



Home Inspection Report



13 Sample, NWA, AR 72631

Inspection Date:

Friday August 23, 2019

Prepared For:

Jane Doe

Prepared By:

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Report Number:

08262019

Inspector:

Eric Robb

License/Certification #:

AR--HI1931

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

East

State of Occupancy

The home was fully furnished so we could not see behind, above, below or beside furnishings, items, belonging and misc. items blocking our view
Occupied

Weather Conditions

Cloudy
Rain

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

~31 years

Suggestions for Most Homes

Overall the home of this age ~ 31 years has normal wear and tear. Nothing out of the ordinary for a home of this age was found.

Change your high quality air filters every couple of months to keep your HVAC system from over working extending the life of the unit and reducing your utility bills.

Chimney cleaning should be done at least once per year to help minimize the risk of creosote build up which can cause a chimney fire.

Report Overview

Suggestions for Most Homes

The water heater should be drained and flushed every six month to help reduce sediment build up in the tank. This will help extended the life of your water heater.

You may want to consider a home warranty policy which can be purchased by the sellers or you to help with unexpected, malfunctioning items to be repair or replaced. Talk to a home warranty company for details.

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

Under current building safety standards light bulbs in the crawl and attics should have covers to help insure against electric shock. Recommend placing a cover on the light(s).

Deferred Cost Items

HVAC
Roof

Improvement Items

Gutters are recommended where missing. Gutters help guide water away from the exterior walls and foundation. Without gutters you risk window damage, siding damage and potential foundation issues caused by excessive water. Down spouts and or splash guards are recommend to help divert water away from the foundation.

Items To Monitor

Recommend having chimney flue monitored for creosote build up, clean every 6-12 months. Monitor and maintain caulking on roof vents, windows, trim, flashings, pipe penetrations, sidewalk, driveway etc... Water intrusion can be one of the most damaging issues for a home. Keeping water out is extremely important.

Recommendations

Roof: Missing tabs or shingles recommend repair or replacement. Recommend cleaning moss off of the roof.
Roof pipe flashing need caulking at nail heads.
Recommend sealing gaps and cracks in driveway to help keep water from seeping underneath the driveway which over time can cause the driveway to lift and/or sink.
Loose hand rail on deck and steps, recommend repair/ replace.
There are low areas of grading next to the foundation, recommend adding additional soil and slope away from foundation. This will help keep excessive water from compromising the foundations integrity.
Recommend trimming trees/vegetation so it does not come into contact with the home.
Kitchen faucet leaks at handle, recommend repair\replace.
Main electrical panel has a loose wire. There should no lose wires in the panel, recommend repair.
Some of gutters are full of debris, recommend cleaning. Clogged gutters can overflow, break and put stain on the roof itself causing damage.
Several fans wobble, recommend repair\replace.

Grounds

Service Walks

☒ None ☐ Not Visible

Material

☐ Concrete ☒ Flagstone ☐ Gravel ☐ Brick Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☒ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair

Comments

Uneven slabs \ stones in walks, could be a tripping hazard.

Photos



Uneven \ mossy



Driveway/Parking

☐ None ☐ Not Visible

Material

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

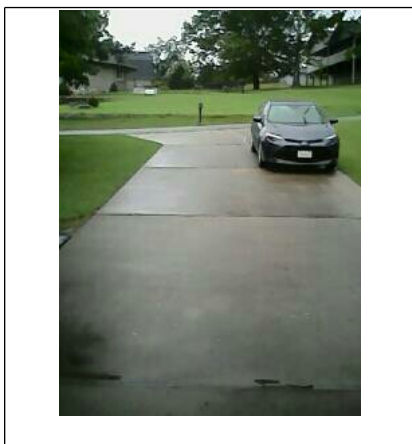
Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☒ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

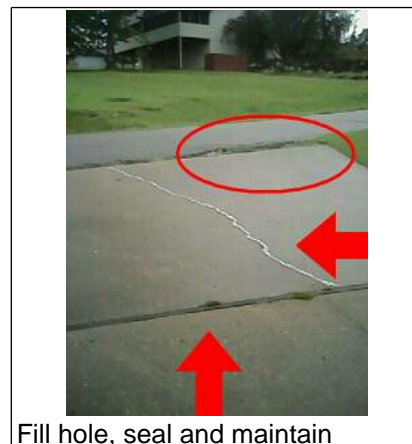
Comments

Recommend sealing gaps and cracks in driveway to help keep water from seeping underneath the driveway which over time can cause the driveway to lift and/or sink.

Photos



Typical cracks



Fill hole, seal and maintain

Porch

☐ None ☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

Support Pier

☒ Concrete ☐ Wood Other: .

Floor

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Photos

Grounds



Seal and maintain

Stoops/Steps

☐ None

Material

☒ Concrete ☒ Wood Other: Stone ☐ Railing/Balusters recommended

Condition

☒ Satisfactory ☒ Marginal ☐ Poor ☒ Safety Hazard ☒ Uneven risers ☒ Rotted/Damaged
☐ Cracked ☐ Settled

Comments

Loose hand rail recommend repair/ replace.

Photos



Front step



Side steps: Mossy \ slippery



North steps : hand rail loose



Loose, recommend bracing

Patio

☒ None

Grounds

Patio cont.

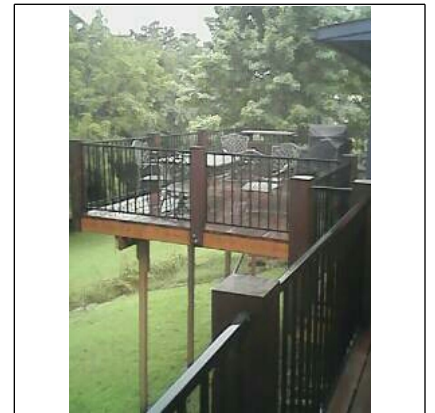
- Material** ☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: .
- Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments

Deck/Balcony

- ☐ None ☐ Not Visible
- Material** ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil
- Finish** ☒ Treated ☐ Painted/Stained Other: ☒ Safety Hazard ☐ Improper attachment to house
☒ Railing loose ☐ Not Applicable
- Comments** Deck appeared to be in satisfactory condition, applying a sealant on the wood will help prolong the life of the deck.
 Railings loose, recommend repair - SAFETY CONCERN.
 Recommend painting or treating wood.

Photos



Recommmend bracing \ loose



Loose

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

Grounds

Fence/Wall

☐ Not evaluated ☒ None

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

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

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

Comments

Landscaping affecting foundation

☐ N/A

Negative Grade ☒ East ☐ West ☐ North ☐ South ☐ Satisfactory ☒ Recommend additional backfill

☐ Recommend window wells/covers ☒ Trim back trees/shrubberies

☐ Wood in contact with/improper clearance to soil

Comments There are low areas of grading next to the foundation, recommend adding additional soil and slope away from foundation. This will help keep excessive water from compromising the foundations integrity. Recommend additional backfill to create a proper pitch away from the house. Recommend trimming trees/vegetation so it does not come into contact with the home. Wind can cause them to rub on the exterior causing premature failure of shingles, siding and trim.

Photos



SE



East



East back fill



North



Trees touching rtoof

Retaining wall

☐ None

Material ☐ Brick ☐ Concrete ☐ Concrete block Other: Stone ☒ Railroad ties ☐ Timbers

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed

Grounds

Retaining wall cont.

Condition cont. ☐ Drainage holes recommended

Comments No representation made to retaining walls.

Photos



Hose bibs

☐ N/A

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments Recommend removing hoses before winter to prevent freezing.

Photos



Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .

Inspected From ☒ Roof ☒ Ladder at eaves ☒ Ground ☐ With Binoculars

Style of Roof

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

Pitch ☒ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type:Asphalt
Roll asphalt
Layers:1+ Layers
Age:Unknown
Location:Garage
House.

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

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

Comments

Photos



Ventilation System

☐ None ☐ N/A

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

Comments Soffit/Eave

Flashing

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

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

Comments Pulled away from roof - recommend sealing.
Kickout flashings are missing. Kickout flashings divert water away from wall surfaces that abut roof. When

Roof

Flashing cont.

Comments cont. kickout flashings are missing, large amounts of water may be funneled under the siding and become trapped in the wall causing sever damage to the exterior wall.

Photos



Lifted



Nail heads need caulk and maintain



Recommend flashing to divert away from chimney

Valleys

☐ N/A

Material

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

Condition

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

Comments

Valley flashings are not visible, appear to be working as intended.

Photos



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

Roof

Condition of Roof Coverings cont.

Roof #3 cont. ☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Comments Roof was showing normal wear, but appears to be in overall adequate condition, except where noted.
 Recommend cleaning moss off of the roof.
 Missing tabs or shingles recommend repair or replacement.
 Due to varying insurance standards, it is recommended that your insurance company be contacted about the insurability of the roof.

Photos



Carport Missing shingles on ridge



Missing shingles exposed felt



Moss



Trees touching roof



Missing granular



Tared over at chimney and rolled area west

Skylights

☒ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Pipe flashing need caulking at nail heads.

Photos

Roof



Exterior

Chimney(s)

☐ None

Location(s) North

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

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☐ Brick ☒ Stone ☐ Metal ☐ Blocks ☐ Framed

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust
☒ No apparent defects

Flue ☒ Tile ☐ Metal ☐ Unlined ☐ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☒ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
☐ Recommend Cricket/Saddle/Flashing ☐ No apparent defects

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend Repair

Comments Flashing around chimney is completely covered with tar and could not be inspected.
 Chimney flue was not accessible so not evaluated
 Have your chimney inspected and cleaned regularly to get rid of creosote build up which can catch fire and spread to the attic and other areas of the home.

Photos



Tar



Tar



Moss



Recommend kick out flashing to keep water diverted from fascia, gutters also recommended

Gutters/Scuppers/Eavestrough

☐ None

Exterior

Gutters/Scuppers/Eavestrough cont.

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

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

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

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

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

Comments Gutters on only a portion of the house, recommend additional gutters where needed.
 We highly recommend gutters, down spouts and splash guards on homes. Most water damage caused by rain starts around the roof structure, fascia, soffit and foundation. The rain gutter system is designed to remove water away from those areas to protect your home from water intrusion and foundation problems. Some of gutters are full of debris, recommend cleaning. Clogged gutters can overflow, break and put stain on the roof itself causing damage.
 Recommend maintaining downspout discharge a minimum of 5-6' away from the house.
 Area of damage, recommend repair or replacement.

Photos



North, no gutters



South, no gutters



Full SE



SW



NW



East full

Exterior



Damaged\ full



Flashing rusting

Siding

Material

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

Condition

☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Recommend repair/painting

Comments

Photos



Damaged



Trim

Material

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

Exterior

Trim cont.

Condition ☒ Satisfactory ☒ Marginal ☐ Poor

Comments Some rotted trim boards recommend repair/replacing damaged sections

Photos



Rot

Soffit

☐ None

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting

☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Fascia

☐ None

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting

☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Exterior



Paint needed

Flashing

☐ None

Material

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

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Flashing at drip edge shows signs of some rusting, monitor.

Photos



Drip edge flashing rusting, monitor

Caulking

☐ None

Condition

☒ Satisfactory ☒ Marginal ☐ Poor

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

Comments

Recommend caulking and maintaining caulk around windows, doors, corners, utility penetrations, gaps etc..

Photos

Exterior



Caulk and maintain



Caulk and maintain



Caulk and maintain



Caulk and maintain



Windows/Screens

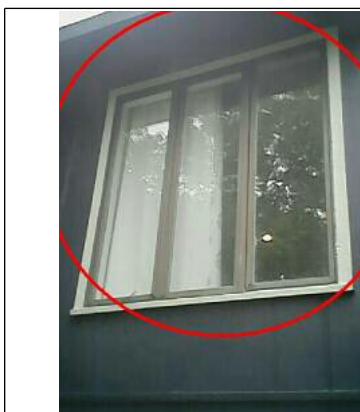
Condition ☒ Satisfactory ☒ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☒ Failed/fogged insulated glass

Material ☐ Wood ☒ Metal ☐ Vinyl ☒ Aluminum/Vinyl clad

Screens ☒ Torn ☐ Bent ☒ Not installed ☒ Satisfactory

Comments Some screens not installed.
 Several windows have damaged \ worn weather stripping.

Photos



No screens



Kitchen window strip damage \ no screens



No screens

Exterior



Loose weather stripping on several windows



Fogged windows

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

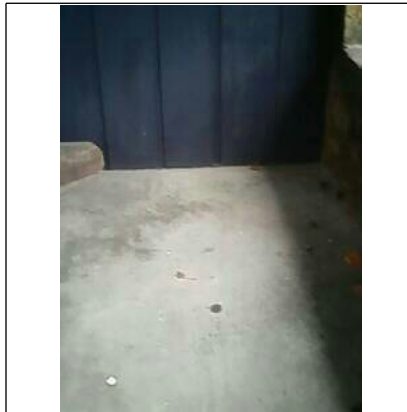
Foundation Wall ☒ Concrete block ☐ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .

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

Concrete Slab ☐ N/A ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Comments Slab not visible due to flooring materials (carpet, hardwood, tile, etc.) not evaluated.

Photos



Service Entry

Location ☒ Underground ☐ Overhead

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

GFCI present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☐ Recommend GFCI Receptacles

Comments The electrical outlets do not meet today's building standards. New standards say they should have proper

Exterior

Service Entry cont.

Comments cont. covers. However this was not required when this house was built.

Photos



Building(s) Exterior Wall Construction

Type ☐ Not Visible ☒ Framed ☐ Masonry Other: _____
Condition ☒ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor
Comments Building structure not visible due to siding, not evaluated.

Photos



Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Patio ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor
Rear door ☐ N/A Weatherstripping: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Other door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Exterior



Front



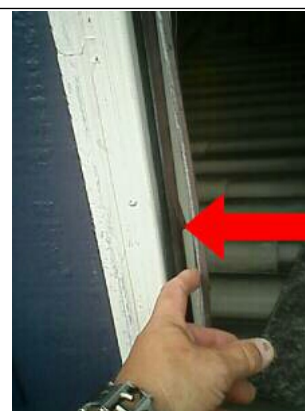
Deck, ripped screen \ damaged trim



Tab does not hold screen door open



Deck rear door



Deck rear door weatherstrip loose



Basement



Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Location: North side

Brand: Ruud

Model #: Unknown / label faded.

Ask sellers for age of HVAC.

Serial #: Unknown faded \ missing label

Approximate Age: Unknown

Exterior

Exterior A/C - Heat pump #1 cont.

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

Energy source ☒ Electric ☐ Gas Other: .

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

Outside Disconnect ☐ Yes ☐ No Maximum fuse/breaker rating (amps): Unknown faded \ missing label
Fuses/Breakers installed (amps): ☐ Improperly sized fuses/breakers

Level ☐ Yes ☒ No ☒ Recommend re-level unit

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

Insulation ☒ Yes ☐ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments Condensing unit not level, recommend re-leveling unit
Heat pump was in normal working order.
Damaged / missing insulation on the AC refrigerant line, recommend adding insulation. This will help keep the refrigerant line from capturing additional heat and helps prevent the line from sweating.
The label on the unit was / faded missing. Therefore, we did not see the model, serial number or the maximum breaker rating for the unit.
Consumer Reports states the average life expectancy for an AC \ Heat pump is 15 years.

Photos



Not level



Torn insulation



Faded \ missing label

Exterior



Insulation line in basement good

Exterior A/C - Heat pump #2

Unit #2

☒ N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

Energy source ☐ Electric ☐ Gas Other: .

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

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

Level ☐ Yes ☐ No ☐ Recommend re-level unit

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

Insulation ☐ Yes ☐ No ☐ Replace

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

Improper Clearance (air flow) ☐ Yes ☐ No

Comments

Garage/Carport

Type

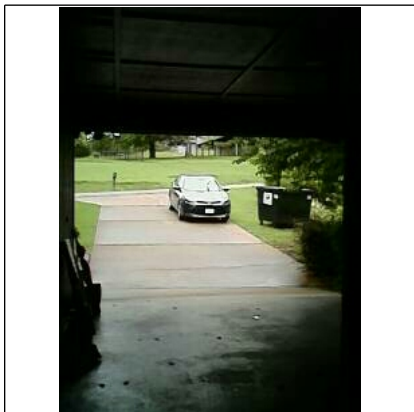
☐ None

Type

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

Comments

Photos



Automatic Opener

☒ None ☐ N/A

Operation

☐ Operable ☐ Inoperable

Comments

Safety Reverse

☒ None ☐ N/A

Operation

☐ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard
☐ Photo eyes and pressure reverse tested

Comments

Roofing

Material

☒ Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ Same as house

Comments

Siding

☐ N/A

Material

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

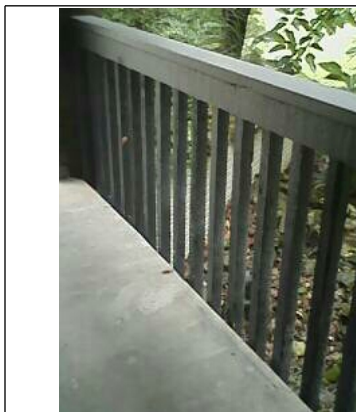
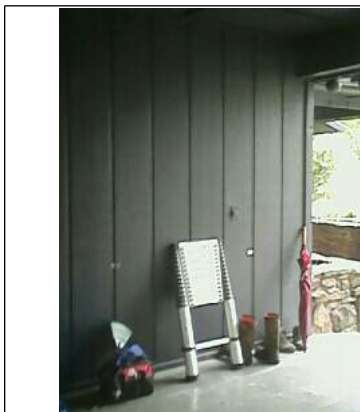
Condition

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

Comments

Photos

Garage/Carport



Loose stone, recommend repair

Trim

☐ N/A

Material ☒ Same as house ☒ Wood ☐ Aluminum ☐ Vinyl

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

Comments

Photos



Floor

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

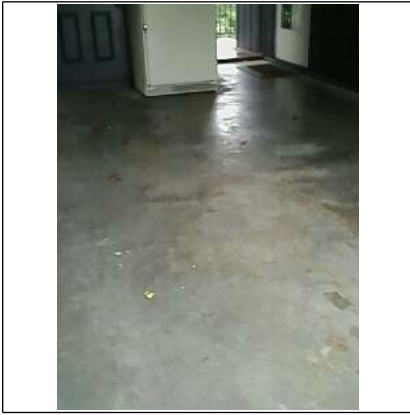
Condition ☒ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard

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

Comments

Photos

Garage/Carport



Sill Plates

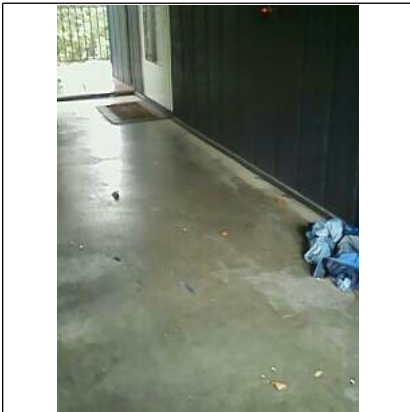
☐ None ☒ Not Visible

Type ☒ Floor level ☐ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair

Comments

Photos



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

Exterior Service Door

☒ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No

Reverse polarity ☐ Yes ☒ No

Open ground ☐ Yes ☒ No ☐ Safety Hazard

Garage/Carport

Electrical Receptacles cont.

GFCI Present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring
☐ Recommend GFCI Receptacles

Comments Outlets were randomly tested and had correct polarity.

Photos



Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair

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

Moisture Stains Present ☐ Yes ☒ No

Typical Cracks ☐ Yes ☒ No

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

Self closure ☐ N/A ☐ Satisfactory ☐ Inoperative ☒ Missing

Comments

Photos



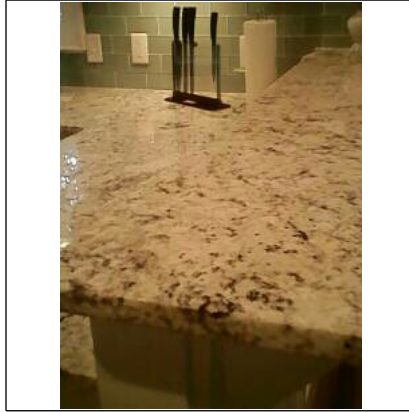
Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments Counter top has normal wear.

Photos



Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments Cabinets have normal wear.

Photos



Plumbing

Faucet Leaks ☒ Yes ☐ No

Pipes leak/corroded ☐ Yes ☒ No

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

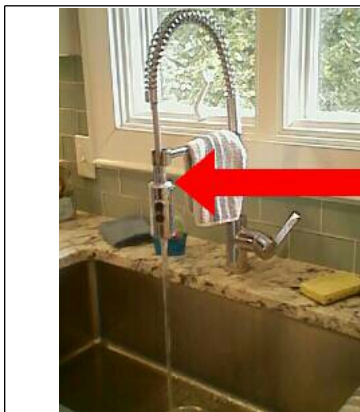
Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

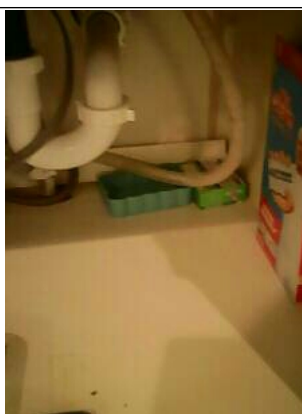
Comments Water flow was normal with several fixtures operated at the same time.
There were no visible active piping leaks at the time of the inspection.
Drain lines had no visible leaks or signs of backup at the time of inspection.
Sink faucet leaks at handle, recommend repair/replace.
Water temp was 125

Photos

Kitchen



Handle leaks



125 water temp

Walls & Ceiling

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

Comments Windows have no screens.

Photos



No screens

Heating/Cooling Source

☐ Yes ☒ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Photos

Kitchen



Appliances

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

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

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

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

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

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

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

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

Other Operable: ☒ Yes ☐ No

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☐ Yes ☒ No

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 Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection
 Most dishwashers are produced with and are internal loop line and air gap, but there is no way to tell for sure.

Photos



Dishwasher line not looped



Kitchen



Laundry Room

Laundry

Laundry sink ☒ N/A

Faucet leaks ☐ Yes ☒ No

Pipes leak ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Room vented ☐ Yes ☒ No

Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

GFCI present ☐ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles

Appliances ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler

Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments Laundry room door does not close.
 Washer and dryers are not tested.

Photos



Exterior vent



Door does not shut due to machine blocking

Bathroom (1)

Bath

Location Master bath

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

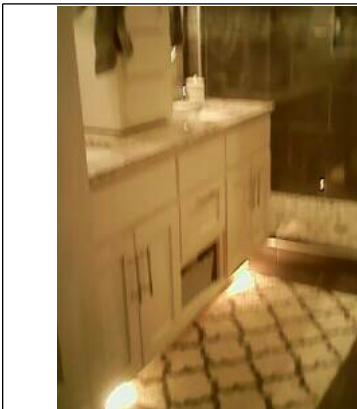
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments Drains show no signs of back-up during time of inspection.
 Outlets were randomly tested and had correct polarity.
 Water temperature was 99.
 Handyman work at drain line, non professional, but is working fine.

Photos



Water temp 99

Bathroom (1)



Bathroom (2)

Bath

Location - Unit 2

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Heat source present ☒ Yes ☐ No

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

Comments Recommend caulking/grouting in shower/tub area
 Drains show no signs of back-up during time of inspection.
 Outlets were randomly tested and had correct polarity.
 Handyman style plumbing work, no leaks.
 Water temperature was 131

Photos



Handyman work



Water stain under sink, dry now

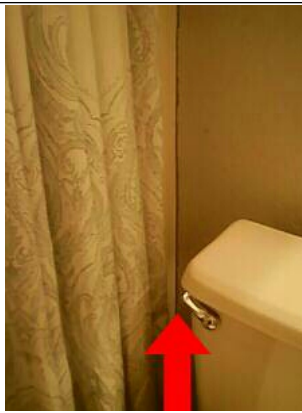
Bathroom (2)



Temp 131



Caulk



Caulk

Bathroom (3)

Bath

Location Basement bath

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Heat source present ☒ Yes ☐ No

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

Comments Sink drain shows sign of back-up, recommend repair.
 Moisture stains present under sink with high moisture content. Recommend repair \ replace or at least monitor.
 Outlets were randomly tested and had correct polarity.
 Water temperature was 118.

Photos



Slow to drain



Water temp 118

Bathroom (3)



Cabinet high moisture content



High moisture



Pest control box, ask sellers about insects



Towel rack broken



Room (1)

Room

Location - Unit 1

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

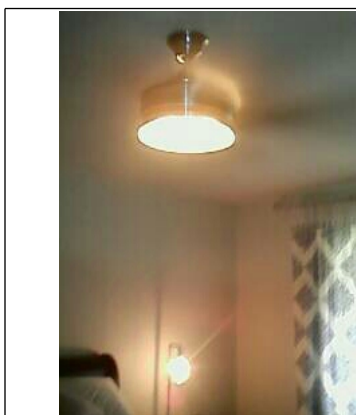
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments No window screens.

Photos



No screens

Room (2)

Room

Location - Unit 2
East

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

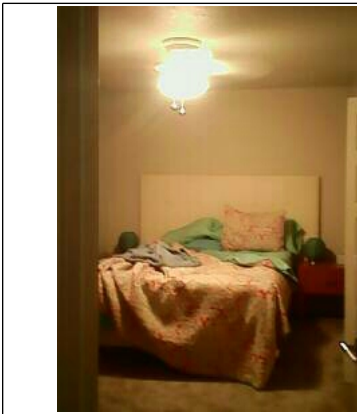
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

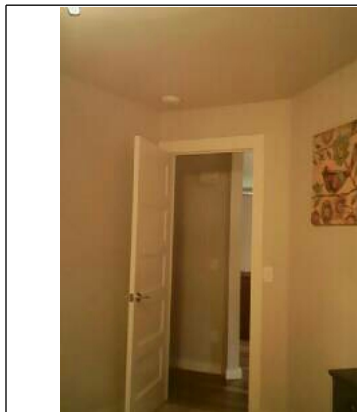
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments Ceiling fan is wobbling, recommend repair.
No window screen(s)

Photos



Fan wobbles



Room (2)



Room (3)

Room

Location Basement
- Unit 3

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

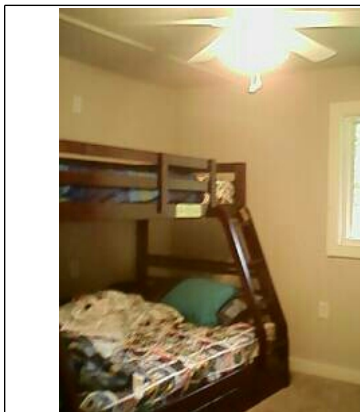
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments No window screen(s)
Smoke alarms should be installed in all bedrooms.

Photos



Missing smoke detector



No screens

Room (4)

Room

Location Basement
- Unit 4

Type Bonus room
Game 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

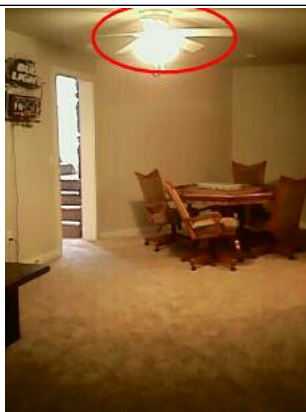
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments Ceiling fan is wobbling, recommend repair.

Photos



Fan wobbles



Interior

Fireplace

☐ None

Location(s) Living room

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

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

Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☐ No Damper operable: ☒ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair

Damper modified for gas operation ☒ N/A ☐ Yes ☐ No ☐ Damper missing

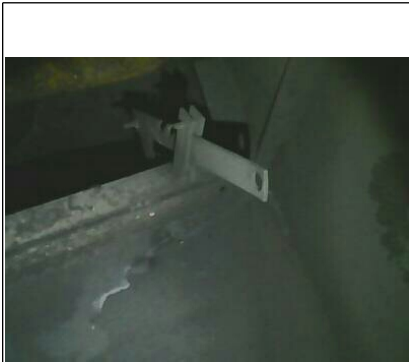
Hearth extension adequate ☒ Yes ☐ No

Mantel ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace

Physical condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments

Photos



Flu lever



Mantel missing

Stairs/Steps/Balconies

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

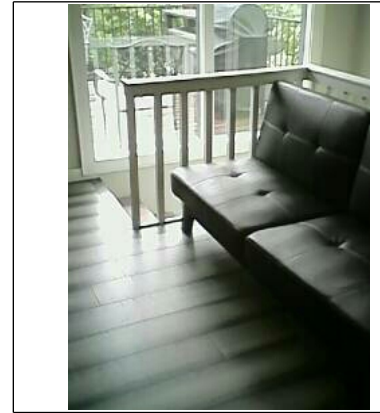
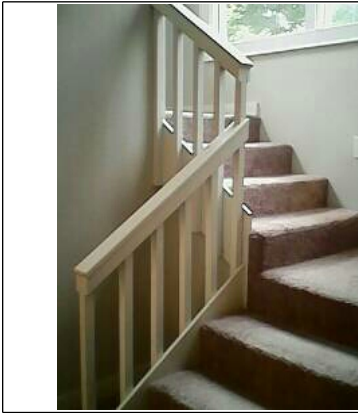
Handrail ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

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

Comments

Photos

Interior



Smoke/Carbon Monoxide detectors

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

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

Comments Recommend changing smoke detectors batteries when you first move in then every 6 - 12 months.

Photos



Attic/Structure/Framing/Insulation

☐ N/A

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other:
 Access limited by: Antenna and beams block full access

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: 4-13 inches ☐ Damaged ☒ Displaced ☐ Missing ☒ Compressed
☒ Recommend additional insulation

Installed in ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed

Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

Fans exhausted to Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☒ Not Visible

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

Interior

Attic/Structure/Framing/Insulation cont.

HVAC Duct cont. ☐ Recommend Insulation

Chimney chase ☐ N/A ☐ Satisfactory ☐ Needs repair ☒ Not Visible

Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

Roof structure ☐ Rafters ☒ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: .

Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible

Sheathing ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation ☐ Yes ☒ No

Evidence of moisture ☐ Yes ☒ No

Evidence of leaking ☐ Yes ☒ No

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

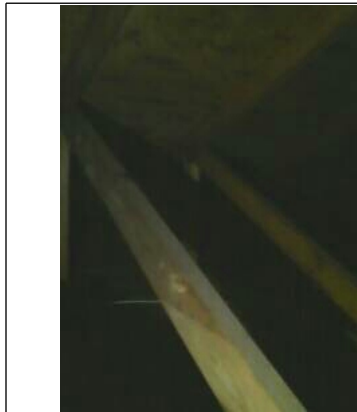
Electrical ☐ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☒ Safety Hazard

Comments Rafters appeared to be in overall adequate condition.
 Roof sheathing, examined from the attic, showed no major defects or moisture damage.
 Insulation was average, but could be upgraded.
 Insulation was typical for this house design.
 Ventilation was normal.
 Light bulbs without covers in attics and crawls do not meet today's building standards and could be electrical safety hazard for those working in the area. Recommend proper covers be installed.
 Access was partially blocked.

Photos



Access panel



Interior



No cover



Compressed insulation



Blocked access

Basement

Stairs

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

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

Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments

Foundation

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

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

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

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

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

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

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

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

Comments Foundation appeared to be in overall satisfactory condition.

Photos



Poly sheeting



Floor

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

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

Comments Floor appeared to be in overall satisfactory condition, covered with poly sheeting.

Photos

Basement



Seismic bolts

☐ N/A ☒ None visible

Condition ☐ Appear satisfactory ☐ Recommend evaluation

Comments

Drainage

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

Floor drains ☐ Yes ☒ Not Visible ☐ Drains not tested

Comments

Girders/Beams

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

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

Comments

Photos



Columns

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

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

Comments

Photos

Basement



Joists

☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Material

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

Comments

Photos



Subfloor

☒ Not Visible

Condition

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

Comments

Photos

Basement



Plumbing

Water service

Main shut-off location In the basement

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☒ N/A
 Type:

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Comments

Photos



Main fuel shut-off location

☒ N/A

Location

Comments

Well pump

☒ N/A

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

Plumbing

Well pump cont.

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

Comments

Sanitary/Grinder pump

☒ N/A Operable: ☐ Yes ☐ No

Sealed Crock Sealed crock: ☐ Yes ☐ No

Check Valve Check valve: ☐ Yes ☐ No

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

Vented ☐ Yes ☐ No

Comments

Water heater #1

☐ N/A

General

Brand Name: Rheem

Serial #: Q021817848. MODEL XE5M09EL55U1

Capacity:50

Approx. age: ~2 years

Type ☐ Gas ☒ Electric ☐ Oil ☐ LP Other:

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

Seismic restraints needed ☐ Yes ☐ No ☒ N/A

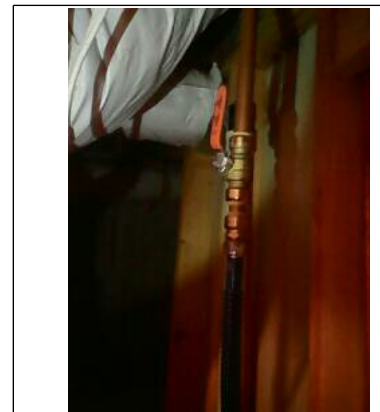
Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Consumer Reports states the average life expectancy for a electric water heater is 11 years.

Photos



Plumbing



Water heater #2

☒ N/A

General

Brand Name:

Serial #:

Capacity:

Approx. age:

Type

☐ Gas ☐ Electric ☐ Oil ☐ LP Other:

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

Seismic restraints needed ☐ Yes ☐ No ☐ N/A

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

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Water softener

☐ None

Loop installed ☒ Yes ☐ No

Plumbing hooked up ☒ Yes ☐ No

Plumbing leaking ☐ Yes ☒ No

Comments

Photos

Plumbing



Drain pan full



No salt in tank, recommend filling

Heating System

Heating system

Unit #1 Brand name: Ruud
 Approx. age: ~21 years
☐ Unknown Model #: UBHB-21J14SUEA Serial #: T M1798 03229. ☐ Satisfactory ☒ Marginal
☐ Poor ☐ Recommended HVAC technician examine

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

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

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

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

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

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

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

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

Flue piping ☐ N/A ☒ Satisfactory ☐ Rusty ☐ 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 HVAC was in normal working order at the time of the inspection.
 Heat exchanger had limited visibility due to its high-efficiency design and can not be fully inspected without disassembly which is not part of the home inspection.
 Filter should be changed monthly.
 Consumer Reports states the average life expectancy for an electric furnace is 15 years.

Photos

Heating System



Boiler system

☒ N/A

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 Laundry room.

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☐ Yes ☒ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

GFCI breaker ☒ Yes ☐ No Operable: ☒ Yes ☐ No

AFBI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

Main wire ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

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

Comments Panel size appeared to be compatible to service size.
Panel cover was missing some screws recommend adding proper screws to secure panel cover
Outlets were randomly tested and had correct polarity, except as noted.
There is a loose wire in the main panel. There should be no lose wires in the panel, recommend repair.

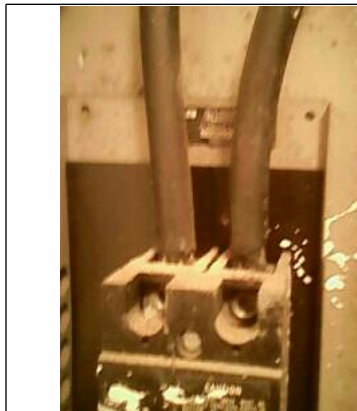
Photos



Missing screws



Loose wire



Loose wire

Electric/Cooling System



Sub panel(s)

☐ None apparent

Location(s)

Location 1: Basement

Location 2:

Location 3:

Evaluation

☒ Panel not accessible ☒ Not evaluated

Reason: Could not remove panel cover.

☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box

Branch wire

☐ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No Neutral isolated: ☐ Yes ☐ No

Condition

☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Panel blocked.

Evaporator Coil Section Unit #1

☐ N/A

General

☒ Central system ☐ Wall unit

Location: Basement

Age:

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: .

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

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

Operation Differential: Good

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

Comments A/C unit operated properly.

Evaporator Coil Section Unit #2

☒ N/A

General ☐ Central system ☐ Wall unit
 Location:
 Age:

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

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

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

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

Operation Differential:

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

Comments

Living Room

Living Room

Location - Unit 1

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

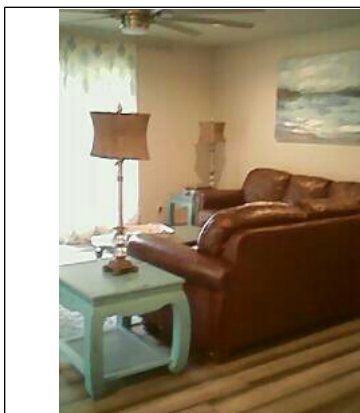
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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 No window screen(s)
Windows had some weatherstripping damage.

Photos



No screens



Living Room



Weather stripping damaged



Dining Room

Dining Room

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

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

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

Comments

Photos

