

# BRICK&BEAM

## HOME INSPECTIONS

### Home Inspection Report



123 Main St., Anytown, IN 00000

**Inspection Date:**

Tuesday, June 2, 2015

**Prepared For:**

John & Jane Doe

**Prepared By:**

Brick&Beam Home Inspections LLC

510 S. 900W-92

Pierceton, IN 46562

(260)229-0928

rodney@brickandbeaminspections.com

**Report Number:**

2015000Hpractice

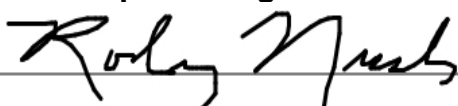
**Inspector:**

Rodney Nissley

**License/Certification #:**

HI01500031

**Inspector Signature:**



# Report Summary

## Items Not Operating

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None apparent

## Major Concerns

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None apparent

## Potential Safety Hazards

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Firewall between garage and attic compromised by wooden stair access. Potential Safety Hazard

## Deferred Cost Items

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Roof appeared to be nearing end of its useful life, budget to replace soon.

## Improvement Items

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Recommend maintaining a positive drainage slope away from the foundation. Insides of gutters are full of debris recommend cleaning. Downspouts had some visible damage, recommend repair. Recommend caulking around windows, doors, corners, utility penetrations. Damaged/Missing insulation recommend replacing insulation. Softener is leaking, repair as needed. Landscaping retaining wall is settling and blocks have shifted, recommend repair. Cricket or saddle recommended on slope above chimney to improve water flow around chimney chase. Wood siding along roofline in front of house is deteriorating and should be repaired. Recommend maintaining a clearance between shingles and siding of 1" to allow siding to dry.

## Items To Monitor

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None apparent.

# Report Overview

## House in Perspective

Well Built/Maintained. An exceptional home on lakefront property. Sloping lot with a walkout basement. Overall the home was in excellent condition. A few minor improvement items were noted in the report. A visual inspection of the asphalt roof shingles confirmed that they were in marginal condition and as such they are reported as a deferred cost item. It would be recommended that the homeowner should budget for replacement when necessary.

## Scope of 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.

This report and the inspection from which it is based comply with the standards established by Indiana Code IC25-20.2-1 thru IC25-20.2-9, which regulate and establish basic guidelines for home inspection in the State of Indiana. The inspection was conducted by an inspector licensed by the State of Indiana under this code. Per the code requirements, the inspection does not address environmental hazards such as (but not limited to) lead-based paint, radon, asbestos, pests/rodents, pesticides, treated lumber, mold, Mercury, carbon monoxide, or other similar environmental hazards. The report also does not address wood destroying insects and organisms or subterranean systems or system components including sewage disposal, water supply, or fuel storage or delivery, unless these additional inspection/testing services are specifically requested.

## Main Entrance Faces

South. All directional references will be based on this assumption.

## State of Occupancy

Occupied

## Weather Conditions

Sunny

## Recent Rain

No

## Ground Cover

Dry

# Receipt/Invoice

**Brick&Beam Home Inspections LLC**  
**510 S. 900W-92**  
**Pierceton, IN 46562**  
**(260)229-0928**

**Property Address**  
**123 Main St.**  
**Anytown, IN 00000**

Date: Tue. Jun. 2, 2015 5:08

Inspection Number: 2015000Hpractice

**Inspected By: Rodney Nissley**

Client: John & Jane Doe

**Inspection**

**Fee**

**Total**

**\$0.00**

# Grounds

## Service Walks

☐ None ☐ Not Visible  
**Material** ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home  
☐ Settling cracks ☐ Public sidewalk needs repair  
**Comments**

## Driveway/Parking

☐ None ☐ Not Visible  
**Material** ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home  
☐ Trip hazard ☐ Fill cracks and seal  
**Comments**

## 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**

## Patio

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

## 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**

## Deck/Patio/Porch Covers

☐ None  
**Condition** ☒ 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

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

# Grounds

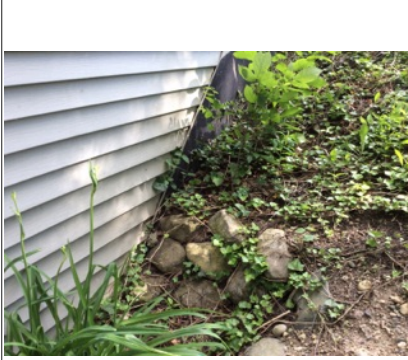
## Landscaping affecting foundation

☐ 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** Recommend maintaining a positive drainage slope away from the foundation. Recommend a clearance of 6-8" from the bottom of the siding to the grading

## Photos



Rec



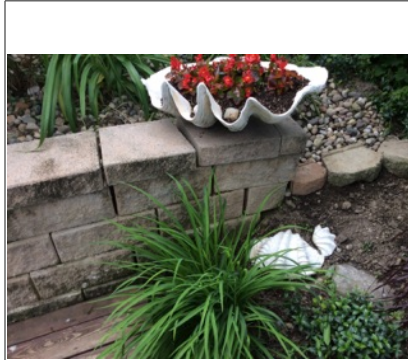
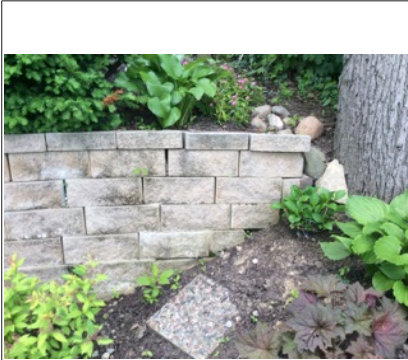
## Retaining wall

☐ None

**Material** ☐ Brick ☐ Concrete ☒ Concrete block ☐ Railroad ties ☐ Timbers ☐ Other  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☒ Leaning/cracked/bowed  
☐ Drainage holes recommended

**Comments** Retaining walls were for landscaping purposes only.

## Photos



## Hose bibs

☐ N/A

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve  
**Operable** ☒ Yes ☐ No ☐ Not Tested ☐ Not On

**Comments**

# Roof

## General

**Visibility** ☐ None ☒ All ☐ Partial ☐ Other  
**Inspected From** ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars

## Style of Roof

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

**Roof #1** Type:  
Asphalt  
Layers:  
1 Layer  
Age:  
10-15+  
Location:  
**Roof #2** ☒ None  
Type:  
Layers:  
Age:  
Location:  
**Roof #3** ☒ None  
Type:  
Layers:  
Age:  
Location:

**Comments**

## Ventilation System

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

## Flashing

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

**Comments** Chimney did not have a cricket or saddle on the upper slope. Recommend monitoring for potential leaks.

**Photos**



## Valleys

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



# Roof

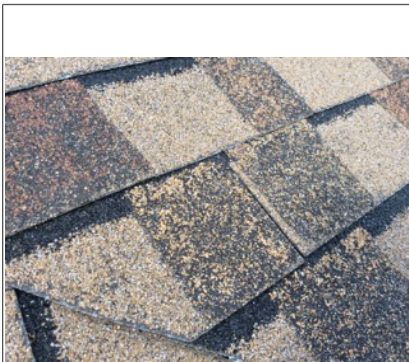
## Condition of Roof Coverings

- Roof #1** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☒ Granules missing ☐ Alligating ☐ 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 ☐ Alligating ☐ 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 ☐ Alligating ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping  
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

## Comments

Roof appeared to be nearing end of its useful life, budget to replace soon.

## Photos



Closeup of shingle showing missing granules.



Ridge cap showing missing granules and cracking.



Photo of ridge cap showing significant loss of granules.

## Skylights

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

## Plumbing Vents

- ☐ Not Visible ☐ Not Present  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**



# Exterior

## Chimney(s)

☐ None

**Location(s)** North

**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** Chimney flue was not evaluated.

## 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

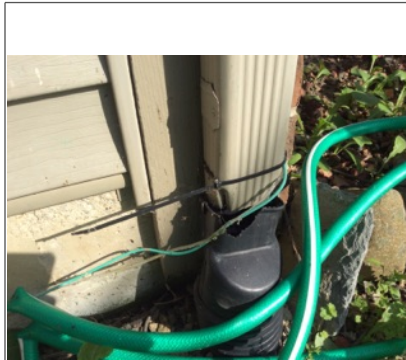
**Extension needed** ☐ North ☐ South ☐ East ☐ West ☒ N/A

**Comments** Gutters were in overall adequate condition. Insides of gutters are full of debris recommend cleaning  
 Downspouts had some visible damage , recommend repair

## Photos



Photo showing debris in gutter.  
Recommend cleaning.



Southwest corner of house  
showing damaged downspout  
adapter.

## 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**

## Trim

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

# Exterior

## Soffit

☐ None  
**Material** ☒ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood ☐ Other  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

## Fascia

☐ None  
**Material** ☒ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood ☐ Other  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

## Flashing

☐ None  
**Material** ☒ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood ☐ Other  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor  
**Comments** A minimum clearance of 3/4" is recommended between roofing material and siding to prevent moisture wicking. Wood siding is showing signs of deterioration due to contact with roof.

## Photos



Wood siding showing deterioration.

## Caulking

☐ None  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor  
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations  
**Comments** Recommend caulking around windows, doors, corners, utility penetrations.

**Photos****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**

**Storms Windows**

☒ None ☐ Not installed  
**Condition** ☐ 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**

**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**

**Building(s) Exterior Wall Construction**

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

**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**

# Exterior

## Exterior A/C - Heat pump #1

**Unit #1** ☐ N/A  
 Location:  
 West side of house  
 Brand:  
 Concept  
 Model #:  
 SC??OA42A-3A  
 Serial #: 8497A27894  
 Approximate Age:  
 15-20+

**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): 24 amp Fuses/Breakers installed (amps):  
☐ Improperly sized fuses/breakers

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

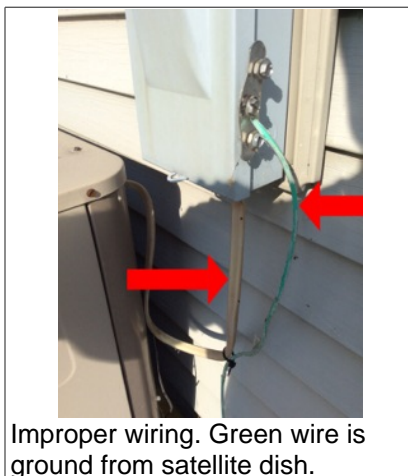
**Condenser Fins** ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory

**Insulation** ☒ Yes ☐ No ☒ Replace

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

**Comments** Damaged/Missing insulation recommend replacing insulation.  
 Electric line providing power to unit did not appear to be rated for exterior use. Recommend evaluation by licensed electrician.

### Photos



Improper wiring. Green wire is ground from satellite dish.

## 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

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

Comments

## Automatic Opener

☐ None ☐ N/A  
☒ Operable ☐ Inoperable

Operation  
Comments

## Safety Reverse

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

Comments

## Roofing

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

Comments

## Gutters/Eavestrough

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house

Comments

## Siding

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

Comments

## Trim

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

Comments

## Floor

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

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

Comments

## Sill Plates

☐ None ☒ Not Visible  
☐ Floor level ☐ Elevated  
☐ Rotted/Damaged ☐ Recommend repair

Type  
Condition  
Comments

## Overhead Door(s)

☐ N/A  
☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair  
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended  
☐ Weatherstripping missing/damaged ☐ Loose/missing

Condition

# Garage/Carport

## Overhead Door(s) cont.

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

**Comments**

## Exterior Service Door

☐ None

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

**Comments**

## 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**

## 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** Firewall between garage and living area not present - Potential Safety Hazard Firewall protection recommended on access to attic.



# Kitchen

## Countertops

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

## Cabinets

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

## 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**

**Photos**

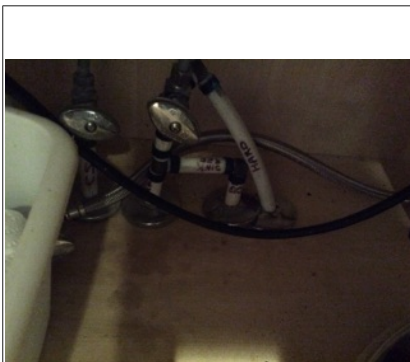


Photo showing moisture damage below sink.



Photo showing corrosion of drain below sink.

## Walls & Ceiling

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

## Heating/Cooling Source

☒ Yes ☐ No

**Comments**

## Floor

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

## Appliances

**Disposal** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
**Oven** ☐ N/A ☒ Not tested Operable: ☐ Yes ☐ No  
**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** : Operable: ☐ Yes ☒ No  
**Dishwasher airgap** ☐ Yes ☒ No  
**Dishwasher drain line looped** ☒ Yes ☐ No



# Kitchen

**Appliances cont.****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**

# Laundry Room

## Laundry

**Laundry sink** ☐ N/A ☒ Present  
**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**

# Half bath

## Bath

**Location** First 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 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**

# Dining Room

## Dining Room

**Location** North

**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

**Bedroom Egress restricted** ☒ N/A ☐ Yes ☐ No

**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**

# Sunroom

## Room

**Location** North

**Type** SUNROOM

**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

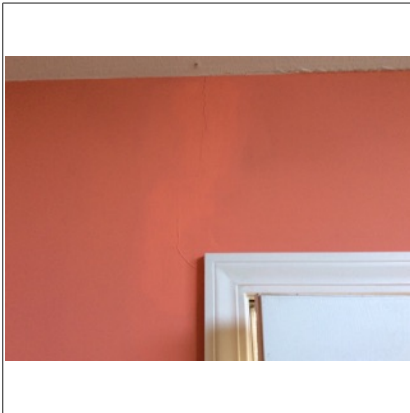
**Bedroom Egress restricted** ☒ N/A ☐ Yes ☐ No

**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**



# Living Room

## Living Room

**Location** North side

**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

**Bedroom Egress restricted** ☒ N/A ☐ Yes ☐ No

**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**

# Master bedroom

<b>Room</b>	
<b>Location</b>	Main floor. Northwest corner.
<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 type="checkbox"/> None <input checked="" 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>	



# Master bathroom

## Bath

### Location

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 ☐ OtherCondition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted Caulk/Grouting needed: ☒ Yes ☐ No

Where:

Around base of shower walls.

☐ 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

# Family room

<b>Room</b>	
<b>Location</b>	Basement
<b>Type</b>	Family room
<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 checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Doors</b>	<input checked="" type="checkbox"/> None <input 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>	Sink in basement kitchenette drained slowly

# Kids bathroom

## Bath

**Location** Basement bath west side.

**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 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**

# Bedroom

<b>Room</b>	
<b>Location</b>	Northwest
<b>Type</b>	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 type="checkbox"/> None <input checked="" 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>	

# Guest bedroom

<b>Room</b>	
<b>Location</b>	Basement
<b>Type</b>	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 type="checkbox"/> Yes <input checked="" 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>	

# Guest bathroom

## Bath

**Location** Northeast  
**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 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**

# 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

## 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

## Smoke/Carbon Monoxide detectors

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

Comments

## Attic/Structure/Framing/Insulation

☐ N/A  
**Access** ☐ Stairs ☒ Pulldown ☐ Scuttlehole/Hatch ☐ No Access ☐ Other  
**Inspected from** ☐ Access panel ☒ In the attic ☐ Other  
**Location** ☐ Hallway ☐ Bedroom Closet ☒ Garage ☐ Other  
**Access limited by** Incomplete flooring. Inspected from east side. Not all areas visible or inspected.  
**Flooring** ☐ Complete ☒ Partial ☐ None  
**Insulation** ☐ Fiberglass ☐ Batts ☐ Loose ☒ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
 Depth: ☐ 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



# 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**

## 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**

## Floor

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

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

**Comments** Unfinished portions of the floor appeared to be in overall adequate condition.

## Seismic bolts

☒ N/A ☐ None visible

**Condition** ☐ Appear satisfactory ☐ Recommend evaluation

**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

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

**Material** ☐ Steel ☐ Wood ☐ Concrete ☐ LVL ☐ Not Visible

**Comments**

## Columns

☒ Not Visible

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

**Material** ☐ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible

**Comments**

## Joists

☐ Not Visible

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Material** ☐ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type

☐ Sagging/altered joists

**Comments**

## Subfloor

☒ Not Visible

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture stains/rotting

**Comments**

# Plumbing

## Water service

**Main shut-off location** In the basement

**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** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

**Comments**

## Main fuel shut-off location

☐ N/A

**Location** On the side exterior wall

**Comments**

## Well pump

☐ N/A

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

**Pressure gauge operable** ☒ Yes ☐ No Well pressure: 50 lbs. ☐ 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

**Vented** ☐ Yes ☐ No

**Comments**

## Water heater #1

☐ N/A

**General**

Brand Name:

Bradford white

Serial #: PF9350720

Capacity:

40 gal.

Approx. age:

10-15+

**Type** ☒ Gas ☐ Electric ☐ Oil ☐ LP ☐ Other

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

# Plumbing

## Water heater #1 cont.

**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 ☐ Rusted ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



## Water heater #2

☐ N/A

**General**

Brand Name:

Bradford white

Serial #:

Capacity:

40 gal.

Approx. age:

10-15+

**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 ☐ Rusted ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## Water softener

☐ None

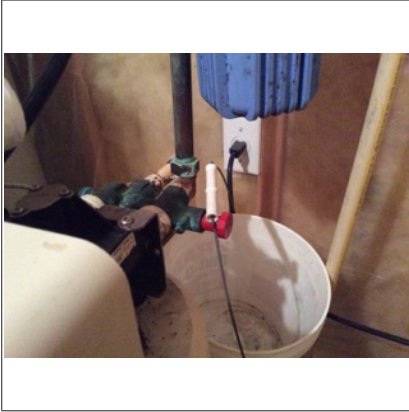
**Loop installed** ☒ Yes ☐ No

**Plumbing hooked up** ☒ Yes ☐ No

**Plumbing leaking** ☒ Yes ☐ No

**Comments** Appeared water filter may have leaked in the past.

## Photos



# Heating System

## Heating system

**Unit #1** Brand name: Trane  
Approx. age: 5-10+  
☐ Unknown Model #: TUH2C100A9V4VAA Serial #: 8495H2S7G ☒ 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

**CO test** Tester: None.

**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 ☐ sample inspection only

## Comments

## Photos



## Boiler system

☒ N/A

**General** Brand name:  
Approx. age:  
Model #:  
Serial #:

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

# Heating System

## Boiler system cont.

**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**

## 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  
**Adequate Clearance to Panel** ☒ Yes ☐ No  
**Amperage/Voltage** ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☒ 120v/240v  
**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

## Sub panel(s)

☒ None apparent  
**Location(s)** Location 1:  
 Location 2:  
 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**

## Evaporator Coil Section Unit #1

☐ N/A  
**General** ☒ Central system ☐ Wall unit  
 Location:  
 In the basement In the utility room  
 Age:  
 5-10+  
 Serial #: 6097A18245  
**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** Differential: not tested  
**Condition** ☒ 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:  
 Serial #:

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

**Comments**