ Yes   ☒ No   ☐ Working   ☐ Not working   ☐ Needs cleaning   ☐ Pump not tested  
**Floor drains**   ☐ Yes   ☒ Not Visible   ☐ Drains not tested

**Comments**

**Girders/Beams**

- ☒ Not Visible  
☐ Satisfactory   ☐ Marginal   ☐ Poor   ☐ Stained/Rusted  
☐ Steel   ☐ Wood   ☐ Concrete   ☐ LVL   ☐ Not Visible

**Condition**  
**Material**  
**Comments**

**Columns**

- ☒ Not Visible  
☐ Satisfactory   ☐ Marginal   ☐ Poor   ☐ Stained/Rusted  
☐ Steel   ☐ Wood   ☐ Concrete   ☐ Block   ☐ Not Visible

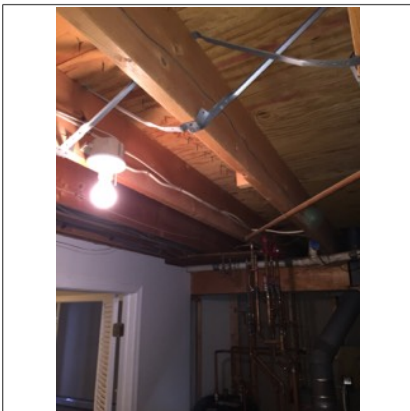
**Condition**  
**Material**  
**Comments**

**Joists**

- ☐ Not Visible  
☒ Satisfactory   ☐ Marginal   ☐ Poor  
☒ Wood   ☐ Steel   ☐ Truss   ☐ Not Visible   ☐ 2x8   ☐ 2x10   ☐ 2x12   ☐ Engineered I-Type  
☐ Sagging/altered joists

**Condition**  
**Material**

**Comments**  
**Photos**





# Basement

Subfloor

Condition  
Comments  
Photos

☐ Not Visible

☒ Satisfactory

☐ Marginal

☐ Poor

☐ Indication of moisture stains/rotting

Photos are of area by main entrance that were squeaky. No structural damage observed.

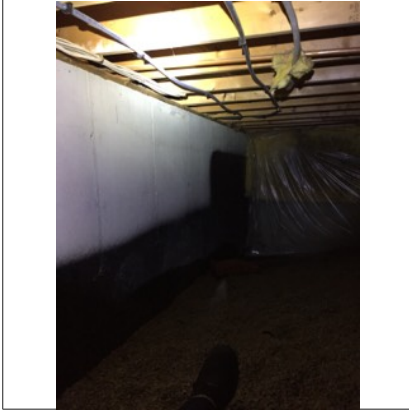




# Crawl Space

## Crawl space

☐ N/A  
**Type** ☐ Full crawlspace ☒ Combination basement/crawl space/slab  
**Conditioned (heated/cooled)** ☐ Yes ☒ No  
**Comments** One access in bathroom in basement, the other is in the utility room.  
**Photos**

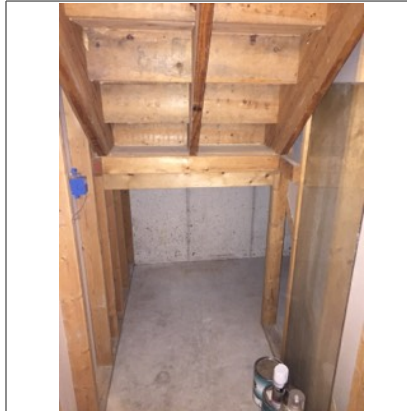
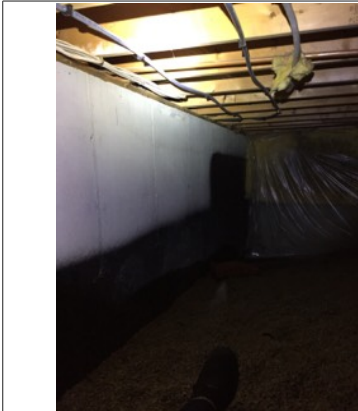


## Access

**Location** ☐ Exterior ☒ Interior hatch/door ☐ Via basement ☐ No access  
**Inspected from** ☐ Access panel ☒ In the crawl space  
**Comments**

## Foundation walls

**Condition** ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☒ Cracks ☐ Movement  
**Material** ☐ Concrete block ☒ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick  
**Comments** Typical cracks.  
**Photos**





### Floor

**Material** ☐ Concrete ☒ Gravel ☐ Dirt Other: .  
**Condition** ☐ Typical cracks ☐ Not Visible ☒ Vapor barrier present  
**Comments** Floor appeared to be in overall satisfactory condition.  
**Photos**



### Seismic bolts

☒ N/A ☐ None visible  
**Condition** ☐ Appear satisfactory ☐ Recommended evaluation  
**Comments**

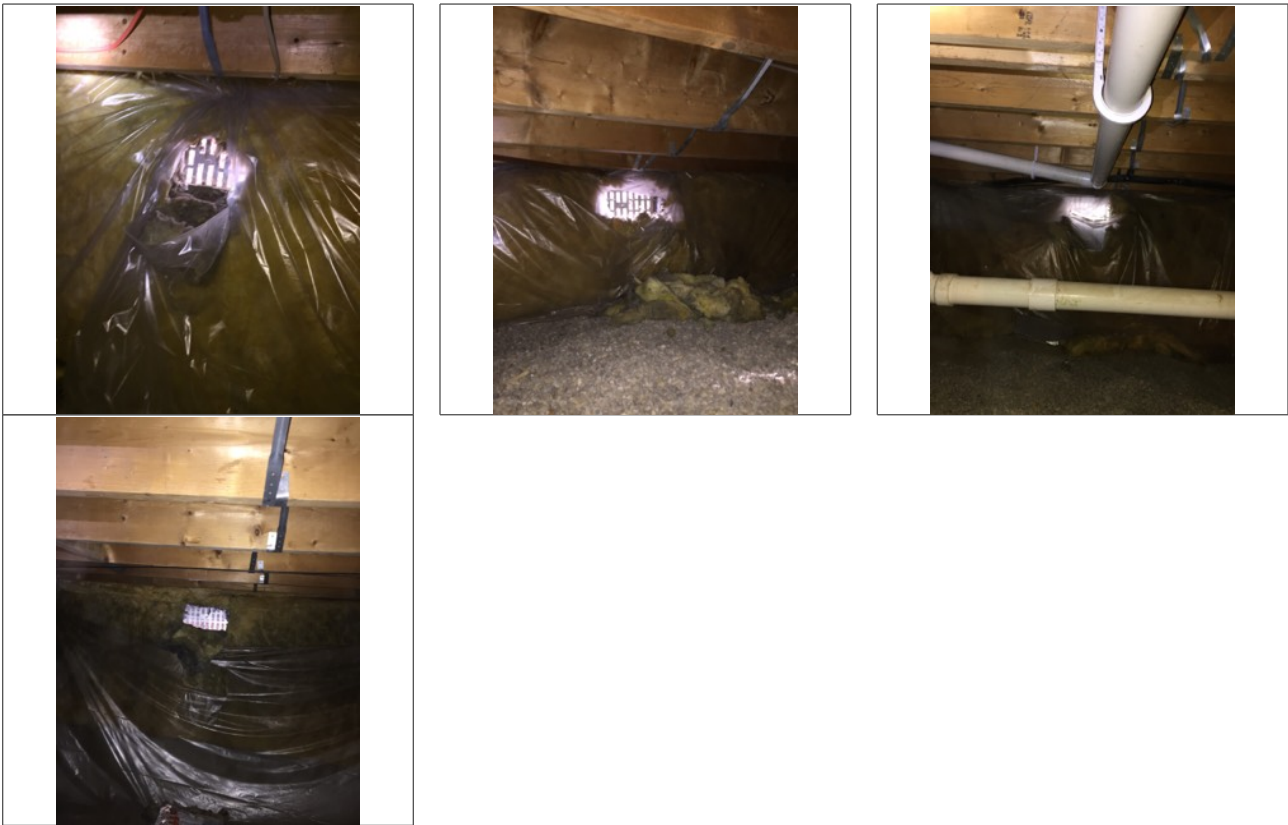
### Drainage

**Sump pump** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested  
**Standing water** ☐ Yes ☒ No ☐ Not Visible  
**Evidence of moisture damage** ☐ Yes ☒ No  
**Comments**

### Ventilation

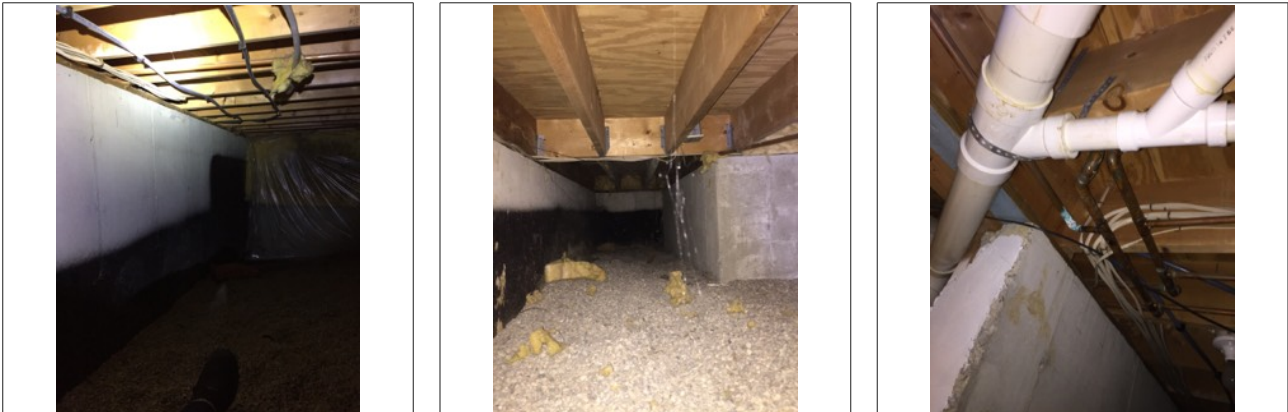
☐ N/A  
**Location** ☒ Wall vents ☐ Power vents ☐ None apparent  
**Condition** ☐ Additional ventilation recommended ☐ Evidence of moisture damage  
**Comments**

Photos



Girders/Beams/Columns

Material    ☐ Steel    ☒ Wood    ☐ Masonry  
Condition    ☒ Satisfactory    ☐ Marginal    ☐ Poor    ☐ Not Visible    ☐ Sagging/Altered  
Comments  
Photos



Joists

Material    ☒ Wood    ☐ Steel    ☐ Truss    ☐ Not Visible    ☐ 2x8    ☒ 2x10    ☐ 2x12    ☐ Engineered I-Type  
                  ☐ Sagging/Altered joists  
Comments  
Condition    ☒ Satisfactory    ☐ Marginal    ☐ Poor

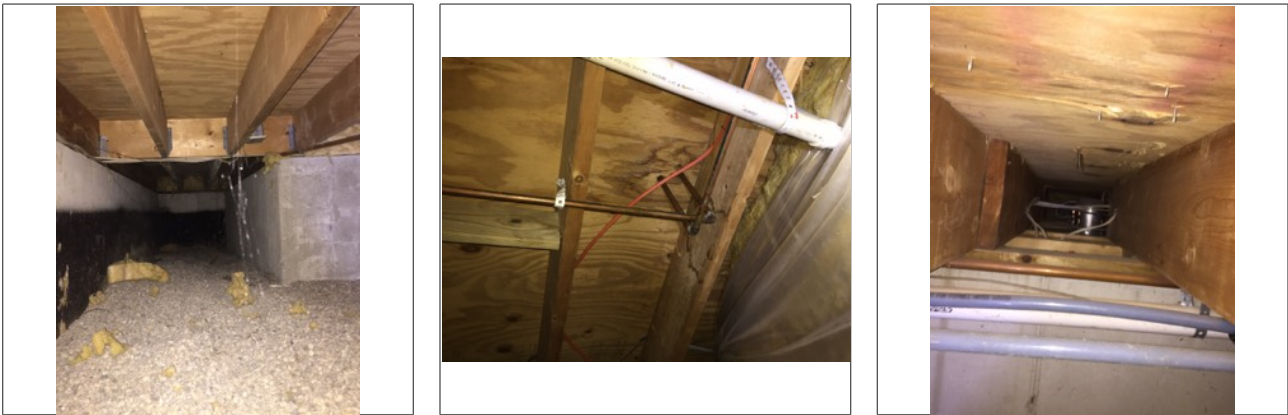
Photos



Subfloor

Condition  
Comments  
Photos

- ☐ Not Visible  
☐ Indication of moisture stains/rotting



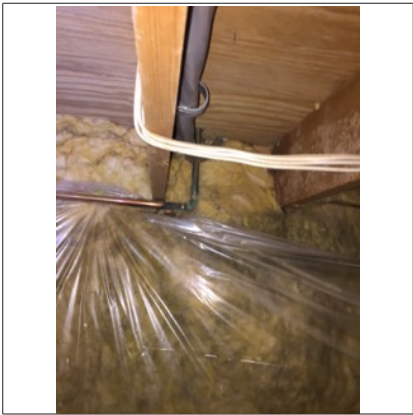
Insulation

Type  
Location  
Comments  
Photos

- ☐ None  
☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible  
☒ Walls ☐ Between floor joists Other: .







Vapor barrier

**Present** ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed  
**Material** ☐ Kraft/foil faced ☒ Plastic ☐ Not Visible Other: .  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**



# Plumbing

## Water service

**Main shut-off location** Next to boiler

**Water entry piping** ☐ Not Visible ☒ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic  
☐ PEX Plastic ☐ Lead ☐ Polyethylene

**Lead other than solder joints** ☐ Yes ☐ No ☒ Unknown ☐ Service entry

**Visible water distribution piping** ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic  
☒ PEX Plastic Other: .

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Flow** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate  
☐ Recommend pressure regulator

**Pipes Supply/Drain** ☒ Corroded ☐ Leaking ☐ Valves broken/missing ☒ Dissimilar metal  
 Cross connection: ☐ Yes ☒ No ☐ Safety Hazard ☐ Recommend repair  
☒ Recommend a dielectric union ☒ Satisfactory

**Drain/Waste/Vent pipe** ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS ☐ Brass

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Support/Insulation** ☒ N/A

Type:

**Traps proper P-Type** ☒ Yes ☐ No ☐ P-traps recommended

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Interior fuel storage system** ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

**Fuel line** ☒ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized  
☐ Recommend CSST be properly bonded

**Condition** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

**Comments** Some corrosion on copper pipes no leaks apparent at time of inspection recommend monitor.

**Photos**



## Main fuel shut-off location

☒ N/A

**Location**

**Comments**

## Well pump

☒ N/A

**Type** ☐ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well

**Pressure gauge operable** ☐ Yes ☐ No Well pressure: ☐ Not Visible

**Comments**

## Sanitary/Grinder pump

☒ N/A Operable: ☐ Yes ☐ No

**Sealed Crock** Sealed crock: ☐ Yes ☐ No

**Check Valve** Check valve: ☐ Yes ☐ No

**Shut-off Valve** Shut-off valve: ☐ Yes ☐ No

# Plumbing

## Sanitary/Grinder pump cont.

Vented ☐ Yes ☐ No

Comments

## Water heater #1

General ☐ N/A

Brand Name:

Weil-McLain

Serial #: CP5640240

Capacity:

36 gal

Approx. age:

Unknown

Type ☐ Gas ☒ Electric ☐ Oil ☐ LP Other: .

Combustion air venting present ☐ Yes ☐ No ☒ N/A

Seismic restraints needed ☐ Yes ☐ No ☒ N/A

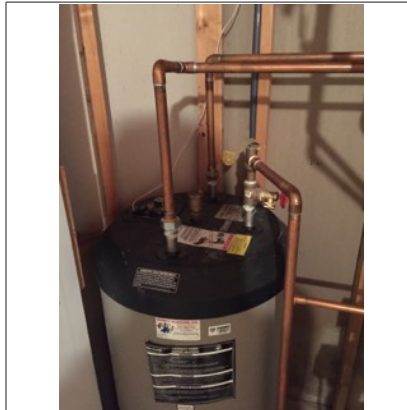
Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

Vent pipe ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusty ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



## Water heater #2

☒ N/A

General Brand Name:

Serial #:

Capacity:

Approx. age:

Type ☐ Gas ☐ Electric ☐ Oil ☐ LP Other: .

Combustion air venting present ☐ Yes ☐ No ☐ N/A

Seismic restraints needed ☐ Yes ☐ No ☐ N/A

Relief valve ☐ Yes ☐ No Extension proper: ☐ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

Vent pipe ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusty ☐ Recommend repair

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

## Water softener

☒ None

Loop installed ☐ Yes ☐ No

Plumbing hooked up ☐ Yes ☐ No

Plumbing leaking ☐ Yes ☐ No

Comments

# Heating System

## Heating system

**Unit #1** Brand name: Goodman  
Approx. age: 7-10  
☐ Unknown Model #: 617ANA048-A Serial #: 289OH00233 ☐ Satisfactory ☐ Marginal ☐ Poor  
☐ Recommended HVAC technician examine

**Unit #2** ☒ None  
Brand name:  
Approx. age:  
☐ Unknown  
Model #:  
Serial #: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine

**Energy source** ☐ Gas ☐ LP ☐ Oil ☒ Electric ☐ Solid fuel

**Warm air system** ☐ Belt drive ☐ Direct drive ☒ Gravity ☐ Central system ☐ Floor/wall furnace

**Heat exchanger** ☒ N/A ☐ Sealed ☐ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusted  
☐ Carbon/soot buildup

**Carbon monoxide** ☒ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not tested  
Tester:

**Combustion air venting present** ☒ N/A ☐ Yes ☐ No

**Controls** Disconnect: ☒ Yes ☐ No ☐ Normal operating and safety controls observed  
Gas shut off valve: ☐ Yes ☒ No

**Distribution** ☒ Metal duct ☐ Insulated flex duct ☒ Cold air returns ☐ Duct board ☐ Asbestos-like wrap  
☐ Safety Hazard

**Flue piping** ☐ N/A ☒ Satisfactory ☐ Rusted ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

**Filter** ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing  
☐ Electronic (not tested)

**When turned on by thermostat** ☐ Fired ☐ Did not fire Proper operation: ☐ Yes ☐ No ☒ Not tested

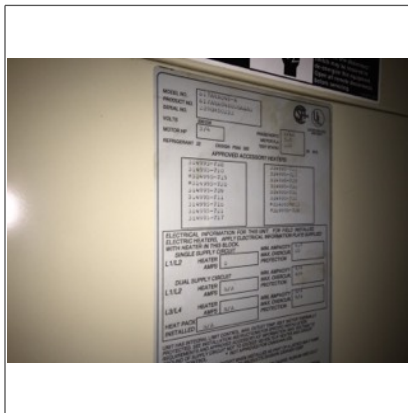
**Heat pump** ☐ N/A ☒ Supplemental electric ☐ Supplemental gas

**Sub-slab ducts** ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No

**System not operated due to** ☐ N/A ☒ Exterior temperature Other: .

## Comments

## Photos



## Boiler system

☐ N/A

**General** Brand name: Weil-McLain  
Approx. age: Unknown  
Model #: CGA-5-SPDN

# Heating System

## Boiler system cont.

**General cont.** Serial #: 1

**Energy source** ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

**Distribution** ☒ Hot water ☒ Baseboard ☐ Steam ☐ Radiator ☐ Radiant floor

**Circulator** ☒ Pump ☐ Gravity ☒ Multiple zones

**Controls** Temp/pressure gauge exist: ☒ Yes ☐ No Operable: ☒ Yes ☐ No

**Oil fired units** Disconnect: ☒ Yes ☐ No

**Combustion air venting present** ☒ Yes ☐ No ☐ N/A

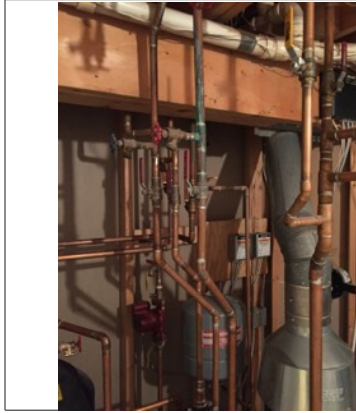
**Relief valve** ☒ Yes ☐ No ☐ Missing Extension proper: ☒ Yes ☐ No ☐ Recommend repair/replace

**Operated** When turned on by thermostat: ☒ Fired ☐ Did not fire

**Operation** Satisfactory: ☒ Yes ☐ No ☐ Recommend HVAC technician examine before closing

**Comments** Boiler was in normal working order at the time of the inspection.

## Photos



## Other systems

☒ N/A

**Type** ☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove

**Proper operation** ☐ Yes ☐ No

**System condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine

**Comments**

# Electric/Cooling System

## Main panel

**Location** Garage  
**Condition** ☒ Satisfactory ☐ Poor  
**Amperage/Voltage** ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v  
**Adequate Clearance to Panel** ☒ Yes ☐ No  
**Breakers/Fuses** ☒ Breakers ☐ Fuses  
**Appears grounded** ☒ Yes ☐ No ☐ Not Visible  
**GFCI breaker** ☒ Yes ☐ No Operable: ☒ Yes ☐ No  
**AFCI breaker** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Not Tested  
**Main wire** ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire  
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor  
**Branch wire** ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard  
**Branch wire 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:

## Comments

## Photos

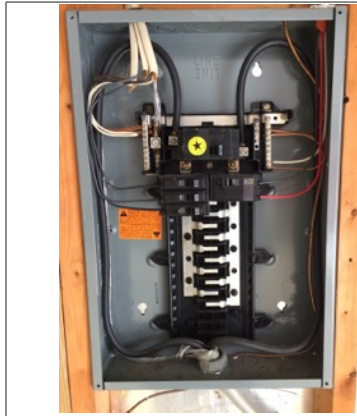


## Sub panel(s)

☐ None apparent  
**Location(s)** Location 1:  
 Basement  
 Location 2:  
 Garage  
 Location 3:  
**Evaluation** ☐ Panel not accessible ☐ Not evaluated  
 Reason:  
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box  
**Branch wire** ☒ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☒ Yes ☐ No  
 Neutral isolated: ☒ Yes ☐ No  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments** No signs of overheating were evident at the time of the inspection.  
 Outlets were randomly tested and had correct polarity, except as noted.



## Photos



Drain clean out.

## Evaporator Coil Section Unit #1

**General** ☐ N/A  
☒ Central system ☐ Wall unit

Location:

West

Age:

5 years

**Evaporator coil** ☒ Satisfactory ☐ Not Visible ☐ Needs cleaning ☐ Damaged

**Refrigerant lines** ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory

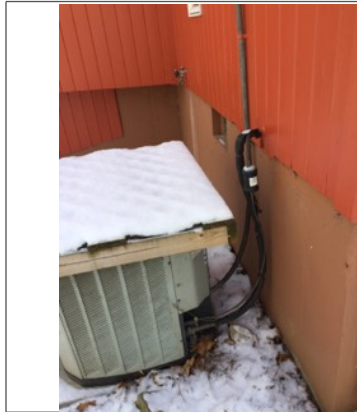
**Condensate line/drain** ☒ To exterior ☐ To pump ☐ Floor drain Other:

**Secondary condensate line/drain** Present: ☐ Yes ☒ No Needed: ☐ Yes ☒ No ☐ Primary pan appears clogged  
☐ Recommend technician evaluate

**Operation Condition** Differential:  
☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service  
☒ Not operated due to exterior temperature

## Comments

## Photos



## Evaporator Coil Section Unit #2

**General** ☒ N/A  
☐ Central system ☐ Wall unit

Location:

Age:

**Evaporator coil** ☐ Satisfactory ☐ Not Visible ☐ Needs cleaning ☐ Damaged

**Refrigerant lines** ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory  
☐ Recommend/Replace damaged/missing insulation

**Condensate line/drain** ☐ To exterior ☐ To pump ☐ Floor drain Other:

**Secondary condensate line/drain** Present: ☐ Yes ☐ No Needed: ☐ Yes ☐ No ☐ Primary pan appears clogged  
☐ Recommend technician evaluate

**Operation** Differential:



# Electric/Cooling System

Evaporator Coil Section Unit #2 cont.

**Condition**    ☐ Satisfactory    ☐ Marginal    ☐ Poor    ☐ Recommend HVAC technician examine/clean/service  
☐ Not operated due to exterior temperature

**Comments**

# Living Room

## Living Room

**Location** 1st floor

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

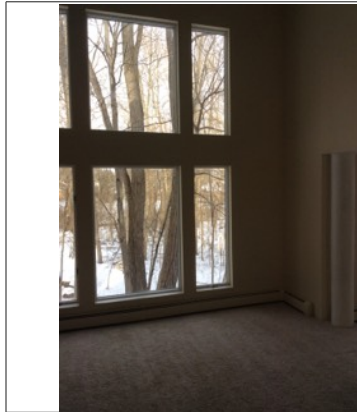
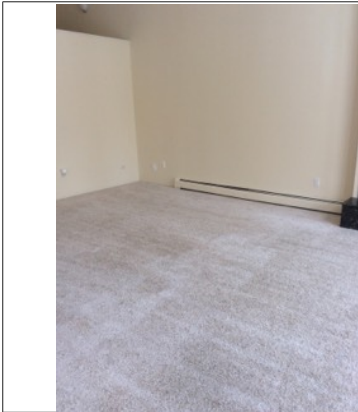
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Doors** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

**Comments** Outlet to the left of fireplace is on the switch next to thermostat.

## Photos



# Dining Room

## Dining Room

**Location** 1st floor

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

**Comments**

**Photos**

