



## Home Inspection Report



123 Happy Street, Colorado Springs, CO 80918

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**Inspection Date:**

Wednesday, October 17, 2018

**Prepared For:**

John Jones

**Prepared By:**

Ground Floor Home Inspection, LLC

80 White Tail Lane

Florissant, CO 80816

719-641-1555

Chris@groundfloorhomeinspection.com

**Report Number:**

38793243CK

**Inspector:**

Chris Kjeldsen

**License/Certification #:**

AHIT

**Inspector Signature:**

A handwritten signature in black ink, appearing to read "Chris Kjeldsen", is written over a horizontal line.

# Report Summary

## Items Not Operating

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- None apparent.

## Major Concerns

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- The water heater has an active leak. Recommend a licensed plumber repair.

## Other Concerns

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- The chimney flashing has been caulked which has dried and cracked. Recommend a licensed roofer re-caulk. Ongoing maintenance will be needed. Contact a licensed roofer as needed.
- There are a number of areas where the siding has been damaged at the ground. Recommend removing soil from touching the siding and repair of damage as needed.

## Potential Safety Hazards - Electrical

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- None apparent.

## Potential Safety Hazards - Other

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- Hose bib(s) are not equipped with anti-siphon devices, possible cross contamination can occur without an anti-siphon device, recommend installing an anti-siphon device.
- The garage safety reverse was not operating. This is a safety concern. Recommend adjusting the door opener so the safety reverse operates correctly.
- The fire separation wall was damaged between the garage and the living area of the house. This is a safety hazard. Recommend a licensed contractor repair.
- The handrail doesn't wrap to the wall. This is a safety concern. Recommend installing a hand railing that properly wraps to the wall.

## Deferred Cost Items

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- The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.
- The average life expectancy for a gas fired water heater is 8-12 years. Recommend budgeting for replacement.
- The average life expectancy for a gas fired forced air system is 15-25 years. Recommend budgeting for replacement.

**Master Summary - Items Listed On This Summary Are Not All Inclusive Of The Entire Report. It Is Recommended The Entire Report Be Reviewed.**

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# 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.

Visual Inspection Only

## Main Entrance Faces

For the purpose of this inspection the front of the house faces west.

## State of Occupancy

Occupied

## Weather Conditions

Cloudy

## Recent Rain/Snow

Yes

## Ground Cover

Dry

## Approximate Age

30-35

# Grounds

## Service Walks

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

**Comments**  
**Photos**



There is spalling on the service walks. Spalling can not be successfully patched. Monitor and replace the slabs as needed.

## Driveway/Parking

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

**Comments**

## Porch

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

**Comments**

## Stoops/Steps

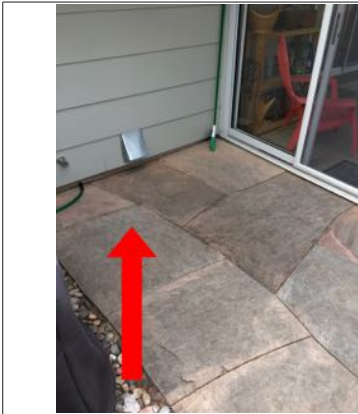
☐ None  
☒ Concrete ☐ Wood Other: . ☐ Railing/Balusters recommended  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged  
☐ Cracked ☐ Settled

**Comments**

## Patio

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

**Comments**

**Photos**

The patio had some settlement and is pitched toward the house allowing water to drain toward the house and foundation, recommend a licensed contractor repair.

**Deck/Balcony**

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

**Deck/Patio/Porch Covers**

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

**Fence/Wall**

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



The fence has some damage. Recommend normal maintenance repairs.



There are loose fence posts. Monitor and repair as needed.

# Grounds

## Landscaping affecting foundation

☐ N/A

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

### Comments

### Photos



There is soil in contact with the siding. Recommend removing the soil from the siding. Repair any damaged areas as needed.



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## Retaining wall

☒ None

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

### Comments

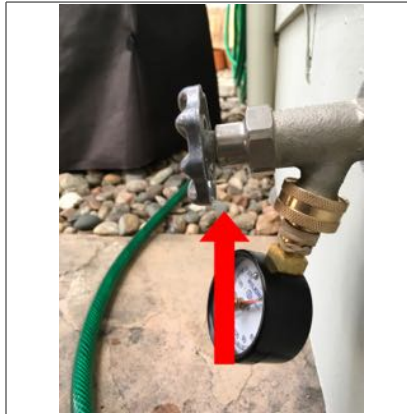
## Hose bibs

☐ N/A

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

**Photos**

Hose bib(s) are not equipped with anti-siphon devices, possible cross contamination can occur without an anti-siphon device, recommend installing an anti-siphon device.



Hose bib(s) are leaking/dripping, recommend licensed plumber repair.



# Roof

## General

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



General roof view.



General roof view.



General roof view.

## Style of Roof

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

**Roof #1** Type:  
Composition asphalt  
Layers:  
Unknown  
Age:

1-5+  
Location:  
House  
**Roof #2** ☒ None  
Type:  
Metal  
Layers:  
1+ Layers  
Age:

Unknown  
Location:  
Covered patio.  
**Roof #3** ☒ None  
Type:  
Layers:  
Age:  
Location:

## Comments

## Ventilation System

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

## Flashing

**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .  
**Condition** ☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusty ☐ Missing



# Roof

## Flashing cont.

**Condition cont.** ☐ Separated from chimney/roof ☒ Recommend Sealing Other: .

## Comments

## Photos



The chimney flashing has been caulked which has dried and cracked. Recommend a licensed roofer re-caulk. Ongoing maintenance will be needed. Contact a licensed roofer as needed.



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## Valleys

☒ N/A

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

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

## Comments

## Condition of Roof Coverings

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

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

## Comments

Photos



Skylights

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

Condition  
Comments

Plumbing Vents

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

Condition  
Comments

Photos



# Exterior

## Chimney(s)

**Chimney(s)** ☐ None

**Location(s)** East side of the roof.

**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**

**Photos**



The chimney.



The chimney cap doesn't correctly cover the top row of bricks. Recommend a licensed chimney sweep repair.

## Gutters/Scuppers/Eavestrough

**Condition** ☐ None ☐ 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

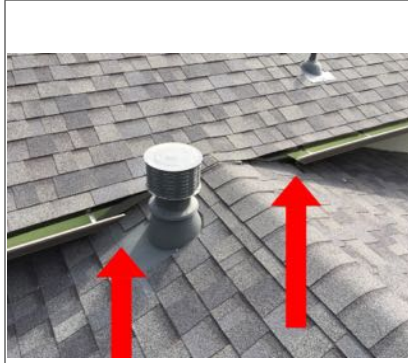
**Extension needed** ☒ North ☐ South ☒ East ☒ West ☐ N/A

**Comments**

## Photos



Gutters were incorrectly pitched, recommend a licensed professional repair.



Gutters terminate on roof surfaces. This is a common practice, but will concentrate a large amount of water on one location of asphalt shingles. This will allow more wear on one location. Recommend redirecting the water discharge to other gutters or to the ground.



The downspouts don't direct water far enough away from the house. Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.



The gutter extension is damaged. Recommend replacing the damaged extension.



Gutters are leaking at the seams - recommend a licensed contractor repair.

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

Condition  
Comments



## Photos



The siding is in contact with the roof. This may allow water to damage the siding over time. Recommend monitoring and repair as needed.



There are a number of areas where the siding has been damaged at the ground. Recommend removing soil from touching the siding and repair of damage as needed.

### Trim

**Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: .  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

### Soffit

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

### Fascia

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

### Flashing

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

### Caulking

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

**Photos**

Some of the caulking has dried and cracked, recommend removing and replacing.



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**Windows/Screens**

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

☐ Failed/fogged insulated glass

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

**Screens** ☐ Torn ☒ Bent ☒ Not installed ☐ Satisfactory ☒ Recommend repair/replace damaged screens

**Comments** Some window screens are not installed. Install window screens as needed.

**Photos**

Some window screens are torn or damaged. Repair as needed.

# 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**  
**Photos**



There are typical vertical cracks in the foundation. Recommend monitoring and consulting a licensed foundation expert if any cracks become active.



There are typical vertical cracks in the foundation. Recommend monitoring and consulting a licensed foundation expert if any cracks become active.

## Service Entry

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

## Building(s) Exterior Wall Construction

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

## Exterior Doors

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



The master bedroom screen door hardware is damaged. Replace the damaged hardware as needed.

## Exterior A/C - Heat pump #1

## Unit #1

☐ N/A

Location:

West side of the house.

Brand:

Rheem

Model #:

RAMC-030JBZ

Serial #: 6973F260406153

Approximate Age:

10-15+

## 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): 30 Fuses/Breakers installed (amps): 25

☐ 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

- The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.
- The outside condenser unit coils are dirty, recommend cleaning for increased efficiency.

## Photos



The air conditioner could not be operated because the unit was winterized.



The air conditioner compressor/condenser data plate.

# Exterior

## Exterior A/C - Heat pump #2

**Unit #2**

☒ N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

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

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

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

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

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

**Insulation** ☐ Yes ☐ No ☐ Replace

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

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

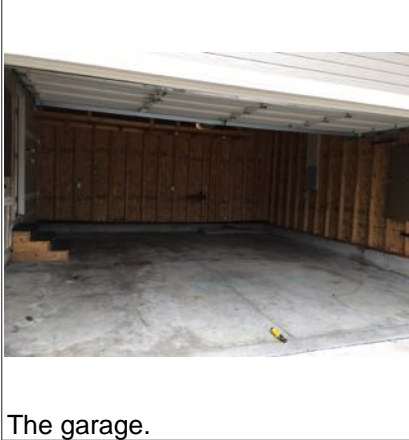
**Comments**

# Garage/Carport

## Type

Type  
Comments  
Photos

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



The garage.

## Automatic Opener

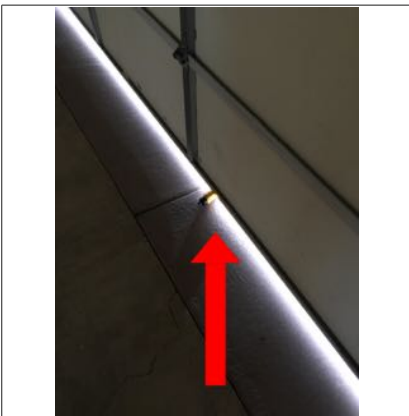
Operation  
Comments

- ☐ None   ☐ N/A  
☒ Operable   ☐ Inoperable

## Safety Reverse

Operation  
Comments  
Photos

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



The garage safety reverse was not operating. This is a safety concern. Recommend adjusting the door opener so the safety reverse operates correctly.

## Roofing

Material

- ☒ Same as house

Type:

Approx. age:   Approx. layers:

Comments

# Garage/Carport

## 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**

## Trim

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

## Window

☐ N/A  
**Material** ☐ Same as house ☐ Wood ☒ Aluminum ☐ Vinyl  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting  
☐ Cracked Glass  
**Comments**

## Floor

**Material** ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .  
**Condition** ☐ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair  
☐ Safety hazard ☐ Settling Cracks  
**Source of Ignition within 18" of the floor** ☒ N/A ☐ Yes ☐ No  
**Comments**  
**Photos**



The garage floor has typical cracks. Recommend sealing with a product like Sikaflex and monitoring. Consult a licensed contractor as needed.

## Sill Plates

**Type** ☐ None ☒ Not Visible  
**Condition** ☐ Floor level ☐ Elevated  
☐ Rotted/Damaged ☐ Recommend repair  
**Comments**

# Garage/Carport

## 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

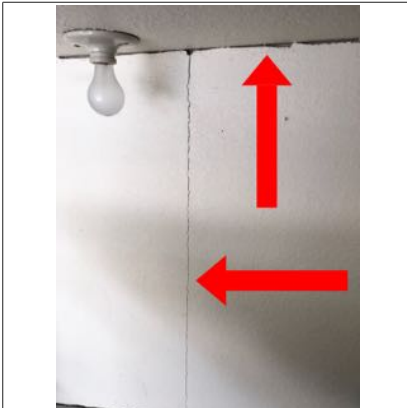
☐ None  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted  
**Comments**

## Electrical

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

## Fire Separation Walls & Ceiling

**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 ☐ NA  
**Self closure** ☐ N/A ☐ Satisfactory ☐ Inoperative ☒ Missing  
**Comments**  
**Photos**



The fire separation wall was damaged between the garage and the living area of the house. This is a safety hazard. Recommend a licensed contractor repair.

# Living Room

## Living 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  
☐ Loose Receptacles

**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 ☒ Missing/Damaged Screen

**Comments**

**Photos**



The living room.

# Family Room

## Family Room

**Location** Split level

**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  
☐ Loose Receptacle(s)

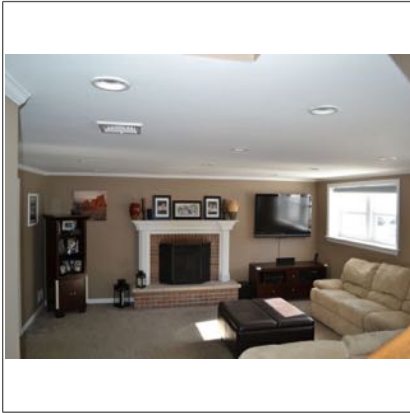
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**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 ☐ Missing/Damaged Screen

**Comments** The family room.

## Photos





# 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  
☐ Loose Receptacle(s)

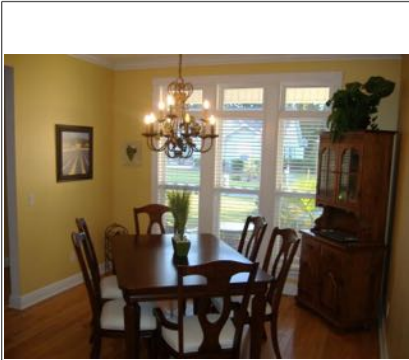
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**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 ☐ Missing/Damaged Screen

**Comments**

**Photos**



The dining room.

# Kitchen

## Countertops

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

## Cabinets

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

## Plumbing

**Faucet Leaks** ☐ Yes ☒ No  
**Pipes leak/corroded** ☐ Yes ☒ No  
**Sink/Faucet** ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair  
**Functional drainage** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Functional flow** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

## Walls & Ceiling

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

## Windows

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing/Damaged Screen  
**Comments**

## Heating/Cooling Source

☒ Yes ☐ No

**Comments**

## Floor

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

## Appliances

**Disposal** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
**Oven** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
**Range** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
**Dishwasher** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
**Trash Compactor** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Exhaust fan** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
**Refrigerator** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No  
**Microwave** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No  
**Dishwasher airgap** ☐ Yes ☒ No  
**Dishwasher drain line looped** ☒ Yes ☐ No  
**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s)  
**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**

## Kitchen Photos



The 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 ☐ Loose Receptacle(s)  
**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

## Photos



The laundry room.

# Bathroom 1

**Bath**

**Location** Second floor 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:

In the bath area.

☐ 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 ☐ Missing/Damaged Screen

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s)

**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 1.



There is a cracked tile near the bathtub. Repair/replace as needed.



There are areas of missing/ cracked grout in the bathroom. Recommend re grouting.

# Bathroom 2

**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 ☐ Missing/Damaged Screen

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s)

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

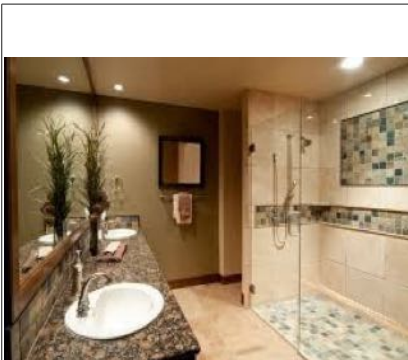
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

**Comments**

**Photos**



Bathroom 2.

There is a cracked floor tile.  
Replace the tile as needed.

# 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 ☐ Missing/Damaged Screen

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose Receptacle(s)

**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.



The P-Trap is corroding and will fail if not replaced. Recommend a licensed plumber repair.



# Bedroom 1

## Room

**Location** Second 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  
☐ Loose Receptacle(s)

**Heating source present** ☒ Yes ☐ No

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

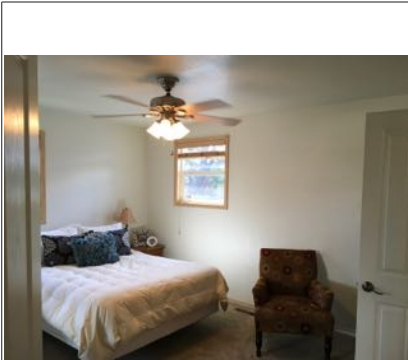
**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

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

**Holes** ☐ Walls ☐ Ceiling ☐ Door ☒ None Noticed

**Comments**

**Photos**



Bedroom 1.



There is evidence of leaking insulated glass in the bedroom. Recommend repair/replacement of window.



The window hardware is missing. Recommend installing new hardware.

# Bedroom 2

## Room

**Location** Second 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  
☐ Loose Receptacle(s)

**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 ☐ Missing/Damaged Screen

## Comments

## Photos



Bedroom 2.

# Bedroom 3

## Room

**Location** Basement

**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  
☐ Loose Receptacle(s)

**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 ☐ Missing/Damaged Screen

**Comments**

**Photos**



Bedroom 3.

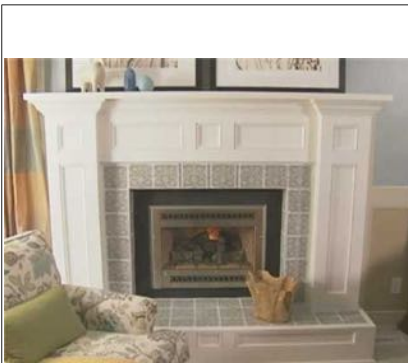
# Interior

## Fireplace

- ☐ None
- Location(s)** Family 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



The fireplace.

## Stairs/Steps/Balconies/Hallways

- ☐ 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



There is a cracked tile at the entrance to the kitchen. Replace the tile as needed.



The handrail doesn't wrap to the wall. This is a safety concern. Recommend installing a hand railing that properly wraps to the wall.

# Interior

## Smoke/Carbon Monoxide detectors

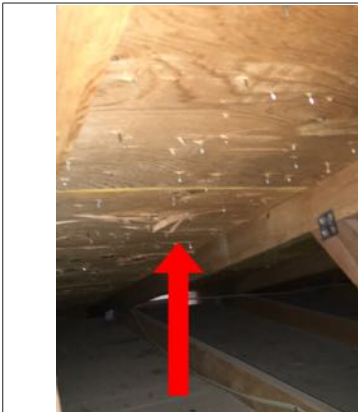
**Smoke Detector** ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional  
☐ Safety Hazard

## Comments

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

## Attic/Structure/Framing/Insulation

☐ N/A  
**Access** ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: .  
 Access limited by:  
**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 (inches): 4 ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed  
☒ Recommend additional insulation  
**Installed in** ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible  
**Vapor barriers** ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed  
**Ventilation** ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves  
**Fans exhausted to** Attic: ☐ Yes ☒ No ☐ Recommend repair Outside: ☒ Yes ☐ No ☐ Not Visible  
**HVAC Duct** ☐ N/A ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace  
☐ Recommend Insulation  
**Chimney chase** ☐ N/A ☐ Satisfactory ☐ Needs repair ☒ Not Visible  
**Structural problems observed** ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer  
**Roof structure** ☐ Rafters ☒ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: .  
**Ceiling joists** ☒ Wood ☐ Metal ☐ Not Visible  
**Sheathing** ☒ Plywood ☒ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated  
**Evidence of condensation** ☐ Yes ☒ No  
**Evidence of moisture** ☐ Yes ☒ No  
**Evidence of leaking** ☐ Yes ☒ No  
**Firewall between units** ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing  
**Electrical** ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring  
☐ Knob and tube covered with insulation ☐ Safety Hazard  
**Comments** The insulation is not sufficient per current building standards. Recommend adding additional insulation.  
**Photos**



There are some areas of sheathing damage. Recommend monitoring and repair as needed.



There are some areas of sheathing damage. Recommend monitoring and repair as needed.

# 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 walls were covered with paneling/drywall/insulation and were not visible.

## Floor

**Material** ☐ Concrete ☐ Dirt/Gravel ☒ Not Visible Other: .  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☒ Not Visible  
**Comments**

## Drainage

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

## Girders/Beams

☒ Not Visible  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted  
**Material** ☐ Steel ☐ Wood ☐ Concrete ☐ LVL ☐ Not Visible  
**Comments**

## Columns

☒ Not Visible  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted  
**Material** ☐ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not Visible  
**Comments**

## Joists

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

## Subfloor

☒ Not Visible  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture stains/rotting  
**Comments**

# Crawl Space

## Crawl space

☐ N/A  
**Type** ☐ Full crawlspace ☒ Combination basement/crawl space/slab  
**Conditioned (heated/cooled)** ☐ Yes ☒ No  
**Comments**

## Access

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

## Foundation walls

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

## Floor

**Material** ☐ Concrete ☐ Gravel ☒ Dirt Other: .  
**Condition** ☐ Typical cracks ☒ Not Visible ☐ Vapor barrier present  
**Comments** Most of the floor is covered in carpet and some in a tar paper.

## Seismic bolts

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

## Drainage

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



There are areas with moisture stains. No active leaking was detected. Monitor and repair as needed.

## Ventilation

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



# Crawl Space

## Girders/Beams/Columns

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

## Joists

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

## Electrical

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

## Subfloor

☐ Not Visible  
**Condition** ☐ Indication of moisture stains/rotting  
**Comments**

## Insulation

☒ None  
**Type** ☐ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible  
**Location** ☐ Walls ☐ Between floor joists Other: .  
**Comments**

## Vapor barrier

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

# Plumbing

## Water service

**Main shut-off location** In the 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

**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**



The main water shutoff.

## Main fuel shut-off location

☐ N/A

**Location** On the side exterior wall

**Comments**

## Photos



The Main Gas Shutoff.

## Well pump

☒ N/AType ☐ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared wellPressure gauge operable ☐ Yes ☐ No Well pressure: ☐ Not Visible

Comments

## Sanitary/Grinder pump

☒ N/A Operable: ☐ Yes ☐ NoSealed Crock Sealed crock: ☐ Yes ☐ NoCheck Valve Check valve: ☐ Yes ☐ NoShut-off Valve Shut-off valve: ☐ Yes ☐ NoVented ☐ Yes ☐ No

Comments

## Water heater #1

☐ N/A

General

Brand Name:

Bradford White

Serial #: ED10494534-542

Capacity:

50

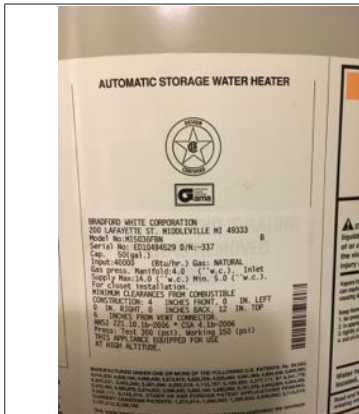
Approx. age:

5-10+

Type ☒ Gas ☐ Electric ☐ Oil ☐ LP Other: .Combustion air venting present ☒ Yes ☐ No ☐ N/ASeismic restraints needed ☐ Yes ☐ No ☒ N/ARelief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper materialVent pipe ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repairCondition ☐ Satisfactory ☐ Marginal ☒ Poor

Comments The average life expectancy for a gas fired water heater is 8-12 years. Recommend budgeting for replacement.

## Photos



The water heater data panel.



The water heater has an active leak. Recommend a licensed plumber repair.

## Water softener

☒ None

Loop installed ☐ Yes ☐ No

Plumbing hooked up ☐ Yes ☐ No

Plumbing leaking ☐ Yes ☐ No

Comments

# Heating System

## Heating system

**Unit** Brand name: Rheem  
Approx. age: 10-15+  
☐ Unknown Model #: RGPK-10EAMER Serial #: FQ5D302F234986540 ☐ Satisfactory ☒ Marginal  
☐ Poor ☐ Recommended HVAC technician examine

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

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

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

**Carbon monoxide** ☐ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not tested  
Tester: KWJ Engineering  
☒ None Detected

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

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

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

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

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

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

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

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

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

**Comments** The average life expectancy for a gas fired forced air system is 15-25 years. Recommend budgeting for replacement.

## Photos



The furnace, cover off.



The furnace data plate.



The furnace is dirty and in need of a normal cleaning by a qualified technician. Recommend the furnace be serviced as part of its normal annual maintenance.

## Boiler system

☒ N/A

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

# Heating System

## Boiler system cont.

**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

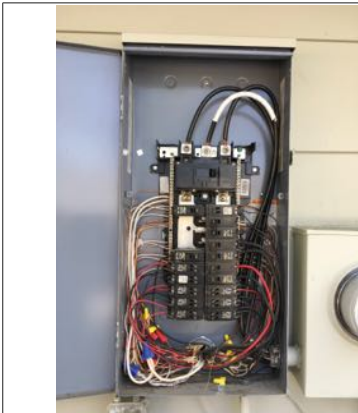
**System condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine

**Comments**

# Electric/Cooling System

## Main panel

**Location** Exterior wall  
**Condition** ☒ Satisfactory ☐ Poor  
**Adequate Clearance to Panel** ☒ Yes ☐ No  
**Amperage/Voltage** ☐ Unknown ☐ 60a ☐ 100a ☒ 150a ☐ 200a ☐ 400a ☒ 120v/240v  
 Air Conditioner Amperage: 25  
**Breakers/Fuses** ☒ Breakers ☐ Fuses  
**Appears grounded** ☒ Yes ☐ No ☐ Not Visible  
**GFCI breaker** ☐ Yes ☒ No Operable: ☐ Yes ☐ No  
**AFCI breaker** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested  
**Main wire** ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire  
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor  
**Branch wire 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:  
**Branch wire** ☒ Copper ☒ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard  
**Comments** The electric panel was full and may need to be upgraded for future needs.  
**Photos**



The main electrical panel.



The electrical panel cover doesn't fully close. Recommend a licensed electrician repair as needed.

## Sub panel(s)

☒ None apparent  
**Location(s)** Location 1:  
 Location 2:  
 Location 3:  
**Evaluation** ☐ Panel not accessible ☐ Not evaluated  
 Reason:  
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box  
**Branch wire** ☐ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No  
 Neutral isolated: ☐ Yes ☐ No  
**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor  
**Comments**

## Evaporator Coil Section Unit #1

☐ N/A

# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

### General

☒ Central system ☐ Wall unit

Location:

Basement Utility Room

Age:

10-15+

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

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

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

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

### Operation

Differential:

### Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service

☒ Not operated due to exterior temperature

### Comments

A/C was not operated due to outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees.