

Home Inspection Report



646 Johnson Dr, Carmel, IN 46033

Inspection Date:

Tuesday, April 7, 2015

Prepared For:

Ryan Lewis

Prepared By:

Jason Thompson

3177014637

Jasonthompson2010@comcast.net

Report Number:

040715

Inspector:

Jason Thompson

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

Open joints or cracks in firebrick recommend properly sealing

Deferred Cost Items

Water heater that is 5+ years.

Improvement Items

Firewall protection recommended on access to attic.

Recommend cleaning moss and mold off of the roof.

Recommend having flue cleaned and reexamined.

Items To Monitor

Roof coverings appeared overall satisfactory, but will need minor maintenance. (Moss)

Report Overview

House in Perspective

Well Built/Maintained

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

Occupied

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Damp

Receipt/Invoice

Jason Thompson

,
3177014637

Date: Tue. Apr. 7, 2015 8:13

Inspection Number: 040715

Inspected By: Jason Thompson

Client: Ryan Lewis

Inspection

Fee

Home Inspection

\$350.00

Total

\$350.00

Grounds

Service Walks

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

Comments
Photos



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
Photos

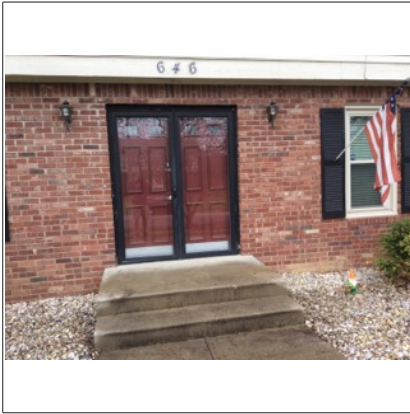


Porch

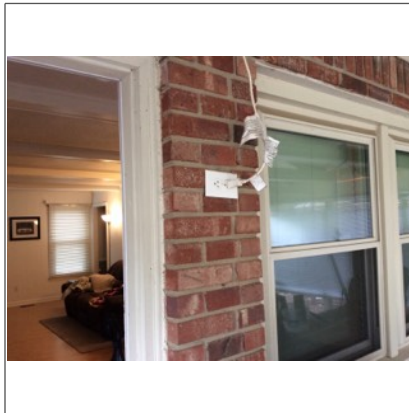
☒ None ☐ Not Visible
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended
Support Pier ☐ Concrete ☐ Wood ☐ Other
Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard
Comments

Stoops/Steps

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

Photos**Patio**

- Material** ☐ None ☒ Concrete ☐ Flagstone ☐ Kool-Deck ☒ Brick ☐ brick paver on concrete
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
- ☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks
- Comments** SW GFCI receptacle has no power.
Receptacle on exterior brick wall has no power. Recommend repair and should be GFCI protected.
Recommend replacing light switch operated wall receptacle with light. See photo

Photos**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**

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



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 50psi

Roof

General

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

Style of Roof

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

Roof #1

Type:

Asphalt

Layers:

1 Layer

Age:

5-10+

Location:

Main roof

Roof #2

☐ None

Type:

Asphalt

Layers:

1 Layer

Age:

5-10+

Location:

Over garage area

Roof #3

☐ None

Type:

Asphalt

Layers:

1 Layer

Age:

1-5+

Location:

Covered patio roof

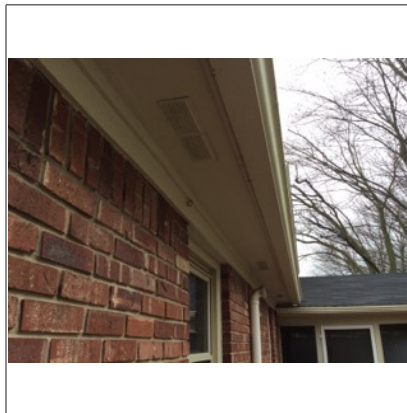
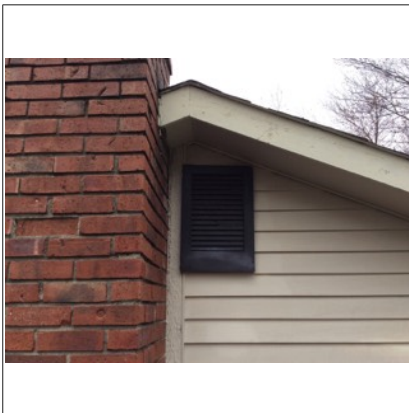
Comments

Ventilation System

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

Comments

Photos



Flashing

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

Roof

Flashing cont.

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

Comments

Valleys

Material ☐ N/A ☒ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper ☐ Other
Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing
Comments
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
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage
Comments Recommend cleaning moss and mold off of the roof.
Photos



Roof

Skylights

Condition

☒ N/A ☐ Not Visible

☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing Vents

Condition

☐ Not Visible ☐ Not Present

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Exterior

Chimney(s)

Chimney(s) ☐ None

Location(s) Middle of Roof
North

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

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☒ Brick ☐ Stone ☐ Metal ☒ Blocks ☐ Framed

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

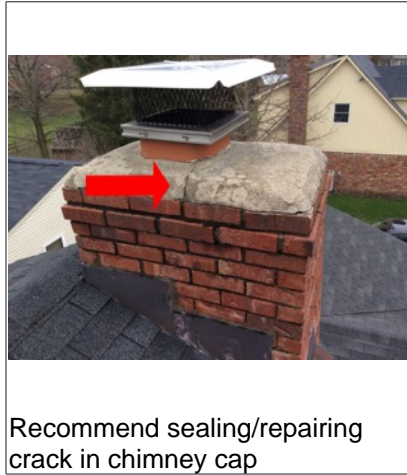
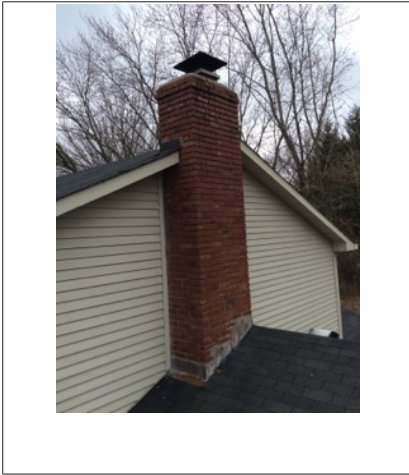
Flue ☒ Tile ☐ Metal ☐ Unlined ☐ Not Visible

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments Chimney flue was not evaluated.

Photos



Recommend sealing/repairing crack in chimney cap

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 Gutters were in overall adequate condition.

Siding

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

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

Comments

Trim

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Recommend repairing broken shutter on 2 nd floor east window

Photos



Soffit

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

Fascia

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

Flashing

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

Caulking

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

Windows/Screens

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass
Material ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad
Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory
Comments

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

Exterior

Slab-On-Grade/Foundation cont.

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

Service Entry

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

Building(s) Exterior Wall Construction

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

Exterior Doors

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

Exterior A/C - Heat pump #1

Unit #1 ☐ N/A
Location:
Exterior rear wall
Brand:
Trane
Model #:
4TWR3042B1000AB
Serial #: 14491H314F
Approximate Age:
Mfr date 12/2014
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): 45 Fuses/Breakers installed (amps): 50
☒ 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

Photos



Exterior A/C - Heat pump #2

Unit #2

☒ N/A

Location:

Brand:

Model #:

Serial #: (null)

Approx. Age:

Energy source ☐ Electric ☐ Gas ☐ OtherUnit type ☐ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pumpOutside Disconnect ☐ Yes ☐ No Maximum fuse/breaker rating (amps): (null) Fuses/Breakers installed (amps): (null)
☐ Improperly sized fuses/breakersLevel ☐ Yes ☐ No ☐ Recommend re-level unitCondenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ SatisfactoryInsulation ☐ Yes ☐ No ☐ ReplaceCondition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rustedImproper Clearance (air flow) ☐ Yes ☐ No

Comments

Garage/Carport

Type

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

Automatic Opener

☐ None ☐ N/A
☒ Operable ☐ Inoperable
Comments

Safety Reverse

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

Roofing

☒ Same as house
 Type:
 Approx. age: (null) Approx. layers: (null)
Comments

Gutters/Eavestrough

☒ Satisfactory ☐ Marginal ☐ Poor ☒ Same as house
Comments

Siding

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

Trim

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

Floor

☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other
☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard
 Source of Ignition within 18" of the floor ☐ N/A ☐ Yes ☒ No
Comments

Photos**Sill Plates**

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

Overhead Door(s)

☐ N/A
Material ☒ Wood ☐ Fiberglass ☐ Masonite ☐ Metal ☐ Recommend repair
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing
Recommend Priming/Painting Inside & Edges ☒ Yes ☐ No
Comments Recommend repair/replace wood rot on overhead door. See photo
Photos

**Exterior Service Door**

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

Electrical Receptacles

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

Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair
Condition ☒ Satisfactory ☐ Recommend repair ☒ Holes walls/ceiling ☐ Safety hazard(s)

Garage/Carport

Fire Separation Walls & Ceiling cont.

Moisture Stains Present ☐ Yes ☒ No

Typical Cracks ☒ Yes ☐ No

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

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

Comments Firewall protection recommended on access to attic.
Recommend repair of small hole in garage ceiling drywall

Garage/Detached

Type

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

Automatic Opener

☐ None ☐ N/A
☒ Operable ☐ Inoperable
Comments

Safety Reverse

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

Roofing

☐ Same as house
 Type:
 Asphalt
 Approx. age: 3 years Approx. layers: 1
Comments

Gutters/Eavestrough

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house
Comments

Siding

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



Trim

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

Floor

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

Garage/Detached

Floor cont.

Condition cont. ☐ Safety hazard

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

Comments

Sill Plates

Type ☐ None ☐ Not Visible

☐ Floor level ☒ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair ☒ Satisfactory

Comments No issues noted

Overhead Door(s)

Material ☐ N/A

☐ 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

Condition ☐ None

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Electrical Receptacles

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

Reverse polarity ☐ Yes ☒ No

Open ground ☐ Yes ☒ No ☐ Safety Hazard

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

☒ Recommend GFCI Receptacles

Comments

Fire Separation Walls & Ceiling

Condition ☒ N/A ☐ Present ☐ Missing ☐ Recommend repair

☐ 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

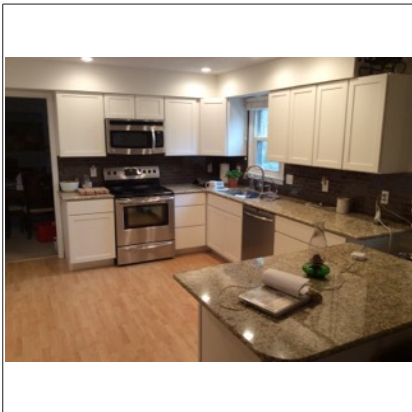
Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments New granite counters

Photos



Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

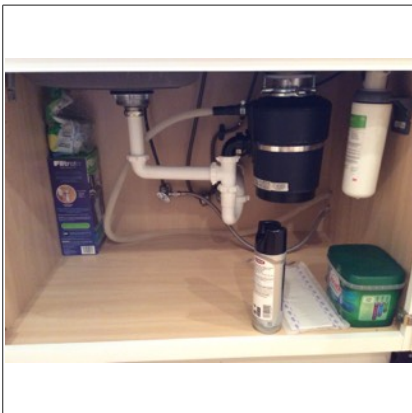
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Walls & Ceiling

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

Comments

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

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 : Na 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

Recommend all countertop receptacle to be GFCI protected receptacle.

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

1/2 Bathroom

Bath

Location First floor half bath

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

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

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

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

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

☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Other

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rooted 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 1/2 bath is also laundry room

Basement Bathroom

Bath	
Location	Basement half bath
Sinks	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tubs	<input checked="" type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Visible
Showers	<input checked="" type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Visible
Toilet	Bowl loose: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> No access door GFCI: <input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> GFCI Recommended
Shower/Tub area	<input type="checkbox"/> Ceramic/Plastic <input type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite <input type="checkbox"/> Other
	Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rooted floors
	Caulk/Grouting needed: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Where:
	<input checked="" type="checkbox"/> N/A
Drainage	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Water flow	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Moisture stains present	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> Cabinetry
Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Window	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Receptacles present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
GFCI	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend GFCI
Open ground/Reverse polarity	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Potential Safety Hazard
Heat source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Exhaust fan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Noisy
Comments	

2nd Floor Bathroom

Bath

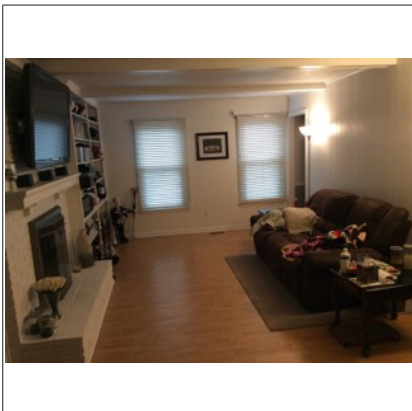
Location Second floor bath
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet 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 ☐ Rooted 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

Master Bathroom

Bath	
Location	Master bath
Sinks	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tubs	<input checked="" type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Visible
Showers	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Visible
Toilet	Bowl loose: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> No access door GFCI: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> GFCI Recommended
Shower/Tub area	<input checked="" type="checkbox"/> Ceramic/Plastic <input type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite <input type="checkbox"/> Other Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rooted floors Caulk/Grouting needed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where: <input type="checkbox"/> N/A
Drainage	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Water flow	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Moisture stains present	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> Cabinetry
Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Window	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Receptacles present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
GFCI	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend GFCI
Open ground/Reverse polarity	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Potential Safety Hazard
Heat source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Exhaust fan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Noisy
Comments	

Family Room

Room	
Location	First floor North
Type	FAMILY ROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	
Photos	



1st Floor Bedroom

Room	
Location	First floor North
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	

Master Bedroom

Room	
Location	Second floor North
Type	MASTER BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	

Bedroom 1

Room	
Location	Second floor NE
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	

Bedroom 2

Room	
Location	Second floor SE
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	

Bedroom 3

Room	
Location	Second floor SW
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
Comments	

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

Stairs/Steps/Balconies

☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing
Handrail ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended
Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard
 Comments

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard
CO Detector ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard
Comments Recommend changing smoke detectors batteries every 6 months

Attic/Structure/Framing/Insulation

☐ N/A
Access ☐ Stairs ☒ Pulldown ☒ Scuttlehole/Hatch ☐ No Access ☐ Other
Inspected from ☒ Access panel ☐ In the attic ☐ Other
Location ☐ Hallway ☒ Bedroom Closet ☒ Garage ☐ Other
Access limited by Small scuttle was partially blocked by clothing etc
Flooring ☐ Complete ☐ Partial ☒ None
Insulation ☒ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
 Depth: 12+ 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
☐ 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

Interior

Attic/Structure/Framing/Insulation cont.

Electrical cont. ☐ 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 sufficient for homes in this area.

Ventilation was normal.

Bathroom exhaust fans appeared to be vented to the exterior.

Chimney section in attic appeared to be in satisfactory condition.

Basement

Stairs

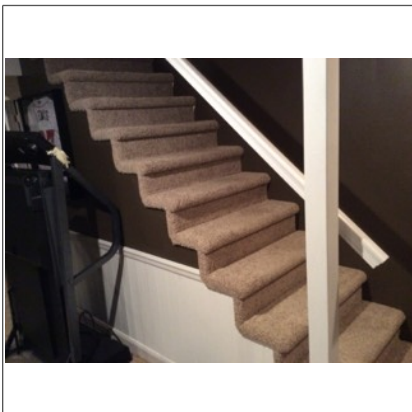
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair ☐ Risers Uneven
☐ Safety Hazard

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

Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments

Photos



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 and were not visible.

Floor

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

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

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

Seismic bolts

☐ N/A ☒ None visible

Condition ☐ Appear satisfactory ☐ Recommend evaluation

Comments

Drainage

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

Floor drains ☒ Yes ☐ Not Visible ☒ Drains not tested

Comments

Girders/Beams

☒ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

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

Comments

Columns

☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

Basement

Columns cont.

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

Joists

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

Subfloor

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

Basement Recreation Room

Living 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

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

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

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

Ventilation

☒ N/A
Location ☒ Wall vents ☐ Power vents ☐ None apparent
Condition ☐ Additional ventilation recommended ☐ Evidence of moisture damage
Comments No ventilation issues noted at time of inspection

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
Comments
Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Subfloor

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

Insulation

☐ None

Crawl Space

Insulation cont.

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 Outside at curbside

Interior just inside crawl space access.

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:

Metal strapping

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments

Main fuel shut-off location

☒ N/A

Location

Comments

Well pump

☒ N/A

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

Pressure gauge operable ☐ Yes ☐ No Well pressure: (null) ☐ 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:

Whirlpool

Serial #: 0438115094

Capacity:

50

Approx. age:

10-15+

Type ☐ Gas ☒ Electric ☐ Oil ☐ LP ☐ Other

Plumbing

Water heater #1 cont.

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

Seismic restraints needed ☐ Yes ☐ No ☒ N/A

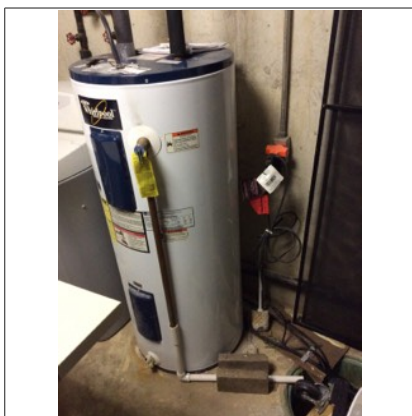
Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Photos



Water heater #2

☒ N/A

General

Brand Name:

Serial #: (null)

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

Heating System

Heating system

Unit #1 Brand name: Trane
Approx. age: Installed 1-7-15
☐ Unknown Model #: TEM3AOC42S41SAA Serial #: 13214NS2BV ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Recommended HVAC technician examine

Unit #2 ☒ None
Brand name:
Approx. age:
☐ Unknown
Model #:
Serial #: (null) ☐ 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

CO test Tester: N/a

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

Boiler system

☒ N/A

General Brand name:
Approx. age:
Model #:
Serial #: (null)

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

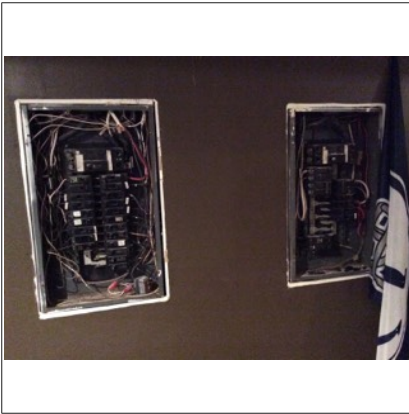
System condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC Technician Examine

Electric/Cooling System

Main panel

Location Basement
Condition ☒ Satisfactory ☐ Poor
Adequate Clearance to Panel ☒ Yes ☐ No
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v
Breakers/Fuses ☒ Breakers ☐ Fuses
Appears grounded ☒ Yes ☐ No ☐ Not Visible
GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No
AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested
Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Branch wire ☒ Copper ☐ Aluminum ☒ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard
Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☒ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated
 Reason:
Comments Branch breaker distribution appeared normal.
 No signs of overheating were evident at the time of the inspection.
 Outlets were randomly tested and had correct polarity, except as noted.

Photos



Sub panel(s)

☐ None apparent
Location(s) Location 1:
 Basement
 Location 2:
 Location 3:
Evaluation ☐ Panel not accessible ☐ Not evaluated
 Reason:
 N/a
☐ 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 Recommend removing or properly terminating unused wires and breakers

Evaporator Coil Section Unit #1

☐ N/A
General ☒ Central system ☐ Wall unit
 Location:
 Basement utility room
 Age:
 12/2014 mfr date

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

General cont. Serial #: 14491H314F

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 ☐ sump pump

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

Operation Differential: 30-40

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

Comments

Evaporator Coil Section Unit #2

☒ N/A

General ☐ Central system ☐ Wall unit

Location:

Age:

Serial #: (null)

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: (null)

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

Comments

Living Room

Living Room

Location First floor
South

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

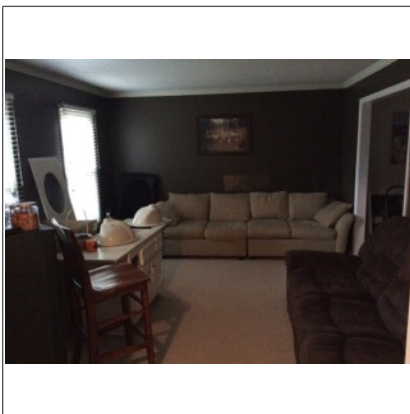
Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

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

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

Comments

Photos



Dining Room

Dining Room

Location First floor
SW

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