



Home Inspection Report



123 Sample Dr, Any city, MD 12345

Inspection Date:

Tuesday January 1, 2019

Prepared For:

Jane Engineer

Prepared By:

Inside Out Home Inspector, LLC
8630M Guilford Rd #146
Columbia, MD 21046
443-559-7028

Report Number:

Sample

Inspector:

Aaron Ankeny

License/Certification #:

MD--33406

Inspector Signature:

Report Overview

Scope of Inspection

- All components designated for inspection in the Maryland Standards of Practice are inspected, except as may be noted 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 and unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind and the findings are the inspector's opinion only. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

NorthWest

State of Occupancy

Vacant

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Snow

Age Of Structure According To County Records

22 years

Report Summary

A Note To The Reader

This summary page is provided simply to highlight specific components we recommend for improvement. Please be sure to read the report in its entirety before taking any action and contact us with any questions.

It is recommended that qualified contractors, licensed when required, be used in any repairs recommended in this inspection report and that receipts for repair are retained.

There were apparent modifications to the kitchen layout with regard to the stove and oven, which is powered by a subpanel in the basement. Consult with seller as to the extent of renovations performed and to confirm all appropriate permits were obtained and closed with the authority having jurisdiction.

Definitions

GFCI (ground fault circuit interrupter) - a special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the ground. Serves to protect against electrocution due to ground fault.

AFCI (arc-fault circuit interrupter) - a device intended to provide protection from the effects of Arc fault by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. Serves to protect against fires caused by electrical arcs in the circuit.

Satisfactory - the component is functional consistent with it's original purpose but may show signs of normal wear and tear and deterioration.

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

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

Significant Issues - significantly deficient, inoperable, or unsafe.

Potential Safety Hazard - denotes a condition that is unsafe and in need of prompt attention.

Major Defect - a condition of a component or system that renders it non-working, non-performing, non-functional, and/or poses a significant risk to the property and/or inhabitants.

Minor Defect - a condition of a component or system that reduces functionality or that renders it non-working, non-performing, non-functional, but does not pose a significant risk to the property or inhabitants.

Deferred Cost Items - systems and components that are nearing their projected or useful life. While these items are currently functioning, the inspector recommends budgeting for replacement of these items during the next five years.

Potential Safety Hazards

1. Smoke detector in basement has been sprayed with paint
2. Cover plates for junction boxes, outlets, switches in unfinished basement area, garage ceiling, bedroom 4 closet
3. Main electric panel breakers mislabeled
4. Subpanel breakers not labeled
5. Kitchen countertop outlets not GFCI protected
6. Electrical junction box under kitchen sink poor location
7. Exposed insulation in unfinished basement fire hazard

Report Summary

Major Defect

Minor Defect

GENERAL

1. Window wells missing covers and grading at exterior right side of home
2. Vinyl siding corners damaged at chimney chase and rear corner of home
3. Bilco door cover collecting water and needs resealed
4. Loose handrail basement stairs
5. Insulation missing in rim joist area at rear of unfinished basement
6. Living room window tilt hardware broken
7. Sliding door lock eat-in kitchen
8. Exhaust fan vent flap for bathroom 2 pinned shut by siding
9. Crack in basement floor
10. Kitchen range hood duct

ROOF

11. Roof missing/broken shingles, blisters

PLUMBING/HVAC

12. Leak above water heater
13. Furnace combustion air, flex pipe for gas supply, air filter location
14. Loose toilet tanks bathrooms 1, 2

ELECTRICAL

15. Main panel wiring
16. Subpanel labeling, wiring
17. Kitchen range tripped 20 amp breaker in subpanel

Items Not Operating

1. Garage ceiling lighting
2. Bathroom 5 second floor master fixture above shower
3. Outlet in garage

Items To Monitor

1. Crack in basement floor rear unfinished area.
2. Foyer window

Deferred Cost Items

1. Water heater
2. Roof

Grounds

Service Walks

☐ None ☐ Not Visible

Material ☐ Concrete ☐ Flagstone ☐ Gravel ☒ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Trip Hazard ☐ Pitched Towards Home
☐ Typical Cracks ☐ Uplifting By Tree Roots ☐ Public Sidewalk In Need Of Repair

Comments

Driveway/Parking

☐ None ☐ Not Visible

Material ☐ Concrete ☒ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Trip Hazard ☐ Pitched Towards Home
☐ Typical Cracks ☐ Uplifting Due To Tree Roots

Comments Tip: Seal coating the asphalt driveway every 3-5 years can extend its useful life.

Landscaping affecting foundation

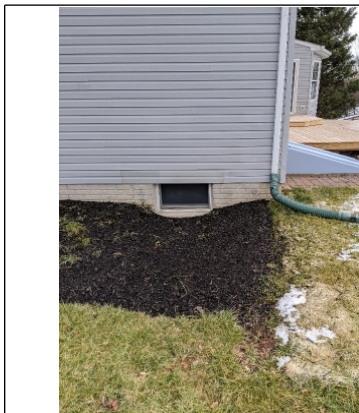
☐ None

Negative Grade ☐ Satisfactory ☐ East ☐ West ☐ North ☒ South ☐ Recommend additional backfill
☒ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil

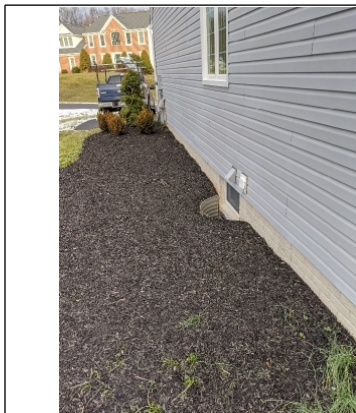
Comments

- Mulch around window wells on ride side of house is higher than window wells allowing mulch and debris to enter window well reduce drainage of water. The window well should be higher than surrounding ground to prevent water and debris from spilling in. Correct grading around window wells to direct water away from home and window wells.
- It is recommended to add covers to the window wells to prevent water from entering the window well. Without one, during heavy rainfall, it is possible for water to enter quicker than being drained resulting in the well filling and leaking into the awning windows. Add covers to direct rain away from window wells.

Photos



Negative and too high grading around window well



Negative and too high grading at window well



Debris entering window well

Exterior

Siding

Material ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☐ Wood ☒ Metal/Vinyl Other: .

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend repair/painting Observations: ☐ Cracks
☐ Peeling Paint ☐ Wood Rot ☒ Damage/Holes/Missing

Comments Vinyl siding corner trim of chimney chase at deck and right rear corner of home damaged. Repair to prevent water and pests entering behind siding.

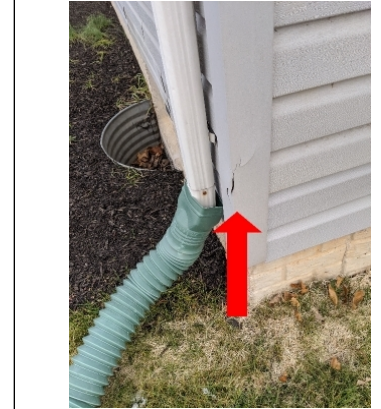
Photos



Damage to corner trim at deck



Right rear corner of home



Damaged corner trim close-up

Soffit

☐ None

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☒ Vinyl ☐ Stucco Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair/Painting Observations: ☐ Missing
☐ Holes/Openings ☐ Damaged

Comments

Fascia

☐ None

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Metal Wrapped

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair/Painting ☒ Not Visible

Comments Unable to inspect condition of fascia board and rake board due to metal wrap.

Trim

☐ Not Visible

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Flashing

☐ Not Visible

Material ☐ Aluminum/Steel ☒ Vinyl ☐ Copper Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior

Caulking

☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

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

Comments

Windows/Screens

Material

☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting

☐ Recommend repair/replace damaged screens

Screens

☐ Satisfactory ☐ Torn ☐ Bent ☒ Not installed

Comments

Exterior Doors

Main Entrance Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor Weatherstripping: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Missing ☐ Replace

Patio/Deck/Balcony ☐ N/A ☒ Slider Door condition: ☐ Satisfactory ☒ Marginal ☐ Poor Weatherstripping:
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace

Rear Ground Level Door ☐ N/A ☐ Slider Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor Weatherstripping:
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace

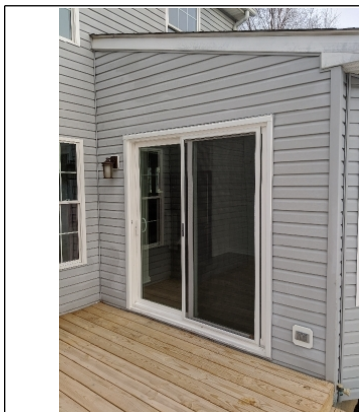
Other door ☐ N/A Location: Bilco PermEntry doors from basement ☐ Slider Door condition: ☐ Satisfactory
☒ Marginal ☐ Poor Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace

Exterior Door Lighting ☒ Satisfactory ☐ Not Operational ☐ Partially Operational Observations: ☐ Loose
☐ Damaged ☐ Debris Inside Fixture ☐ Base Needs Caulked/Sealed ☐ Missing

Comments

- Sliding door at deck has caulk restricting bottom weep holes. Clear these holes to ensure sliding door can drain water properly to avoid damage to home.
- Lock mechanism for sliding door in eat-kitchen are onto deck did not function. Replace lock for improved safety.
- Bilco steel door cover for basement steps has a concave top allowing water to puddle against the home and is causing rust to the cover. The cover is designed to shed water and correction is needed to prevent damage to the home and prolong the life of the cover. Once puddling corrected, take appropriate action to remove rust and repaint cover.
- Bilco steel door cover needs sealant added between wall and cover to prevent water intrusion.

Photos



Sliding door



Weep hole has been caulked over



Weep hole caulked

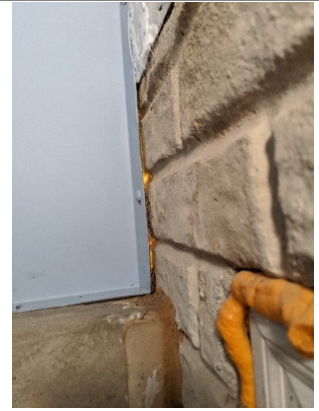
Exterior



Water accumulation on top of Bilco step cover



No apparent sealant. Seal to prevent water entering



Reseal to prevent water



Lock mechanism would not engage on sliding door

Hose bibs

☐ N/A

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend anti-siphon ☐ Recommend frost-proof
☒ Not Tested

Operated ☐ Yes ☐ No ☒ Not Tested ☒ Not On

Comments Exterior hose bibs were winterized at the time of inspection and could not be tested.

Exterior Electrical

Main Service Entrance ☒ Underground ☐ Overhead
Meter Location: Right side of home
Meter Rating: 200

Condition ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Meter Base ☐ Overhead Wires Too Low
☐ Overhead Gooseneck/Drip Loops ☐ Overhead Conductor Attachment
☐ Overhead Mast/Raceway/Conduit ☐ Overhead Cable Subject To Physical Damage

Outlets ☐ N/A Condition: ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground
☐ Reverse Hot/Neutral ☐ Missing Cover Plate ☐ Damaged ☐ Loose GFCI: ☒ Yes ☐ No
☐ Recommend ☐ Did Not Operate GFCI Reset Location: Garage

Comments

Stairs/Stoops/Steps

☐ Visibility Limited

Exterior

Stairs/Stoops/Steps cont.

Material ☒ Concrete ☐ Wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Uneven Risers ☐ Rotted/Damaged
☐ Cracked/Settled ☐ Trip Hazard

Handrail/Guardrail ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Observations: ☐ Not Graspable
☐ Loose ☐ Damaged/Broken ☐ Balusters/Spindles Too Far Apart
☐ Balusters/Spindles Loose Or Damaged ☐ Safety Hazard

Comments

Deck/Balcony

Deck/Balcony ☐ Not Visible

Material ☒ Wood ☐ Metal ☐ Composite

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil ☐ Safety Hazard
☐ Improper Attachment To House ☐ No Flashing ☐ Wood Rot

Finish ☐ Treated ☐ Painted/Stained Other: Natural

Stairs ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Uneven Risers ☐ Rotted/Damaged
☐ Cracked/Settled ☐ Trip Hazard

Handrail/Guardrail ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Observations: ☐ Not Graspable
☐ Loose ☐ Damaged/Broken ☐ Balusters/Spindles Too Far Apart
☐ Balusters/Spindles Loose Or Damaged ☐ Safety Hazard

Comments Ledger appeared to attached to home but due to deck clearance it was not visible for inspection of attachment and flashing.

Chimney(s)

Location(s) Back of house

Viewed From ☐ Roof ☐ Ladder at eaves ☒ Ground (Inspection Limited) ☐ With Binoculars

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☒ Not Visible

Chase Construction ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☒ Wood Framed With Siding
☐ Recommend Cricket/Saddle/Flashing Observations: ☐ Too Short ☐ Holes In Metal
☐ Loose Mortar Joints ☐ Brick Needs Repointing ☐ Spalling/Flaking ☐ Loose Brick
☐ Damaged/Missing Siding ☐ Rusted Chimney Chase Cap ☐ Cracked Chimney Crown

Flue ☐ Tile ☒ Metal ☐ Unlined ☐ Not Visible Observations: ☐ Gaps ☐ Cracks ☐ Creosote ☐ Broken

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Comments Unable to inspect metal chimney flue from ground level. A level II fireplace inspection is recommended prior to use, which will include the entire flue.

Roof

How Inspected

Visibility ☐ None ☐ All ☒ Partial Limited By: .
Roof inspection was limited to viewing from the ground and from second floor windows to avoid damage to the brittle shingles and due to snow cover.

Inspected From ☐ Roof ☐ Ladder at eaves ☒ Ground ☐ With Binoculars ☐ Not Inspected - Highrise Condo

Roof Surface

Location First story above eat-in kitchen area.

Style Shed

Slope ☐ Low ☒ Medium ☐ Steep ☐ Flat

Material Type Asphalt shingle

Covering Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Observations:

- Broken/Loose tiles/Shingles
- Blistering

Layers 1+

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

Photos



Shingles are brittle due to temp and age



Blistering, typical for shingles at end of useful life

Roof Surface (2)

Location Second story and over garage entrance

Style Gable

Slope ☐ Low ☒ Medium ☐ Steep ☐ Flat

Material Type Asphalt shingle

Covering Condition ☐ Satisfactory ☐ Marginal ☒ Poor

Observations:

- Broken/Loose tiles/Shingles
- Missing Tabs/Shingles/Tiles
- Mossgrowth

Layers 1+

Comments

- Roof appeared to be nearing end of its useful life, budget to replace soon.
- Roof shingles observed in yard and missing on roof. Replace missing shingles to avoid water penetrating roof and causing damage to home.

Photos

Roof



Shingles missing from areas on roof

Ventilation

☐ No Ventilation Observed ☐ Not Visible

Type

☒ Soffit ☒ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered Other: .

Comments

Flashing

☐ Not Visible

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

Valleys

☐ N/A ☐ Not Visible

Material

☐ Not Visible ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper Other: .

Condition

☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing

Comments

Plumbing Vents

☐ No Vents Observed ☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Inspection limited from ground.

Gutters/Scuppers/Eavestrough

☐ None Observed ☐ Not Visible

Material

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

Condition

☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Rusting ☐ Missing Downspout(s)
☐ Need Cleaned ☐ Leaking ☐ Attachment Issue ☐ Improperly Sloped
☐ Downspout Extension Needed At Ground

Comments

Structure

Basement Foundation

Material ☐ Not Visible ☐ Concrete Block ☒ Poured Concrete ☐ Wood ☐ ICF ☐ Brick Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor

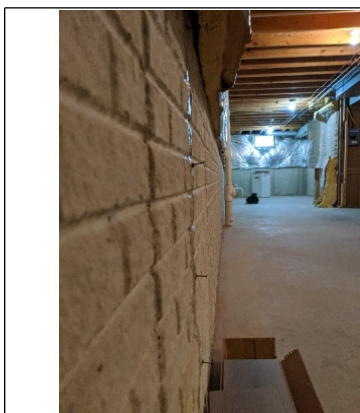
Cracks ☐ None Observed ☐ Horizontal ☒ Vertical ☐ Stepped ☐ Displacement/Movement
Location: Basement along left side of home in unfinished area

Evidence Of Moisture ☒ None Observed ☐ Efflorescence ☐ Staining ☐ Active/Recent Moisture Reading:
Location:

Comments Injection repairs visible on foundation walls in unfinished area for vertical cracks. No moisture or movement observed. Consult with sellers for any information relating to the repairs and warranties that may transfer.

Sump Pump ☒ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Not Tested
Sump pit lid secured unable to test pump. Pit had minimal water at time of inspection. Recommend unbolting the pit cover and testing pump to ensure functional after closing on the home.

Photos



Foundation wall



Injection repair of foundation example



Example of repair to foundation

Wall Structure

Type ☒ Not Visible ☐ Framed ☐ Masonry Other: .

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Floor

Column/Posts ☐ None Observed ☒ Steel ☐ Wood ☐ Concrete Block ☐ Masonry Other: .

Columns/Posts Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor

Girders/Beams ☐ None Observed ☒ Steel ☐ Wood ☐ Concrete ☐ LVL Other: .

Girders/Beams Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor

Floor Joists ☐ Not Visible ☐ Truss ☐ Engineered I-type ☒ Dimensional Lumber

Floor Joists Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor

Subfloor Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor

Ceiling/Roof Structure

Access ☐ No Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch Location: Bedroom 4 closet second floor

Inspected From ☐ Access Entrance ☒ Within Attic Visibility Limited By:

Ceiling Framing Material ☐ Not Visible ☒ Wood ☐ Metal

Roof Framing ☐ Not Visible ☐ Rafters ☒ Trusses ☐ Collar Ties ☐ Purlins ☐ Knee Walls

Roof Sheathing ☐ Not Visible ☒ OSB ☐ Plywood ☐ Planking

Structure

Ceiling/Roof Structure cont.

Roof Framing Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Repaired Framing
☐ Delaminated Sheathing ☐ Moisture Stain

No moisture stains observed in sheathing or trusses.

No indications of humidity or ventilation issues noted with attic and roof.

Garage/Carport

Type

☐ None

Type ☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport

Comments

Floor

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

Condition ☒ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard

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

Comments

Exterior Service Door

☒ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Weatherstripping ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace

Exterior Door Lighting ☐ Satisfactory ☐ Not Operational ☐ Partially Operational Observations: ☐ Loose
☐ Damaged ☐ Debris Inside Fixture ☐ Base Needs Sealed Observations: ☐ Loose
☐ Damaged ☐ Debris Inside Fixture ☐ Base Needs Caulked/Sealed ☐ Missing

Comments

Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair

Condition ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard

Moisture Stains Present ☐ Yes ☒ No
 Where:

Typical Cracks ☐ Yes ☒ No

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

Self closure ☐ N/A ☒ Satisfactory ☐ Did Not Self Close ☐ No Close Mechanism

Comments

Electrical

Ceiling Lighting ☐ Satisfactory ☐ Marginal ☒ Poor Observations: ☐ Loose ☐ Damaged ☒ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☐ Satisfactory ☐ Marginal ☒ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☒ Yes ☐ No ☐ Recommend
☐ Did Not Operate GFCI Reset Location: Same location

Visible Wiring ☒ N/A ☐ Extension Cord / Non-conventional Wiring ☐ Exposed Nonmetallic Wiring

Comments

- Outlet next to service panel did not operate during inspection. Have corrected by licensed electrician to restore function.
- Cover plate for outlet on ceiling missing. Add cover plate for improved safety.
- Light fixtures in garage did not operate. Replace bulb and if unresolved, have corrected by a licensed electrician to restore lighting in garage.

Photos

Garage/Carport



Outlet did not operate



Cover plate missing



Light fixture on ceiling did not operate



Light fixture did not operate

Overhead Door(s)

☐ N/A

Material

☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware Loose/Missing/Broken
☐ Weatherstripping missing/damaged ☐ Panels Damaged ☐ Emergency Release Missing/Broken

Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No

Springs

☐ Torsion ☒ Tension ☒ Safety Cable For Tension Spring Present
☐ Safety Cable For Tension Spring Missing/Broken

Comments

Automatic Opener

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Tested

Operation

☒ Operated ☐ Did Not Operate ☐ Not Tested

Safety

☐ Auto Reverse Operated ☒ Auto Reverse Did Not Operate ☐ Photo Eyes Not Working
☒ Safety Hazard ☐ N/A

Comments

The auto reverse safety functions of the garage door openers did not operate. Adjust setting or replace openers with ones that have auto reverse features to improve safety of the doors when operating.

Basement

General

Is It Finished ☐ Full ☒ Partial ☐ None

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

Moisture stains ☐ Yes ☒ No Location:

Floor In Unfinished Area ☐ N/A ☒ Concrete ☐ Dirt/Gravel Other:

Floor In Finished Area ☒ Carpet ☒ Tile ☐ Hardwood ☐ Laminate Other:

Flooring Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard
☐ Cracked

Floor Drains ☒ None Observed ☐ Yes ☐ Not Tested

Ceiling Fan/Lighting ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Safety Hazard Observations: ☐ Open Ground
☐ Reversed Hot/Neutral ☒ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☒ Yes
☐ No ☒ Recommend ☐ Did Not Operate GFCI Reset Location: On outlet in basement or garage

Heating source present ☒ Yes ☐ No Vent Location: ☐ Floor ☐ Wall ☒ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☒ Did Not Latch
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

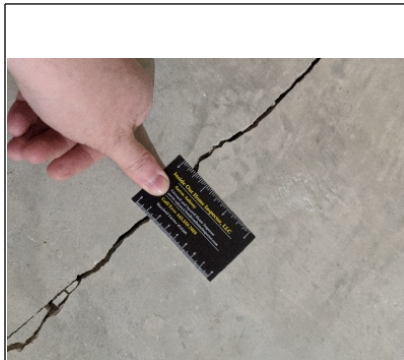
Comments

- Double doors in basement leading to back room did not latch. Adjust and fix to improve privacy.
- Crack in concrete floor in rear of unfinished basement area. No movement observed. Seal to prevent radon gas and moisture entering basement.
- Insulation missing from box joists under eat-in kitchen in unfinished area of basement. Add insulation to prevent energy loss and improve comfort.
- Exposed paper backed insulation in the unfinished area of basement is a fire hazard per the warning. Remove or cover insulation for improved safety.

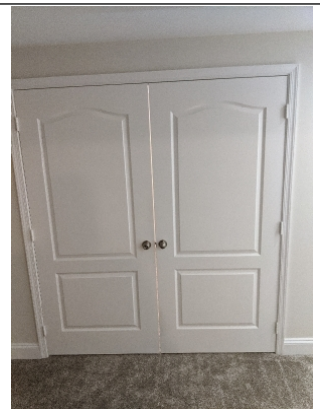
Photos



Crack in basement floor

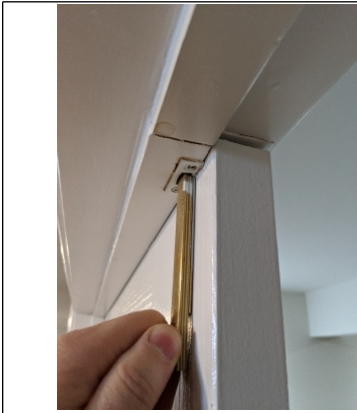


Basement floor crack



Double doors in basement rear room

Basement



Could not latch one door of the double doors



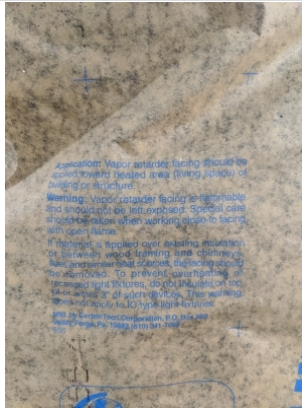
Junction box missing cover plate



Outlet missing cover plate



Exposed insulation in unfinished basement area



Warning on insulation to not be left exposed



No insulation in cantilever joists under eat-in kitchen

Stairs

Stairs Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard Observations: ☐ Uneven Risers ☐ Damaged ☐ Open Riser ☐ Trip Hazard

Handrail ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend Installing Handrail Observations: ☐ Not Graspable ☒ Loose ☐ Damaged/Broken ☐ Doesn't Assist With Entire Rise Of Stairs ☐ Improperly Installed ☐ Balusters/Spindles Too Far Apart ☐ Balusters/Spindles Loose Or Damaged ☐ Safety Hazard

Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments Hand rail at bottom of basement stairs loose. Correct to avoid damage and for safety.

Electrical Panels

Main panel

Location Garage

Amperage Rating 200

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety Hazard ☐ Not Inspected

Reason Not Inspected:

Adequate Clearance to Panel ☒ Yes ☐ No

Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire

Appears grounded ☒ Yes ☐ No ☐ Not Traceable

Breakers/Fuses ☒ Breakers ☐ Fuses

GFCI breaker ☐ Yes ☒ No Operated: ☐ Yes ☐ No

AFCI breaker ☒ Yes ☐ No Operated: ☐ Yes ☐ No ☒ Not Tested

Branch wire ☒ Copper ☒ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible Observations:

☐ Double Tapped Breaker ☐ Evidence Of Arcing ☐ Melted Wiring Sheathing

☐ Undersized Wire/Oversized Breaker ☐ Unlabeled Breaker In Use ☐ Breaker Shut Off

☐ Knob/Tube Wiring ☐ Cloth Wrapped Wiring ☐ Knockout Bushing Missing ☐ Empty Knockout

☐ Safety Hazard

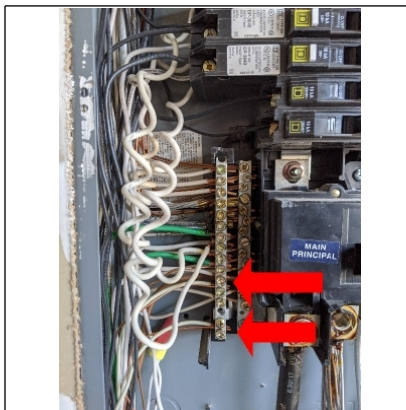
Comments

- Labeling does not show the subpanel in basement and oven/range did not appear correct.
- Neutrals and grounds should not share a lug on bus bar and should be separate for safety.
- Recommend having the panel further evaluated and the necessary corrections made by a licensed electrician.

Photos



Labeling appeared to not be correct



Neutral and ground sharing lug on bus bar

Sub panel

Location Basement

Amperage/Voltage 55 amps based on feeder 6AWG wiring

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Safety Hazard ☐ Not Accessible - Not Inspected

Reason Not Inspected:

Adequate Clearance to Panel ☒ Yes ☐ No

Ground/Neutral ☒ Ground And Neutral Not Separate ☐ Neutral Bar Isolated From Box

Main wire ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire

Appears grounded ☐ Yes ☒ No ☐ Not Traceable

Breakers/Fuses ☒ Breakers ☐ Fuses

Electrical Panels

Sub panel cont.

GFCI breaker ☐ Yes ☒ No Operated: ☐ Yes ☐ No

AFCI breaker ☐ Yes ☒ No Operated: ☐ Yes ☐ No ☐ Not Tested

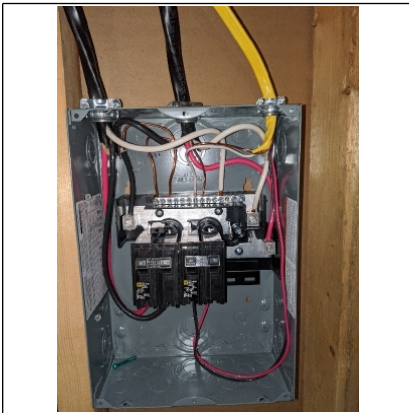
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible
☐ Neutral/Ground Wiring Separated Observations: ☐ Double Tapped Breaker ☐ Evidence Of Arcing
☐ Melted Wiring Sheathing ☐ Undersized Wire/Oversized Breaker ☒ Unlabeled Breaker In Use
☐ Breaker Shut Off ☐ Knob/Tube Wiring ☐ Cloth Wrapped Wiring ☐ Knockout Bushing Missing
☐ Empty Knockout ☐ Safety Hazard

Comments

- Neutral and ground wiring in a subpanel should be isolated and are combined on same bus bar in subpanel.
- Breakers are not labeled.
- Breakers (50&20) exceed rating for the service wiring and breaker in the main panel.

Recommend having subpanel corrected by licensed electrician for safety and function.

Photos



Heating and Air Conditioning

Outdoor Air Conditioner Unit / Heat Pump

☐ N/A Unit Location: North Side of house
 Brand: Rheem
 Model #: RA1448AJ1NA Serial #: W341903315
 Approximate Age: <1 year
 Amperage Rating: 35-45 Breaker Rating: 40

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Energy source ☒ Electric ☐ Gas Other: .

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

Service Disconnect ☒ Yes ☐ No

Unit Level ☒ Yes ☐ No

Clearance Around Unit (air flow) ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Gas Appliance/Dryer Exhaust Too Close

Comments Unit not operated during inspection due to <40F ambient temperate to avoid damage to compressor. Have unit evaluated by licensed HVAC tech after winter.

Indoor Air Conditioner Evaporator Coil

☐ N/A

Type ☒ Central system ☐ Wall unit
 Approximate Age: <1 year
 Location: Basement unfinished area

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 Temperature Differential: Not operated

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

Comments

Heating system

Thermostat Location: First floor dining room

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

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

Unit Brand name: Rheem
 Model #: R801SA100521MSA Serial #: W111950941
 Approximate Age: < 1 year

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

Fuel Piping ☐ Satisfactory ☐ Marginal ☒ Poor ☐ N/A Observations: ☐ Oil Line Damaged
☐ Oil Line Subject To Damage ☐ Gas Piping Missing Drip Leg ☒ Gas Connector Improper

Condition ☐ Satisfactory ☐ Marginal ☒ Poor

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

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

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

Heating and Air Conditioning

Heating system cont.

Service/Safety Controls Electric Disconnect: ☒ Yes ☐ No Oil Shut-off Switch: ☐ Yes ☐ No ☒ N/A
 Gas Shut-off Valve Accessible: ☒ Yes ☐ No ☐ N/A

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

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

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

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

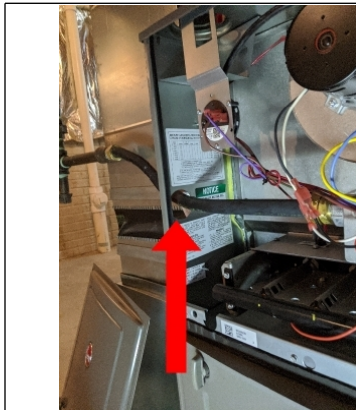
Comments

- Standard air filter improperly installed inside blower section of furnace, with wiring that interferes with changing the filter without damage to the wiring or filter. Relocating the filter to between the furnace and return plenum will allow proper routine replacement of filter without needing to access the inside of the furnace and avoiding damage to the filter.
- The furnace has a flexible gas line running into the unit. The gas line should be rigid pipe until inside the unit as per manufacturer and best practice to avoid the metal knockout of the furnace from damaging the flex pipe.
- The furnace is 100,000 BTU and requires adequate combustion air for proper burning and ventilation. The furnace and water heater (75,000 BTU) share the unfinished area in basement, which could constitute a confined space for combustion air. Recommend further evaluation by a qualified licensed HVAC/Plumbing professional to ensure adequate combustion air present to avoid a backdraft and safety hazard .

Photos



Air filter replacement obstructed and in blower service section of furnace



Flex pipe through knockout should be rigid pipe

Plumbing

Water service

Service Type ☒ Public ☐ Private

Main shut-off location Basement unfinished area at entrance

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: .

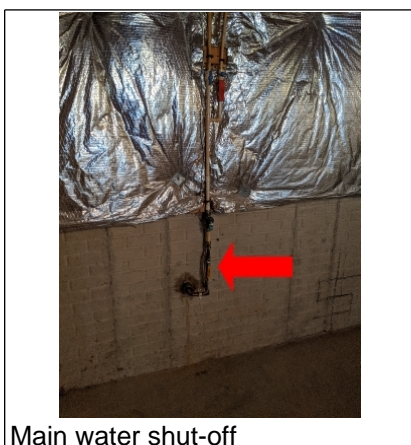
Distribution Condition ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Corrosion ☐ Leaking
☐ Improper Support

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

Drain/Waste/Vent Condition ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Corrosion ☐ Leaking
☐ Recommend Scope

Comments

Photos



Main water shut-off

Fuel/Gas Service

☐ N/A

Main Shut-off Location Left side of home

Interior Fuel Storage System (Oil Tank) ☒ N/A Located: ☐ Underground - Not Inspected ☐ Outside Above Ground
☐ Inside Location: Observations: ☐ Improper Placement ☐ Corrosion
☐ Hole/Leaking ☐ Fill/Vent Piping For Removed Tank Should Be Sealed
 Shut-off Valve Present: ☐ Yes ☐ No Gauge Reading:

Fuel Line ☐ Copper ☐ Brass* ☒ Black Iron ☐ Stainless Steel ☐ CSST ☐ Not Visible

Comments

Photos

Plumbing



Gas meter left side of home



Main gas shut-off on exterior at gas meter

Water heater

☐ N/A

General

Brand Name: Ruud

Serial #: RUNG1098G00115

Capacity: 75 gallon

Approximate Age: 22 years

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Pan

Energy Source

☒ Gas ☐ Electric ☐ Oil ☐ LP Other: .

Combustion air venting present

☒ Yes ☐ No ☐ N/A

Temperature Pressure Relief Safety Valve

☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing
☐ Recommend repair ☐ Improper material ☐ Watts 210 Valve

Vent pipe

☐ N/A ☒ Satisfactory ☐ Rusty ☐ Improper Slope ☐ Safety Hazard
☐ Recommend Correction And Evaluation

Thermal Expansion Tank

☐ Yes ☒ No ☐ Needs Support ☐ Water Logged - Requires Service

Distribution Piping

☒ Satisfactory ☐ Hot Bonded To Cold ☐ Recommend Piping Better Secured

Comments

- Cold water pipe for water heater has leak/corrosion at elbow above unit at connection between copper and cpvc. Correct leak to prevent damage to water heater.
- The water heater has exceeded the projected life expectancy but did not show signs of leaking or rust. The flame was more yellow than typical. Have unit serviced by qualified and licensed plumber to prolong its life and ensure its efficiency.

Photos

Plumbing



Corrosion/leak of cold water supply

Laundry Room

General

Location First floor

Appliances In Room ☐ Furnace ☐ Water Heater ☐ Boiler ☐ Washing Machine ☐ Dryer ☒ None

Room Vented ☒ Yes ☐ No

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damaged ☐ Unfinished

Moisture stains ☐ Yes ☒ No

Where:

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

Ceiling Fan/Lighting ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reverse Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☐ Yes ☒ No ☐ Recommend
☐ Did Not Operate GFCI Reset Location:

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damage ☐ Cracked Glass

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Heating source present ☒ Yes ☐ No Vent Location: ☐ Floor ☒ Wall ☐ Ceiling

Comments

Washing Machine / Dryer

Washing Machine ☒ N/A Washer Hook-up Lines/Valves: ☐ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible
☐ Recommend Braided Water Hoses

Comments:Appliance was disconnected and in garage at time of inspection. Approximate age is 22 years

Dryer ☒ N/A Fuel Source: ☐ Gas ☐ Electric Gas Shut-off Valve: ☐ N/A ☐ Yes ☐ No ☐ Cap Needed
☐ Not Visible Dryer Vented: ☐ Wall ☐ Ceiling ☐ Floor ☐ Within Room/Not Vented To Exterior
☐ Plastic Vent, Not Recommended ☐ Recommend Repair

Comments:Appliance was disconnected and in garage at time of inspection. Approximate age is 22 years

Laundry Sink

Overall Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Sink Basin ☐ Secured To Wall/Floor ☒ Not Secured To Wall Or Floor ☐ Cracked/Damaged

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Hot Water Operated ☒ Cold Water Operated

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improper Trap

Faucet leaked ☐ Yes ☒ No

Pipes leaked ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments Laundry sink basin not secured to floor or wall. Securing will prevent movement and stress on plumbing connections that could result in leaks.

Photos

Laundry Room



Kitchen

General

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

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

Ceiling fan/Lighting ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☐ Satisfactory ☐ Marginal ☒ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☐ Yes ☒ No ☒ Recommend
☐ Did Not Operate

Heating source present ☒ Yes ☐ No Vent Location: ☒ Floor ☐ Wall ☐ Ceiling

Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments • All countertop outlets in kitchen were not GFCI. To improve safety in the kitchen, all outlets should be GFCI protected.

Junction box under kitchen sink located on base of cabinet making it subject to damage by water if leak occurs. Relocate junction box to wall of cabinet for improved safety.

Photos



Junction box base of kitchen sink cabinet



Kitchen counter outlets not GFCI



Outlet not GFCI

Plumbing

Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair ☐ Faucet Loose
☐ Sink Basin Loose

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

Functional drainage ☒ Satisfactory ☐ Slow ☐ Improper Trap

Functional flow ☒ Satisfactory ☐ Weak ☒ Hot Water Operated ☒ Cold Water Operated

Comments

Kitchen

Appliances

- Oven** ☐ N/A ☐ Anti-tip Not Installed Fuel Type: ☒ Electric ☐ Gas Operated: ☒ Yes ☐ No
☐ Not Tested
 Approximate Age: < 1 year
- Range** ☐ N/A Fuel Type: ☒ Electric ☐ Gas Operated: ☐ Yes ☒ No ☐ Not Tested
☐ Burner(s) Did Not Operate Exhaust Fan: ☐ Microwave ☒ Operated ☐ Did Not Operate
☐ Exhausted Into Kitchen
- Refrigerator** ☐ N/A Operated: ☒ Yes ☐ No Ice Maker / Dispenser: ☒ Made Ice During Inspection
☐ Did Not Make Ice During Inspection ☐ N/A Water Dispenser Operated: ☐ N/A ☒ Yes ☐ No
 Approximate Age: < 1 year
- Dishwasher** ☐ N/A Air Gap Or Drain Line Looped: ☐ Air Gap ☒ Drain Line Loop ☐ No Air Gap Or Loop Operated:
☒ Yes ☐ No ☐ Not Tested Soap Compartment: ☒ Opened ☐ Did Not Open
 Approximate Age: < 1 year
- Garbage Disposal** ☐ N/A Operated: ☒ Yes ☐ No ☐ Not Tested
- Installed Microwave** ☐ N/A Operated: ☒ Yes ☐ No ☐ Not Tested ☐ Installed Too Low Over Range
 Approximate Age: < 1 year
- Trash Compactor** ☒ N/A Operated: ☐ Yes ☐ No ☐ Not Tested
 Approximate Age:

- Comments**
- Appliances only tested for operation, working or not. Quality or extent of operation cannot be assessed during a visual inspection.
 - Electric range operated for a few seconds before tripping the 20 amp breaker in the subpanel. Range appeared to require a higher amp breaker according to the manual and should be corrected as long as the subpanel is capable of supporting the load. Have reviewed and corrected by a licensed electrician.

The hood vent for the range has foil flex duct installed which has ridges and can trap grease. Replace with rigid duct with smooth interior surface to avoid a potential hazard and improve performance of the hood vent.

Photos



Operated a few seconds and tripped breaker



Hood vent over island range



Foil flex duct installed in hood vent

Countertops

- Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking ☐ Poor ☐ Not Installed/Secured Properly
- Comments**

Cabinets

- Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment ☐ Not Installed/Secured Properly
- Comments**

Living Room

General

Location First floor rear of home with fireplace

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

Moisture stains ☐ Yes ☒ No

Where:

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

Ceiling Fan/Lighting ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose

Heating source present ☒ Yes ☐ No Vent Location: ☒ Floor ☐ Wall ☐ Ceiling

Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☒ Broken/Missing Hardware ☐ Did Not Open

Comments Window on right side of fireplace tilt lock broken. Replace hardware to secure window sash.

Photos



Dining Room/Area

General

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

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

Ceiling Fan/Lighting ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose

Heating source present ☒ Yes ☐ No Vent Location: ☒ Floor ☐ Wall ☐ Ceiling

Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments

Bedroom (1)

General

Location First floor

Bedroom Egress restricted ☐ Yes ☒ No

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

Moisture stains ☐ Yes ☒ No

Where:

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

Ceiling Fan/Lighting ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose

Heating source present ☒ Yes ☐ No Vent Location: ☒ Floor ☐ Wall ☐ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments

Bedroom (2)

General

Location Second floor front left of home

Bedroom Egress restricted ☐ Yes ☒ No

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

Moisture stains ☐ Yes ☒ No

Where:

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

Ceiling Fan/Lighting ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose

Heating source present ☒ Yes ☐ No Vent Location: ☐ Floor ☐ Wall ☒ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments

Bedroom (3)

General

Location Second floor
Rear left side of home

Bedroom Egress restricted ☐ Yes ☒ No

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

Moisture stains ☐ Yes ☒ No
Where:

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

Ceiling Fan/Lighting ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose

Heating source present ☒ Yes ☐ No Vent Location: ☐ Floor ☐ Wall ☒ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments

Bedroom (4)

General

Location Second floor
Rear middle of home

Bedroom Egress restricted ☐ Yes ☒ No

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

Moisture stains ☐ Yes ☒ No
Where:

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

Ceiling Fan/Lighting ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☐ Satisfactory ☐ Marginal ☒ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☒ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose

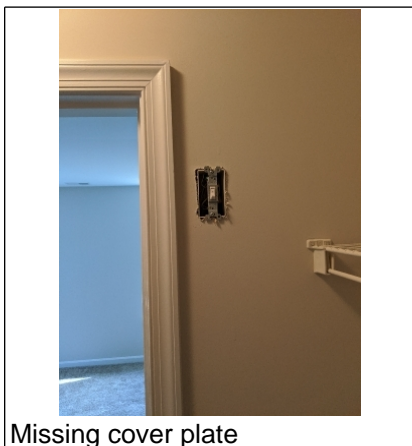
Heating source present ☒ Yes ☐ No Vent Location: ☐ Floor ☐ Wall ☒ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments Switch for attic light in the closet is missing cover plate. Add plate to avoid electrical shock risk and improve safety.

Photos



Missing cover plate

Bedroom (5)

General

Location Second floor
Rear right side of home

Bedroom Egress restricted ☐ Yes ☒ No

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

Moisture stains ☐ Yes ☒ No
Where:

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

Ceiling Fan/Lighting ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose

Heating source present ☒ Yes ☐ No Vent Location: ☐ Floor ☐ Wall ☒ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments

Bathroom (1)

General

Location Basement

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

Moisture stains ☐ Yes ☒ No

Where:

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

Lighting ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Defects: ☐ Loose ☐ Damaged
☐ Bulb(s) Did Not Operate ☐ Fixture Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☒ Yes ☐ No ☐ Recommend
☐ Did Not Operate GFCI Reset Location: Same room

Exhaust Fan ☒ Yes ☐ No ☐ Recommend Installing, Exhausting To Exterior

Heating source present ☐ Yes ☒ No Vent Location: ☐ Floor ☐ Wall ☐ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments

Sink

Faucet/Basin ☒ Satisfactory ☐ Faucet Loose ☐ Basin Loose ☐ Basin Damaged ☐ Cabinet Not Secured

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Hot Water Operated ☒ Cold Water Operated

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improper Trap

Faucet Leaked ☐ Yes ☒ No

Pipe Leaked ☐ Yes ☒ No

Comments

Toilet

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Not Operated Bowl loose: ☒ Yes ☐ No Operated: ☒ Yes
☐ No ☐ Cracked bowl ☐ Leaked

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Tank has a loose attachment to pedestal. Tighten to prevent movement, leaks, and damage to toilet.

Photos

Bathroom (1)



Tank is loose

Tub/Shower Combo

Water flow ☒ Satisfactory ☐ Weak ☒ Hot Water Operated ☒ Cold Water Operated

Drainage ☒ Satisfactory ☐ Slow

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

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

Whirlpool ☐ Yes ☒ No Operated: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☐ Tile ☒ Fiberglass/Plastic ☐ Masonite/Tile Board Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:

Doors ☐ Satisfactory ☐ Marginal ☐ Poor ☒ N/A

Comments

Bathroom (2)

General

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

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

Lighting ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Defects: ☐ Loose ☐ Damaged
☐ Bulb(s) Did Not Operate ☐ Fixture Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☒ Yes ☐ No ☐ Recommend
☐ Did Not Operate GFCI Reset Location: Same room

Exhaust Fan ☒ Yes ☐ No ☐ Recommend Installing, Exhausting To Exterior

Heating source present ☒ Yes ☐ No Vent Location: ☒ Floor ☐ Wall ☐ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments Exhaust fan vent flap pinned shut by siding. Correct to ensure proper venting of bathroom.

Photos



Sink

Faucet/Basin ☒ Satisfactory ☐ Faucet Loose ☐ Basin Loose ☐ Basin Damaged ☐ Cabinet Not Secured

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Hot Water Operated ☒ Cold Water Operated

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improper Trap

Faucet Leaked ☐ Yes ☒ No

Pipe Leaked ☐ Yes ☒ No

Comments

Toilet

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Operated Bowl loose: ☒ Yes ☐ No Operated: ☒ Yes
☐ No ☐ Cracked bowl ☐ Leaked

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor

Bathroom (2)

Toilet cont.

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Loose tank

Walk-in Shower

Water flow ☒ Satisfactory ☐ Weak ☒ Hot Water Operated ☒ Cold Water Operated

Drainage ☒ Satisfactory ☐ Slow

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

Shower area ☒ Tile ☐ Fiberglass/Plastic ☐ Masonite/Tile Board Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Tub

Functional Water Flow ☒ Satisfactory ☐ Weak ☒ Hot Water Operated ☒ Cold Water Operated

Functional Drainage ☒ Satisfactory ☐ Slow

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

Tub area ☐ Tile ☒ Fiberglass/Plastic ☐ Masonite/Tile Board Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:

Whirlpool ☐ Yes ☒ No Operated: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Comments

Bathroom (3)

General

Location First floor half bath

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

Moisture stains ☐ Yes ☒ No

Where:

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

Lighting ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Defects: ☐ Loose ☐ Damaged
☐ Bulb(s) Did Not Operate ☐ Fixture Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☒ Yes ☐ No ☐ Recommend
☐ Did Not Operate GFCI Reset Location: Bathroom 2

Exhaust Fan ☒ Yes ☐ No ☐ Recommend Installing, Exhausting To Exterior

Heating source present ☐ Yes ☒ No Vent Location: ☐ Floor ☐ Wall ☐ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments

Sink

Faucet/Basin ☒ Satisfactory ☐ Faucet Loose ☐ Basin Loose ☐ Basin Damaged ☐ Cabinet Not Secured

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Hot Water Operated ☒ Cold Water Operated

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improper Trap

Faucet Leaked ☐ Yes ☒ No

Pipe Leaked ☐ Yes ☒ No

Comments

Toilet

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Operated Bowl loose: ☐ Yes ☒ No Operated: ☒ Yes
☐ No ☐ Cracked bowl ☐ Leaked

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Bathroom (4)

General

Location Second floor hallway

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

Moisture stains ☐ Yes ☒ No

Where:

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

Lighting ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Defects: ☐ Loose ☐ Damaged
☐ Bulb(s) Did Not Operate ☐ Fixture Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☒ Yes ☐ No ☐ Recommend
☐ Did Not Operate GFCI Reset Location: First floor bathroom 2

Exhaust Fan ☒ Yes ☐ No ☐ Recommend Installing, Exhausting To Exterior

Heating source present ☒ Yes ☐ No Vent Location: ☐ Floor ☐ Wall ☒ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments

Sink

Faucet/Basin ☒ Satisfactory ☐ Faucet Loose ☐ Basin Loose ☐ Basin Damaged ☐ Cabinet Not Secured

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Hot Water Operated ☒ Cold Water Operated

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improper Trap

Faucet Leaked ☐ Yes ☒ No

Pipe Leaked ☐ Yes ☒ No

Comments

Toilet

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Operated Bowl loose: ☐ Yes ☒ No Operated: ☒ Yes
☐ No ☐ Cracked bowl ☐ Leaked

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Walk-in Shower

Water flow ☒ Satisfactory ☐ Weak ☒ Hot Water Operated ☒ Cold Water Operated

Drainage ☒ Satisfactory ☐ Slow

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

Shower area ☒ Tile ☐ Fiberglass/Plastic ☐ Masonite/Tile Board Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Bathroom (5)

General

Location Second floor master bathroom

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

Moisture stains ☐ Yes ☒ No

Where:

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

Lighting ☐ None ☐ Satisfactory ☐ Marginal ☒ Poor Defects: ☐ Loose ☐ Damaged
☐ Bulb(s) Did Not Operate ☒ Fixture Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose GFCI: ☒ Yes ☐ No ☐ Recommend
☐ Did Not Operate GFCI Reset Location: First floor bathroom 2

Exhaust Fan ☒ Yes ☐ No ☐ Recommend Installing, Exhausting To Exterior

Heating source present ☒ Yes ☐ No Vent Location: ☐ Floor ☐ Wall ☒ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments Light fixture above shower did not operate. Repair or replace with fixture appropriate for wet location.

Photos



Light fixture above shower did not operate

Sink

Faucet/Basin ☒ Satisfactory ☐ Faucet Loose ☐ Basin Loose ☐ Basin Damaged ☐ Cabinet Not Secured

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Hot Water Operated ☒ Cold Water Operated

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improper Trap

Faucet Leaked ☐ Yes ☒ No

Pipe Leaked ☐ Yes ☒ No

Comments

Toilet

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Operated Bowl loose: ☐ Yes ☒ No Operated: ☒ Yes

Bathroom (5)

Toilet cont.

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Operated Bowl loose: ☐ Yes ☒ No Operated: ☒ Yes
☐ Cracked bowl ☐ Leaked

Functional Flow ☒ Satisfactory ☐ Marginal ☐ Poor

Functional Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Walk-in Shower

Water flow ☒ Satisfactory ☐ Weak ☒ Hot Water Operated ☒ Cold Water Operated

Drainage ☒ Satisfactory ☐ Slow

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

Shower area ☒ Tile ☐ Fiberglass/Plastic ☐ Masonite/Tile Board Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Tub

Functional Water Flow ☒ Satisfactory ☐ Weak ☒ Hot Water Operated ☒ Cold Water Operated

Functional Drainage ☒ Satisfactory ☐ Slow

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

Tub area ☐ Tile ☒ Fiberglass/Plastic ☐ Masonite/Tile Board Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
 Where:

Whirlpool ☐ Yes ☒ No Operated: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Comments

Interior

Hallways/Closets

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

Moisture stains ☐ Yes ☒ No

Where:

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

Ceiling Fan/Lighting ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Loose ☐ Noisy ☐ Damaged
☐ Unbalanced ☐ Bulb(s) Did Not Operate ☐ Did Not Operate

Switches ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Missing/Damaged Cover Plate ☐ Damaged
☐ Loose ☐ Did Not Operate

Outlets ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Open Ground ☐ Reversed Hot/Neutral
☐ Missing/Damaged Cover Plate ☐ Damaged ☐ Loose

Heating source present ☒ Yes ☐ No Vent Location: ☒ Floor ☐ Wall ☒ Ceiling

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Did Not Close ☐ Did Not Latch/Lock
☐ Broken/Missing Hardware ☐ Damaged ☐ Cracked Glass

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor Observations: ☐ Cracked Glass
☐ Fog/Condensation Between Panes ☐ Broken/Missing Hardware ☐ Did Not Open

Comments Inner seal between panes of foyer window has come loose inside. No fogging or condensation observed at time of inspection but usually indicates a failure in the thermal seal and efficiency of the window. Replace window to restore energy efficiency if window begins to show signs of moisture between the panes.

Photos



Inner seal on foyer window
between panes loose

Smoke/Carbon Monoxide detectors

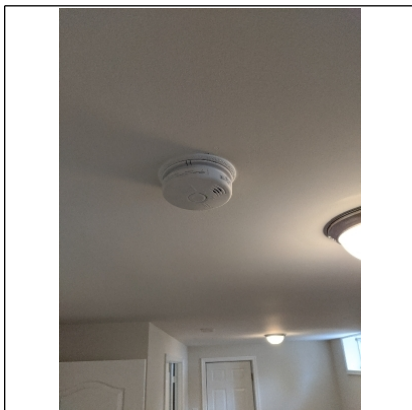
Smoke Detector ☒ Present ☐ Not Present Operated: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
☒ Safety Hazard

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

Comments Basement rear room smoke/carbon monoxide detector had paint sprayed on it which can impair it's ability to detect. Replace device for improved safety.

Photos

Interior



Smoke and carbon monoxide detector in basement rear room had paint sprayed on it

Attic

☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Access limited/restricted by:
Location: Bedroom 4 closet second floor

Inspected from ☐ Access panel ☒ In the attic ☐ Other

Flooring ☒ None ☐ Complete ☐ Partial ☐ Service Passageway Present
☐ Service Passageway Recommended

Firewall between units ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves
☐ Evidence Of Extreme Heat

Insulation ☐ Fiberglass ☐ Batts ☐ Loose Fill ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☒ Rockwool
Depth: 10 inches ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed
☐ Recommend additional insulation

Installed in ☐ Walls ☒ On Floor ☐ Underside of roof deck ☐ Not Visible

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☐ Not Visible ☐ Improperly installed
☒ None Observed At Scuttle hatch

Fans Exhausted Into Attic ☐ Yes ☒ None Observed

Water/Fire Sprinkler Piping ☐ Not Visible ☐ Insulated ☐ Recommend Insulation ☒ N/A

Electrical ☒ No Defects Observed ☐ Open junction box ☐ Knob and tube covered with insulation
☐ Safety Hazard ☐ Attic Light Did Not Operate

HVAC Duct ☐ N/A ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation

Chimney chase ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments No moisture issues observed during inspection

Fireplace

Location(s) First floor

Type ☒ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless Controlled By: ☐ Remote
☒ Wall Switch ☐ Controls Under Fireplace

Material ☐ Masonry ☒ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron

Physical condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Open joints or cracks in firebrick/panels

Interior

Fireplace cont.

Physical condition cont. ☐ Fireplace Doors Need Repair/Replaced

Hearth extension appropriate ☒ Yes ☐ No

Mantel ☐ N/A ☒ Secure ☐ Loose ☐ Too Close To Fireplace

Damper ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Modified For Gas

Blower ☒ N/A ☐ Satisfactory ☐ Not Operational Control Location: ☐ Remote ☐ Wall Switch
☐ Control Under Fireplace

Comments • Fireplace has been equipped with gas logs. Always confirm damper has been opened prior to use to ensure fireplace is exhausting to chimney and not into home for safety and indoor air quality.

Pilot was not lit and fireplace was not tested during inspection. Fireplace and flue should be cleaned and fully evaluated for safety by qualified chimney professional prior to first use.

Solid fuel fireplace has been equipped with gas logs which require venting at all times pilot is active. For improved safety, a clamp should be added to the damper to prevent it from being closed entirely to vent the pilot.

Stairs/Steps/Balconies

☐ None

Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard Observations: ☐ Uneven Risers ☐ Damaged
☐ Open Riser ☐ Trip Hazard

Handrail/Guardrail ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Installing Handrail/Guardrail Observations:
☐ Not Graspable ☐ Loose ☐ Damaged/Broken ☐ Doesn't Assist With Entire Rise Of Stairs
☐ Improperly Installed ☐ Balusters/Spindles Too Far Apart
☐ Balusters/Spindles Loose Or Damaged ☐ Safety Hazard

Headway Over Stairs ☒ Satisfactory ☐ Low Clearance ☐ Safety Hazard

Comments