



**Katz Family Home Inspection,LLC**

# Home Inspection Report



**Katz Family Home Inspection,LLC**

111 Main St, Hometown, MN 55555

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**Inspection Date:**

Friday January 1, 2021

**Prepared For:**

Bob Homeowner

**Prepared By:**

Richard Katz  
6309 Mildred Ave  
Edina, MN 55439  
952-239-1053  
katzfamhi@gmail.com

**Report Number:**

12.res.24.LL.01

**Inspector:**

Richard Katz

**Inspector Signature:**

# Report Overview

## Scope of Inspection

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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.

Visual Inspection Only

## Report Add-on and Apendixes

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All thermal images included in this report are for representative purposes only. Interpreting these images is subjective and no absolute conclusions, with the possible exception of recommendation that specific areas should be further assessed by an appropriate contractor, are given within this report.

## Main Entrance Faces

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South

## State of Occupancy

---

Occupied

## Weather Conditions

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Clear and cold

## Recent Rain

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Snow three days earlier

## Ground Cover

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Snow covered

## Approximate Age

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39 years old

## Additional Comments

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# Report Overview

## Additional Comments

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This is a sample report that gives an accurate representation of what a standard home inspection could look like. Pictures from different homes may have been added to give examples of that report section. In a real report, pictures only of the home being assessed will be added.  
Each home is different, so it is possible that not every section will be included in your report.

# Report Summary

## Items Not Operating

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Wood fireplace flue was closed off at the time of the inspection. I would question the owners on this.

## Major Concerns

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Visible moisture, condensation, and frost in the attic area.

## Items Needing Attention

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Fogged windows in the sun room.

## Potential Safety Hazards

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Access to the deadfront cover on the main electrical panel.

CSST gas line should be properly bonded.

Pressure return needs to be adjusted on attached garage door.

Detached garage door does not have safety eyes attached.

## Deferred Cost Items

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Sunroom windows.

## Improvement Items

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Could add a larger window in room not currently considered a bedroom.

## Items To Monitor

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Separation crack on the front walkway.

Negative grade at the rear of the house.

Skylights for any possible leaking.

# Grounds

## Service Walks

☐ None ☐ Not Visible ☒ 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** Some settling at the side of the garage and below the bottom step. I would monitor this.

## Photos



Slight area of settling.



## Driveway/Parking

☐ None ☒ Not Visible ☐ 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** The circular drive was mostly covered by snow.

The driveway is pitched away from the house.

## Photos



## Porch

☒ None ☐ Not Visible

## Location

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

**Support Pier** ☐ Concrete ☐ Wood Other: .

# Grounds

## Porch cont.

**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 ☐ Improper Landing

**Comments** No visible issues at the time of the inspection.

**Photos**



## Patio

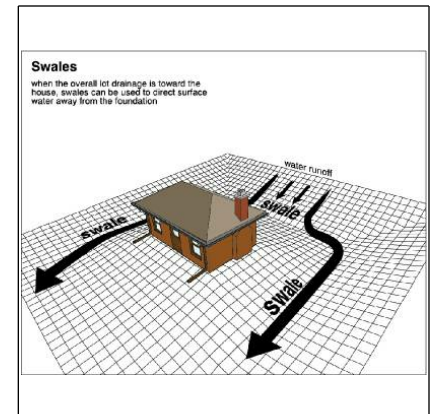
☐ None

**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** Completely covered with snow. May have a slight negative grade towards the house.

**Photos**



## Deck/Balcony

☐ None ☐ Not Visible

**Material** ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil ☐ Improper Attachment To House

# Grounds

## Deck/Balcony cont.

**Condition cont.** ☐ Loose Railing ☐ Railing Needed ☐ Safety Hazzard

**Finish** ☐ Treated ☒ Painted/Stained Other: .

**Comments** The decks ledger board (attachment to the house), hangers, hardware and stair stringers all look good.

It is generally preferable to rest beams on top of posts and not to fasten them to the sides of the post.

Deck railings and guards are solid and appropriate.

## Photos



Beam attachment to the post is improper.



## 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

☐ None ☐ Not evaluated ☐ Evaluated

**Type** ☐ Brick ☐ Block ☐ Wood ☒ Metal ☒ Chain Link ☐ Rusted ☐ Vinyl

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps

# Grounds

## Fence/Wall cont.

**Gate** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☒ Yes ☐ No

**Comments** No issues with the fence or gates were observed.

## Photos



## Landscaping affecting foundation

☐ N/A ☐ No Issues Observed

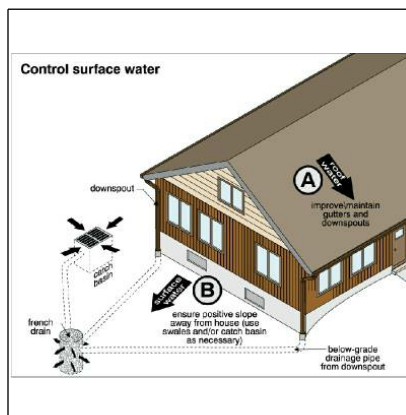
**Negative Grade And Recommendations** ☐ East ☐ West ☒ North ☒ South ☐ Satisfactory  
☒ Recommend additional backfill ☐ Recommend window wells/covers  
☒ Trim back trees/shrubberies  
☐ Wood in contact with/improper clearance to soil

**Comments** Small area at the front of the house with a negative grade. This area can easily be improved.

Slope from the rear of the property is towards the house, but there appears to be a swale that should divert any runoff away from the house.

I would monitor the area at the back slider for runoff problems come spring.

## Photos



## Retaining wall

☒ None

**Material** ☐ Brick ☐ Concrete ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed  
☐ Drainage holes recommended

## Comments



# Grounds

## Hose bibs

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

Turned off for the season.

# Exterior

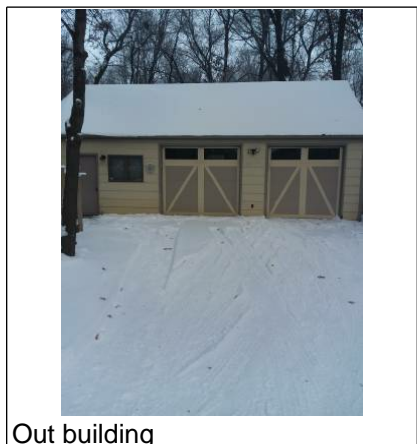
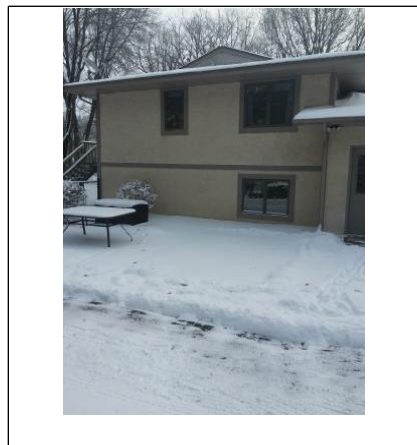
## Buildings Overall (Macro) Structural Appearance

**Section Description** This sub section notes the overall look and structural appearance of the building. By taking a macro look, at a distance, important structural indicators can be gained. This approach should always be the starting point in any inspection. From there, the inspector will dig deeper into the specifics details of the exterior components noted in the sub sections that follow.

**Building Area** Front: ☒ Satisfactory ☐ Marginal ☐ Poor Rear: ☒ Satisfactory ☐ Marginal ☐ Poor  
 Side To The Left Of Front: ☒ Satisfactory ☐ Marginal ☐ Poor Side To The Right Of Front: ☒ Satisfactory ☐ Marginal ☐ Poor  
 Garage: ☒ Satisfactory ☐ Marginal ☐ Poor Deck or Balcony: ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



# Exterior



Right side

## Chimney(s)

☐ None

**Location(s)** Center of the roof servicing the wood fireplace.

**Viewed From** ☒ Roof ☐ Ladder at eaves ☐ HD Camera Pole ☐ 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** There was a small hairline crack in the chimney crown. This should be sealed and monitored.

It is recommended that the flue be cleaned prior to the next use of the fireplace.

## Gutters/Scuppers/Eavestrough

☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace  
☐ Needs to be cleaned ☐ Downspouts Loose

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

**Leaking** ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

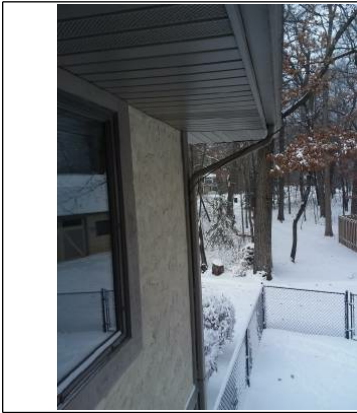
**Attachment** ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

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

**Comments**

**Photos**

# Exterior



## 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

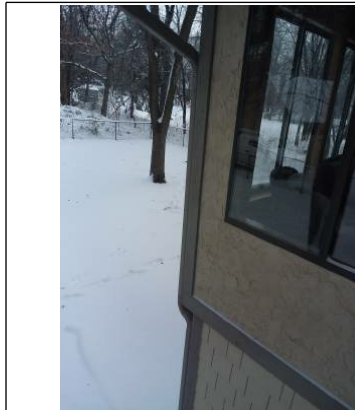
- ☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Recommend repair/painting  
☐ Indication Of Previous Moisture Test

### Comments

The stucco appeared to be in good condition with minimal cracking. What cracks there are should be sealed and then painted.

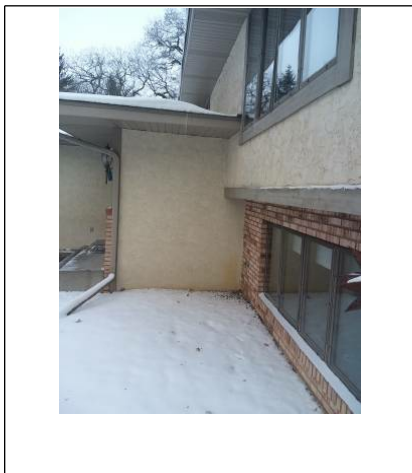
Caulking should be checked regularly around windows and doors.

## Photos



Noticable area of cracking on the east side of the house.

# Exterior



## Trim

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments** Wood trim around windows and doors appear to be in good condition with only minor decay in one or two areas and one area with woodpecker damage.

## Photos



## Soffit

☐ None

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments** Soffits were in good condition. For them to operate effectively the insulation on the attic side should not block airflow.

## Photos



# Exterior



## 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

## Caulking

☐ None

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor

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

### Comments

## 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

Majority of the windows looked to be in good condition and operated properly. The windows in the sun room had noticeable fogging. See that section for details.

### Photos

# Exterior



## 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** Addition on the rear of the house sits at grade. The assumption is that it has either a monolithic foundation (footings and slab in one pour) or footings, stem wall, and floating slab (most likely).

The majority of the foundation is either below grade or covered by exterior wall cladding and, as such, not visible for assessment. Please see the basement section for any additional foundation 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**

**Photos**

# Exterior



## 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

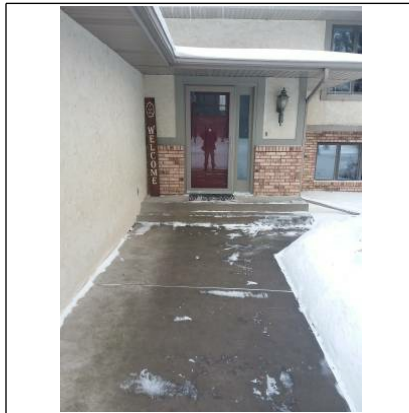
**Rear door** ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

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

**Comments** Front door missing latch hardware.

Small screen tear on slider door off of the sunroom.

## Photos





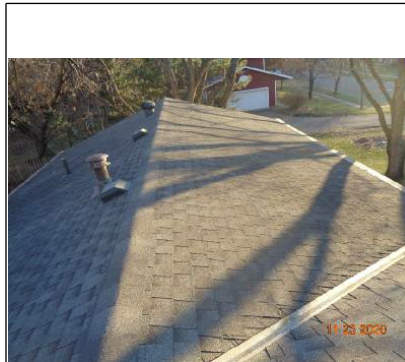
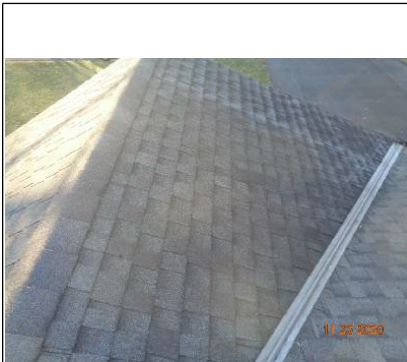
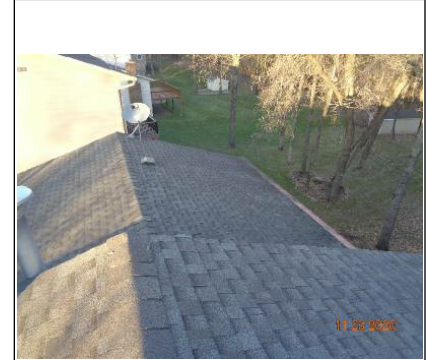
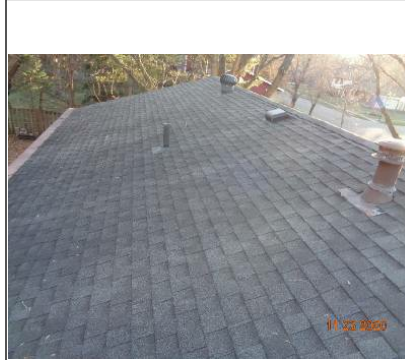
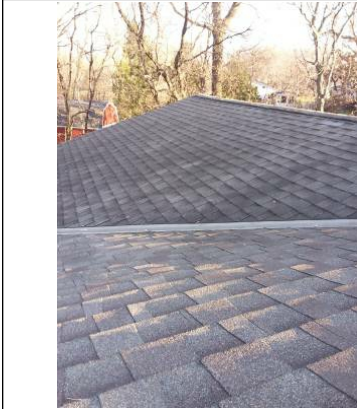
# Roof

## General

**Visibility** ☐ None ☒ All ☐ Partial Limited By: .

**Inspected From** ☒ Roof ☐ Ladder at eaves ☐ HD Pole Camera ☐ Ground ☐ With Binoculars  
Disclosure states that it was installed three years ago.

## Photos



## Style of Roof

**Type** ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .

**Pitch** ☐ Low ☒ Medium ☐ Steep ☐ Flat

**Roof #1** Type:Asphalt  
Layers:1  
Age:As reported - three years.  
Location:Entire roof.

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

## Comments

## Ventilation System

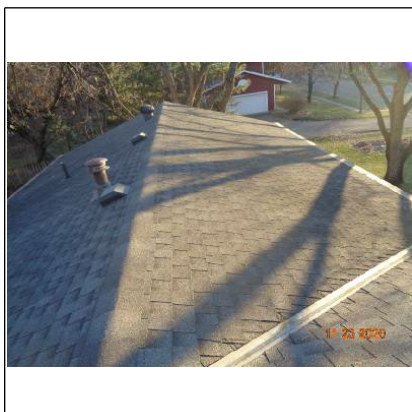
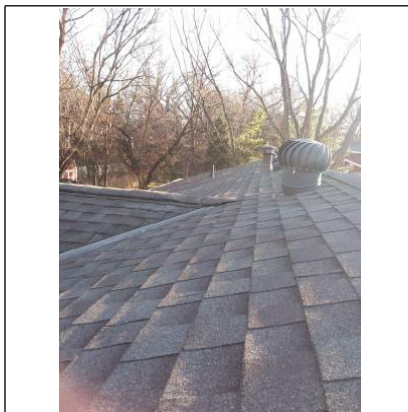
☐ None ☐ N/A

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

**Comments** Roof turbines are powered for additional air flow.

## Photos

# Roof



## Flashing

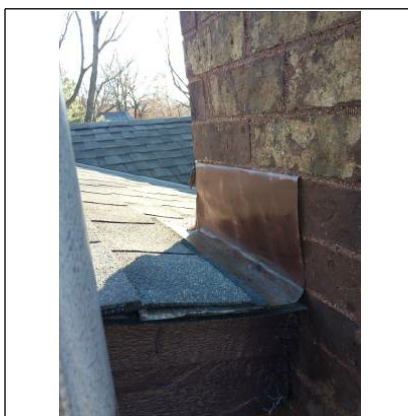
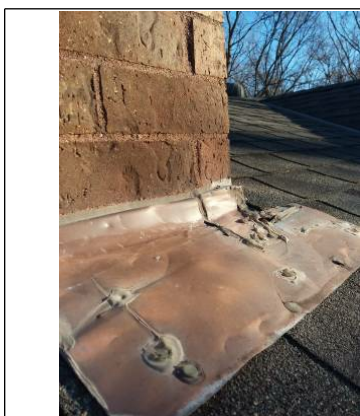
**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

**Condition** ☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusted ☐ Missing  
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

**Kick Out Flashing** ☒ Yes, Installed ☐ No, Needed ☐ N/A

**Comments** Flashing around the chimney should be resealed

## Photos



## Valleys

☐ N/A

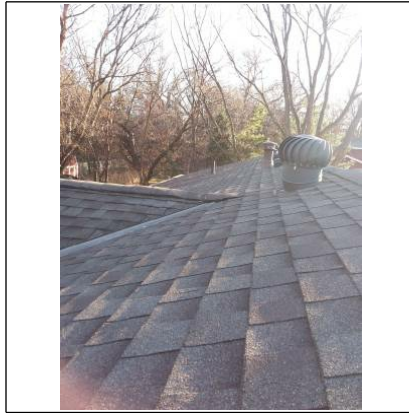
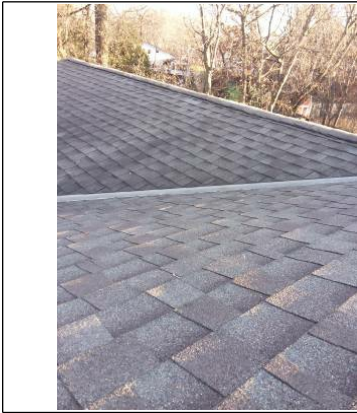
**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .

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

**Comments**

## Photos

# 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  
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage
- 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

## Skylights

- ☒ N/A ☐ Not Visible

**Condition** ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

**Flashing** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Caulking Needed

## Comments

## Plumbing Vents

- ☐ Not Visible ☐ Not Present

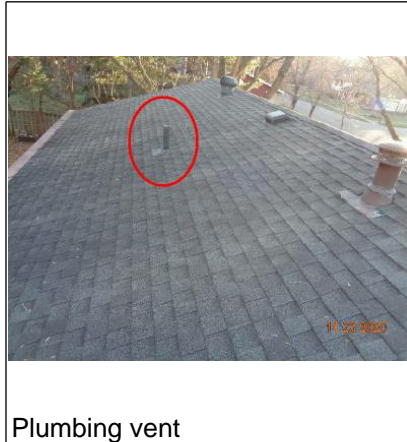
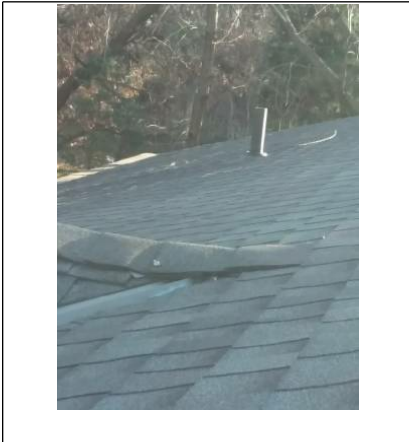
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

## Comments

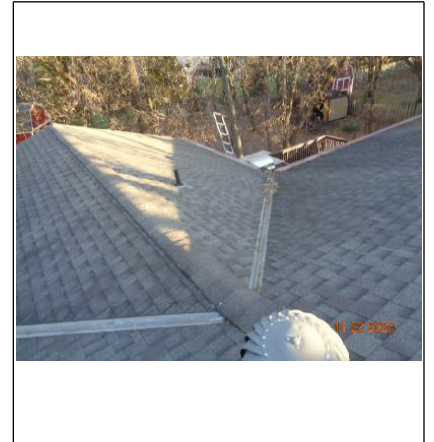
## Photos



# Roof



Plumbing vent



# Garage/Carport

## Type

☐ None

## Type

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

## Comments

Two car garage attached to the main house and a detached garage with two more bays.

## Photos



## Automatic Opener

☐ N/A

## Operation

☒ Operable ☐ Inoperable

## Opener Button Height

☐ N/A ☒ Proper Height ☐ Too Low (Under 60") ☐ Safety Hazard

## Door Spring

☒ Satisfactory ☐ Damaged ☐ Needs Repair

## Comments

## Photos



## Safety Reverse

☐ N/A

## Operation

☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard ☒ Photo eyes tested  
☒ Safety Reverse Tested

## Safety Reverse Installation

Installed At Proper Height: ☒ Yes ☐ No Eyes Blocked: ☐ Yes ☒ No

## Comments

Pressure return needs to be adjusted on the main house opener.

No safety eyes on detached garage main door.

## Photos

# Garage/Carport



## Roofing

**Material** ☒ Same as house  
 Type: Asphalt  
 Approx. age: reported as three years. Approx. layers: Unknown

**Comments** No visible due to snow cover.

## Gutters/Eavestrough

**Condition** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house

**Comments**

## Siding

☐ N/A

**Material** ☐ Same as house ☒ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard

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

**Comments**

## Trim

☐ N/A

**Material** ☐ Same as house ☒ Wood ☐ Aluminum ☐ Vinyl

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

**Comments**

## Floor

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

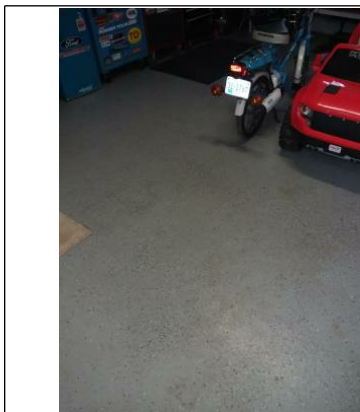
**Condition** ☒ Satisfactory ☒ Typical cracks ☒ Large settling cracks ☐ Recommend evaluation/repair  
☐ Safety hazard

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

**Comments** Larger settling crack in attached garage. These cracks should be filled with self leveling concrete caulk.

**Photos**

# Garage/Carport



## Sill Plates

☐ None ☐ Visible ☒ Not Visible

**Type** ☐ Floor level ☒ Elevated

**Condition** ☐ Rotted/Damaged ☐ Recommend repair ☒ Satisfactory

**Comments**

## Overhead Door(s)

☐ N/A

**Material** ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended  
☐ Weatherstripping missing/damaged ☐ Loose/missing

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

**Comments**

**Photos**



## Exterior Service Door

☐ None

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

**Comments**

**Photos**

# Garage/Carport



## 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

## Photos



## Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s) Joints Taped: ☒ Yes  
☐ No ☐ N/A

**Moisture Stains Present** ☐ Yes ☒ No

**Typical Cracks** ☐ Yes ☒ No

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

**Self closing door** ☐ N/A ☒ Satisfactory ☐ Inoperative ☐ Missing

## Comments

## Photos



## Garage/Carport



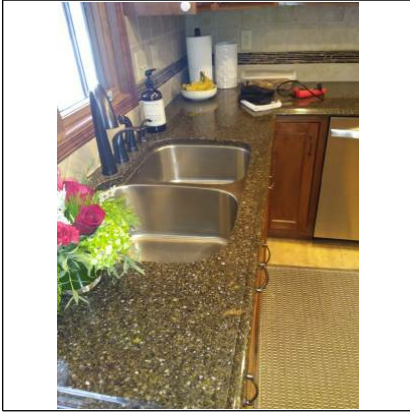
# Kitchen

## Countertops

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

**Comments** No visible issues at the time of the inspection.

### Photos



## Cabinets

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

**Comments** Cabinets were secure.

### Photos



## Plumbing

**Faucet Leaks** ☐ Yes ☒ No

**Pipes leak/corroded** ☐ Yes ☒ No

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

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

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

### Comments

## Walls & Ceiling

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

### Comments

## Heating/Cooling Source

☒ Yes ☐ No

### Comments

# Kitchen

## Floor

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

**Comments**

**Photos**



## Appliances

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

**Oven** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No Anti Tip: ☐ Yes ☒ No

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

**Dishwasher** ☐ 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

**Dishwasher airgap** ☐ Yes ☒ No

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

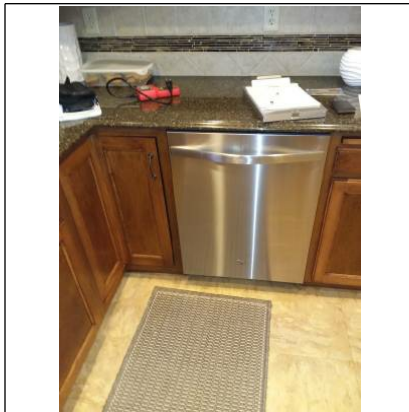
**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No

**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No  
☐ Potential Safety Hazard(s)

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

**Comments**

**Photos**



# Dining Room

## Dining Room

**Location** Off of the kitchen

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

**Moisture stains** ☐ Yes ☒ No

Where:

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

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

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

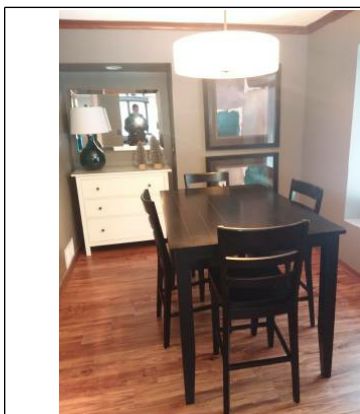
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

**Comments**

**Photos**



# Living Room

## Living Room

**Location** Front of the house

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

**Moisture stains** ☐ Yes ☒ No

Where:

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

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

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

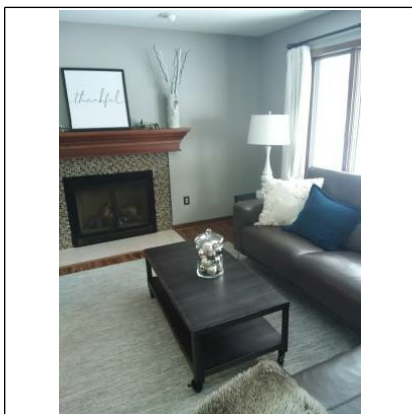
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

**Comments**

**Photos**



# Room (1)

## Room

**Location** Main floor. End of the hall on the left.

**Type** Bedroom

**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

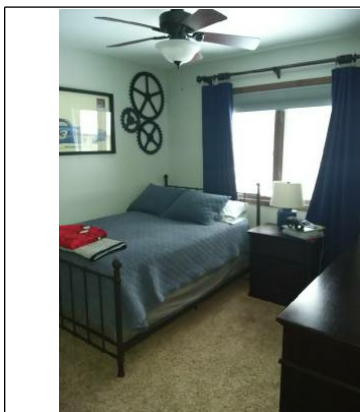
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware  
☐ Warped ☐ Does Not Close

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

**Comments**

**Photos**



# Room (2)

## Room

**Location** Main floor end of hall on the right

**Type** Master bedroom

**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

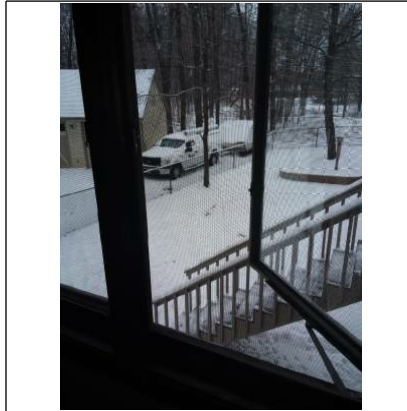
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware  
☐ Warped ☐ Does Not Close

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

**Comments**

**Photos**





# Room (3)

## Room

**Location** Basement on the left

**Type** Bedroom

**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

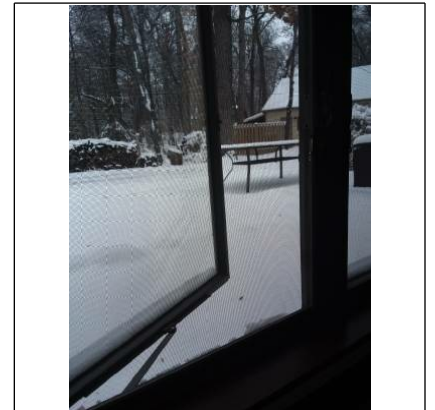
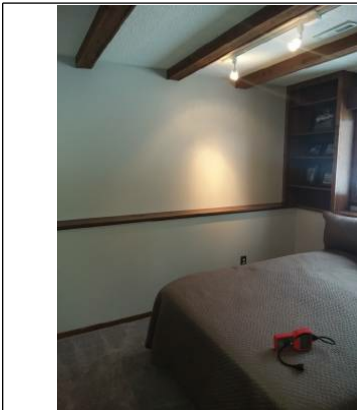
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware  
☐ Warped ☐ Does Not Close

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

## Comments

## Photos





# Room (4)

## Room

**Location** Basement- gym

**Type** Bedroom

**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  
☐ Warped ☐ Does Not Close

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

**Comments**

**Photos**



# Room (5)

## Room

**Location** Main floor

**Type** Sun room

**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

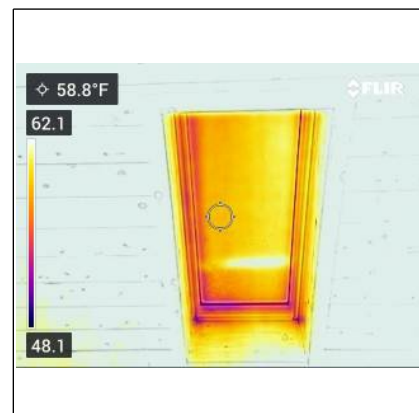
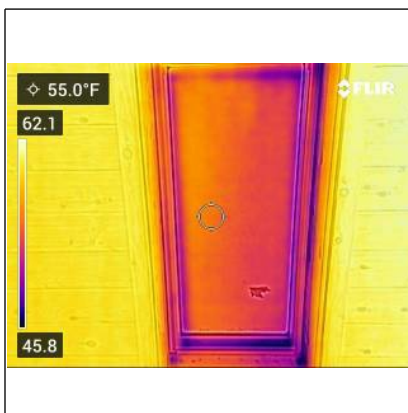
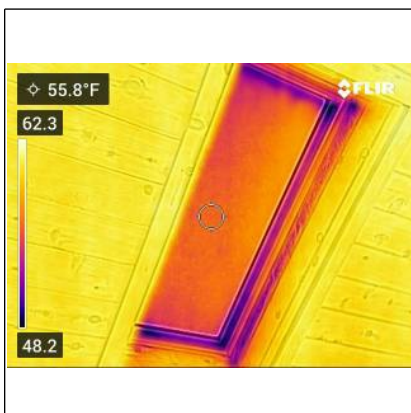
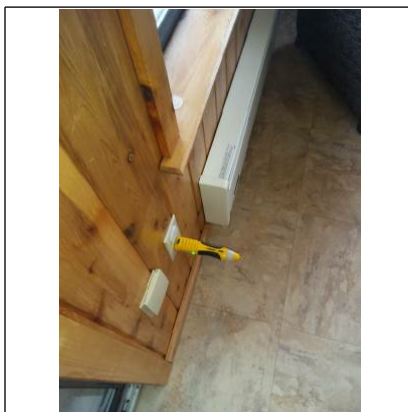
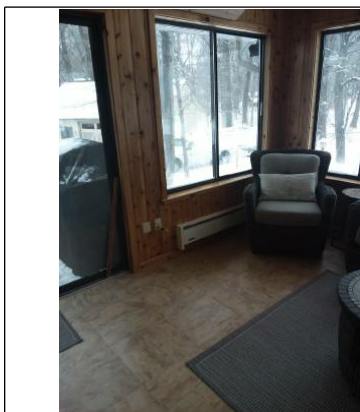
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware  
☐ Warped ☐ Does Not Close

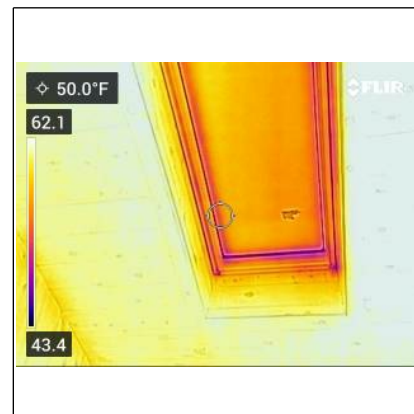
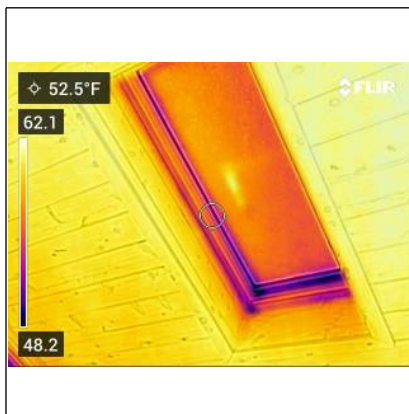
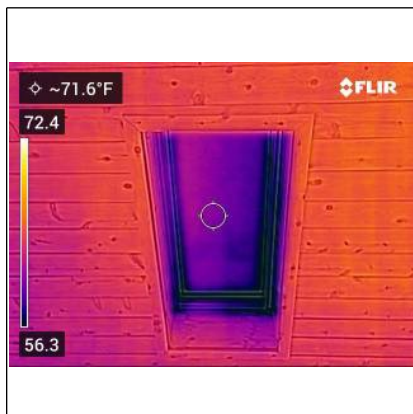
**Windows** ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☒ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



## Room (5)



# Room (6)

## Room

**Location** Main floor first on the left

**Type** Room

**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

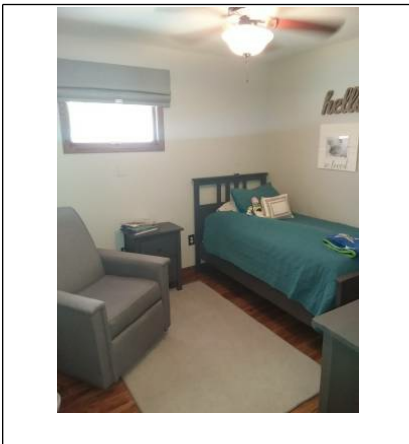
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware  
☐ Warped ☐ Does Not Close

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

**Comments** Linda wins the prize for the correct answer. The room is not considered a bedroom because the window does not meet minimum requirements:  
5.7 sq ft of operable glass area when not at grade.  
Must be a minimum of 24"x20".  
Can't be higher than 44" above the floor.

## Photos



# Bathroom (1)

## Bath

**Location** Master bedroom

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

**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** See attic section for comments.

## Photos





# Bathroom (2)

## Bath

**Location** Main floor common bathroom

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

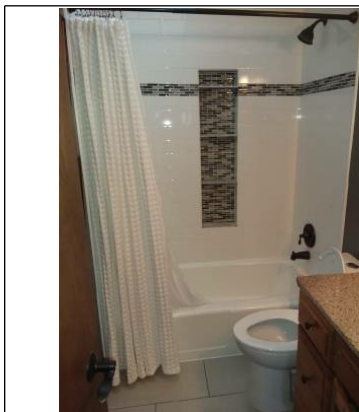
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

## Comments

## Photos



# Bathroom (3)

## Bath

**Location** Basement

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

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

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

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

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

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

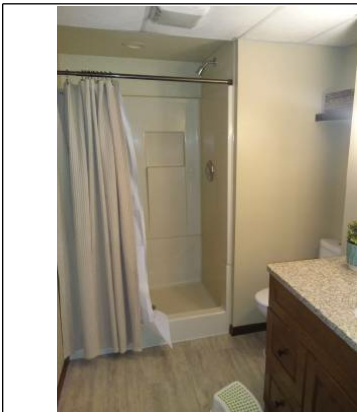
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

## Comments

## Photos



# Interior

## Fireplace

☐ None

**Location(s)** Main floor - gas.  
Basement - gas and wood burning.

**Type** ☒ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

**CO detector in room?** ☐ Yes ☒ No ☐ Safety Hazard

**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  
☐ Open Knock Out In Fire Box

**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** The flue on the wood burning fireplace was covered with insulation. I would reach out to the sellers for an explanation. Beyond that, having the flue cleaned and assessed would be a good idea.

Both gas fireplaces did not have any obvious issues. Fire box and flames on both were acceptable.

## Photos



## Stairs/Steps/Balconies

☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

**Handrail** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

**Baluster Condition** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard Spacing appropriate?: ☒ Yes  
☐ No Broken/missing?: ☐ Yes ☒ No

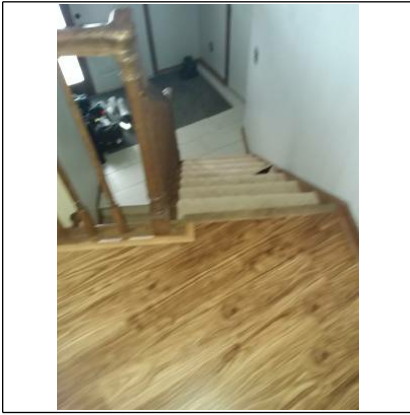
**Risers/Treads** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

**Comments**

## Photos



# Interior



## Smoke/Carbon Monoxide detectors

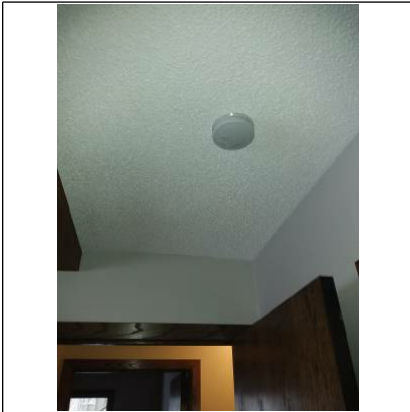
**Smoke Detector** ☒ Present ☐ Not Present ☐ Improper Placement ☐ Safety Hazard ☒ Additional Recommended  
☒ Replace Existing

**CO Detector** ☒ Present ☐ Not Present ☐ Improper Placement ☐ Safety Hazard ☒ Additional Recommended  
☒ Replace Existing

**Comments** I would add a CO detector (plug in type) at outlet level on every floor.

Replacing all smoke detectors at the time you take ownership just makes sense.

## Photos



## Attic/Structure/Framing/Insulation

☐ N/A

**Access** ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: Access limited by:

**Inspected from** ☒ Access panel ☐ In the attic ☐ Other

**Location** ☒ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other

**Flooring** ☐ Complete ☐ Partial ☒ None

**Insulation** ☒ Fiberglass ☐ Batts ☒ Loose ☒ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
 Depth: 9-10" ☐ 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

# Interior

## Attic/Structure/Framing/Insulation cont.

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

**Chimney chase** ☐ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible ☒ Recommend Insulation Barrier

**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

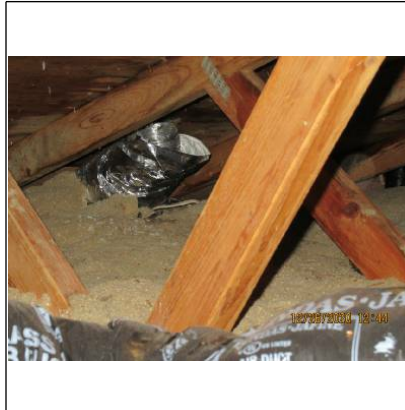
**Comments** Obvious area of frost and condensation.

It is reasonable to assume that this is brought on by the bathroom vent ductwork being unattached from the roof vent.

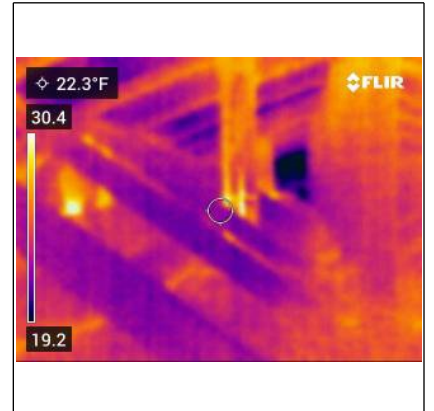
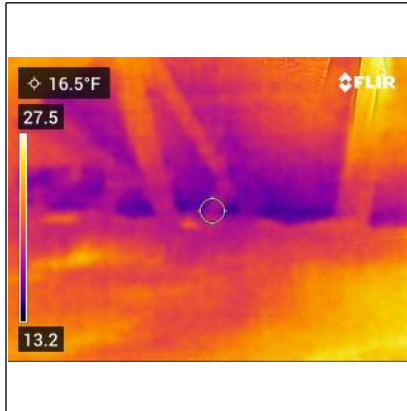
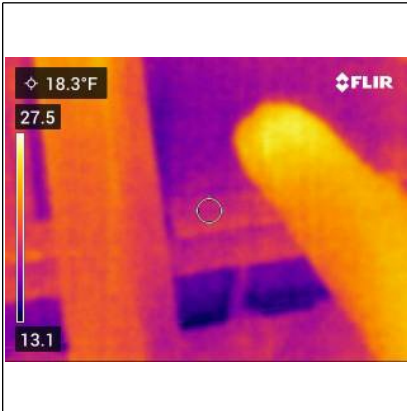
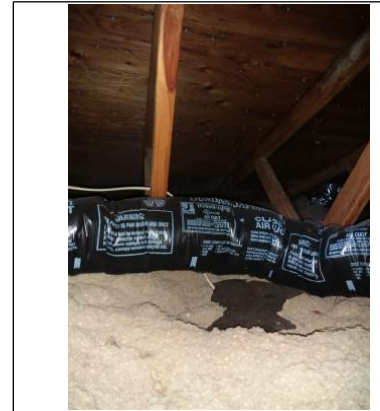
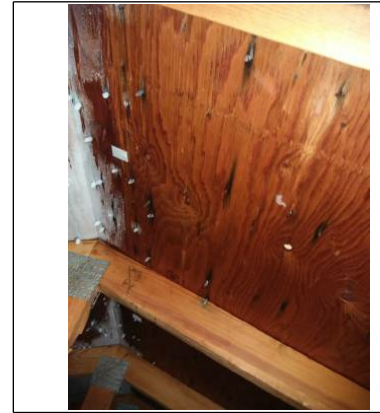
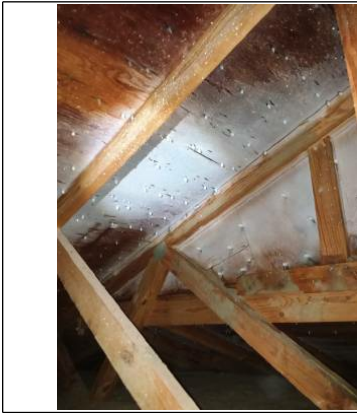
It appears that the moisture and frost is confined to this area, reinforcing the vent fan theory.

It is very possible that when the roof was replaced three years ago the roofers did not properly attach the vent fan ductwork. This is a reasonable time frame to account for the rust on the roof shingle nails.

## Photos



# Interior



# Basement

## General

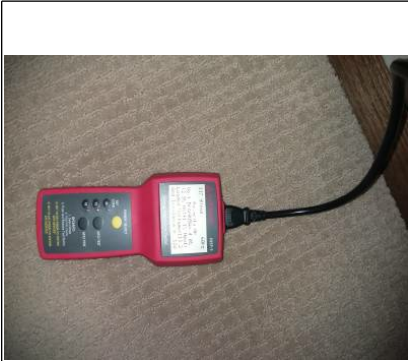
**Basement Covering** ☒ Finished ☐ Partially Finished ☐ Unfinished

**Egress** ☒ Slider ☐ Door Windows: ☐ Proper Egress ☐ Not Proper Egress

**General Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments** The back basement area is part of the homes addition. The contractor did not add duct work for this area, so that area feeds off of the registers in the front part of the basement.

## Photos



Line test did not show any abnormalities.

## Stairs

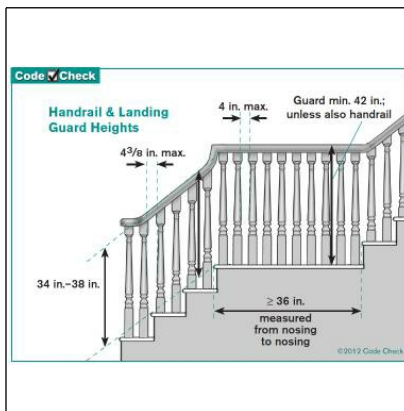
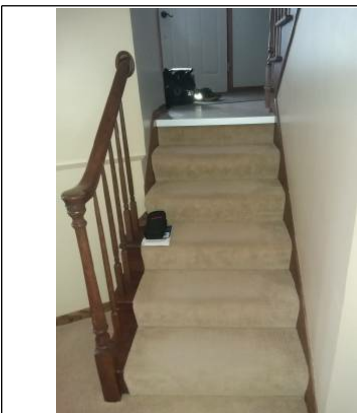
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair ☐ Risers Uneven  
☐ Open Risers ☐ Safety Hazard

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

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

## Comments

## Photos



## Foundation

**Condition** ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Not Evaluated

**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



# Basement

## Foundation cont.

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

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

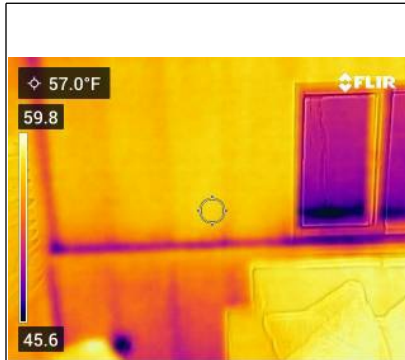
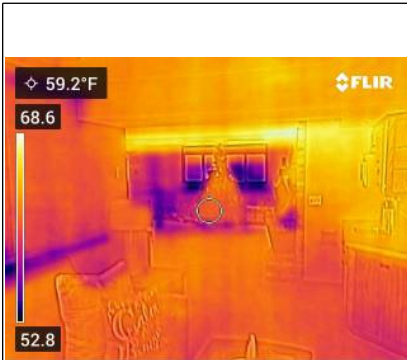
**Indication of moisture** ☐ Yes ☒ No ☐ Fresh ☐ Old stains

**Comments** Since the basement is finished the approach to assessing the foundation is as follows:  
 Visual - Look for any obvious signs of settling and cracking arounds windows and doors. Nothing was evident at the time of the inspection.  
 Infrared - Thermal images did not show any anomalies or indication of water intrusion.  
 Moisture test - Moisture readings were consistent and appropriate.

## Photos



Moisture readings were very low.  
This is a good thing.



## Floor

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

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

**Comments** The basement is finished and, as such, the floor is covered and not visible for inspection.

## Seismic bolts

☒ N/A ☐ None visible

**Condition** ☐ Appear satisfactory ☐ Recommend evaluation

**Comments**

# Basement

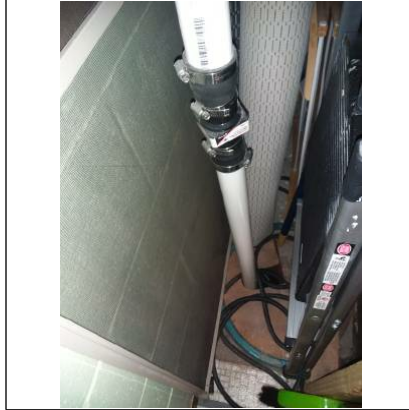
## Drainage

**Sump pump** ☒ Yes ☐ No ☒ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested

**Floor drains** ☒ Yes ☐ Not Visible ☐ Drains not tested

**Comments**

**Photos**



## Girders/Beams

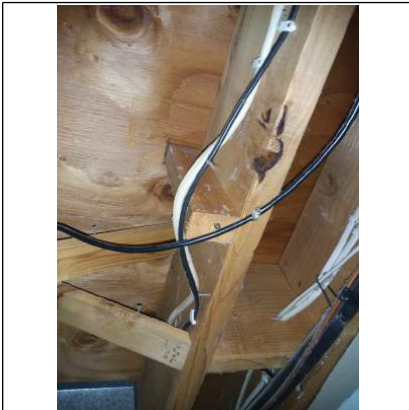
☒ Not Visible

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

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

**Comments** The basement walls and ceiling is finished and, as such, is not visible for inspection.

**Photos**



## Columns

☒ Not Visible

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

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

**Comments** The basement is finished, so columns are covered and not visible for evaluation.

## Joists

☒ Not Visible

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor

**Material** ☐ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type  
☐ Sagging/altered joists



# Basement

## Joists cont.

**Comments** Since the basement is finished most all of this area is covered and not visible for evaluation.

## Subfloor

☒ Not Visible

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

**Comments** The basement area is finished and,as such, the sub floor is not visible for evaluation.

# Laundry Room

## Laundry

**Laundry sink** ☐ N/A ☒ Yes

**Faucet leaks** ☐ Yes ☒ No ☐ N/A

**Pipes leak** ☐ Yes ☒ No ☐ Not Visible ☐ N/A

**Cross connections** ☐ Yes ☒ No ☐ Potential Safety Hazard ☐ N/A

**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

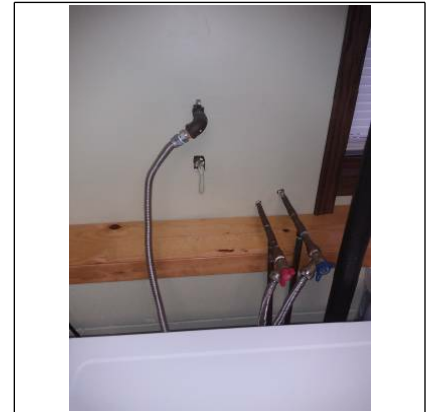
**Appliances** ☒ Washer ☒ Dryer ☒ Water heater ☒ Furnace/Boiler ☐ None

**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

## Photos



# Plumbing

## Water service

**Main shut-off location** Basement utility room

**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 ☐ Not Visible

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Support/Insulation** ☒ N/A  
 Type:

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## Main fuel shut-off location

☐ N/A

**Location** Basement utility

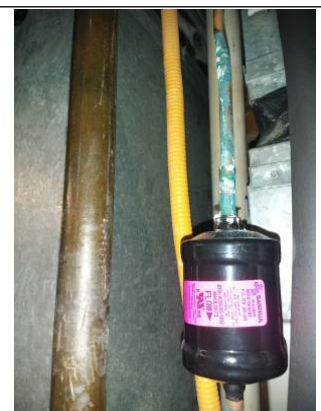
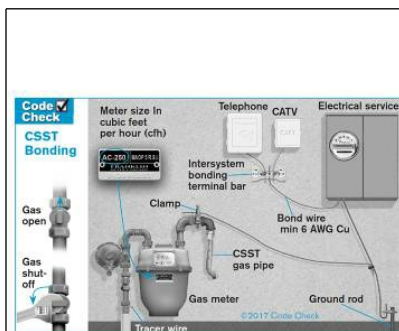
**Fuel Line** ☐ N/A ☐ Not Visible ☐ Copper ☐ Black Iron ☒ CSST (Yellow) ☐ CSST (Black - Flack Jacket)  
☐ Brass ☐ Stainless Steel ☐ Galvanized ☐ Recommend That CSST Is Properly Bonded

**Condition** ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Evaluation By A Plumber

**Interior Fuel Storage System** ☐ N/A ☐ Yes ☒ No Leaking?: ☐ Yes ☒ No

**Comments** CSST gas line is not bonded. It would not be difficult to add a bonding wire.

**Photos**



Filter dryer showing some signs of corrosion. I would monitor this.

# Plumbing

## Well pump

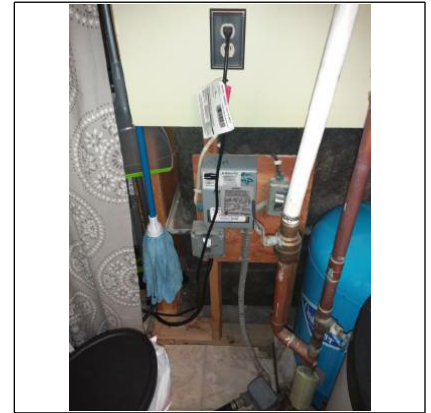
☐ N/A

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

**Pressure gauge operable** ☒ Yes ☐ No Well pressure: 46 psi ☐ Not Visible

**Comments**

**Photos**



## 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 #: HD14871535  
Capacity: 50 gallons  
Approx. age: 9 years

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

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

**Seismic restraints needed** ☐ Yes ☐ No ☒ N/A

**Cold Water Shutoff** ☒ Yes ☐ No

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

**Vent pipe** ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusty Smaller Vent Pipe Set Above Larger?:  
☐ Yes ☒ No ☐ N/A ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**

# Plumbing



## Water softener

☐ None

Loop installed ☒ Yes ☐ No

Plumbing hooked up ☒ Yes ☐ No

Plumbing leaking ☐ Yes ☒ No

Salt level ☒ Satisfactory ☐ Low

Comments

Photos



# Heating System

## Heating system

**Unit #1** ☐ None  
 Brand name: Payne  
 Approx. age: 3 years  
☐ Unknown Model #: PG96VAT48080BCAA Serial #: 4317A51276 ☒ Satisfactory ☐ Marginal  
☐ Poor ☐ Recommended HVAC technician examine

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

**Sediment Trap** ☒ Yes ☐ No

**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 ☒ None Detected ☐ Detected at plenum ☐ Detected at register ☐ Not tested  
 Tester:

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

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

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

**Heat Recovery ventilator (HRV)** ☒ N/A ☐ Installed Unit Operating: ☒ Yes ☐ No Filters Clean: ☐ Yes ☐ No

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

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

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

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

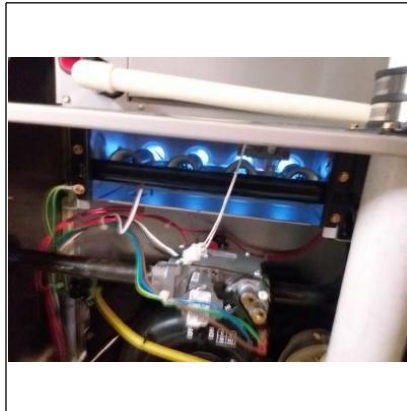
**Sub-slab ducts** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☒ No

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

**Comments** Furnace ran through a proper firing sequence.

Flame color and shape was appropriate at the time of the inspection.

## Photos



## Boiler system

☒ N/A



# Heating System

## Boiler system cont.

### General

Brand name:

Approx. age:

Model #:

Serial #:

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

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

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

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

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

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

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

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

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

### Comments

## 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** Basement utility room

**Condition** ☒ Satisfactory ☐ Poor

**Adequate Clearance to Panel** ☐ Yes ☒ No

**Amperage/Voltage** ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v

**Breakers/Fuses** ☒ Breakers ☐ Fuses ☐ Multiple Breaker Brands ☐ Inappropriate Use Of Tandem Breakers

**Appears grounded** ☒ Yes ☐ No ☐ Not Visible Grounding Electrode Visible: ☐ Yes ☒ No Bonding Screw Installed:  
☐ 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

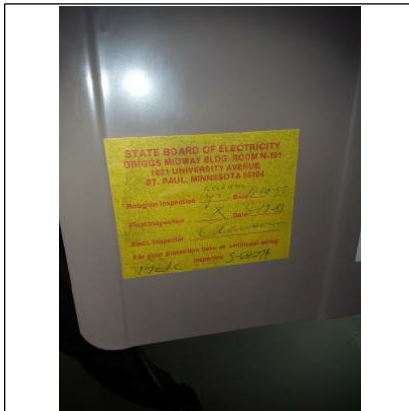
**Branch wire condition** ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☒ Romex ☐ BX cable  
☐ Conduit ☐ Knob/Tube ☒ Double tapping Breakers ☒ Double Tapping On Neutral Bus  
☐ Wires undersized/oversized breaker/fuse ☐ Panel not accessible ☐ Not evaluated  
Reason:

**Comments** One double tapped breaker.

Neutral wires double tapped on bus bar.

Panel is original to the house. It is old, but in good condition.

## Photos



# Electric/Cooling System



Two neutral wires under one screw (lug) does not meet current standards.

## Sub panel(s)

☐ None apparent ☐ Present

## Location(s)

Location 1: Garage

Location 2:

Location 3:

## Evaluation

☐ Panel not accessible ☒ Evaluated ☐ Not evaluated Neutrals/Grounds Separated?: ☐ Yes ☒ No

Bonding Screw Removed?: ☐ Yes ☒ No ☐ Double Tapped Breakers

☐ Recommend electrician repair/evaluate box

Reason:

## Branch wire

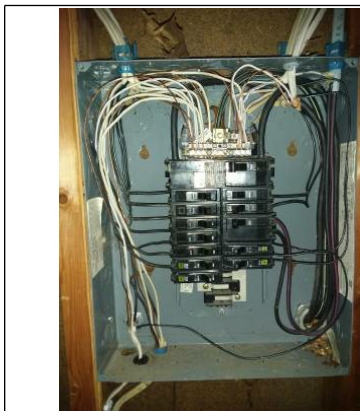
☒ Copper ☐ Aluminum ☐ Safety hazard

## Condition

☒ Satisfactory ☐ Marginal ☐ Poor

## Comments

## Photos



Knock out holes should be covered.

## Evaporator Coil Section Unit #1

☐ N/A

## General

☒ Central system ☐ Wall unit

Location: Basement utility closet

Age: 3 years

## Evaporator coil

☒ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

**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 operated due to outside air temp.

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

**Comments**

**Photos**



Filter dryer showing some signs of corrosion.

## Exterior A/C - Heat pump #1

**Unit #1** ☐ N/A  
 Location: rear of the house.  
 Brand: Payne  
 Model #: PA16NA030  
 Serial #: 1818X16415  
 Approximate Age: 2 years

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

**Size / Tonage** 2.5 tons

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

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

**Refrigerant Type** ☐ Unknown ☒ R-22 (Freon) ☐ R-410A

**Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 25 amps  
 Fuses/Breakers installed (amps): 30 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** Breaker installed was not changed out when the new unit was added. Some electricians would say that a breaker that is oversized by 5 amps is acceptable.

**Photos**

# Electric/Cooling System



Fins are very dirty and should be cleaned.

