

Home Inspection Report



INSPECTOR DAGGETT

PROFESSIONAL HOME INSPECTION

Anywhere Road , Nashville , TN 37216

Inspection Date:

Friday, June 29, 2018

Prepared For:

Client Name

Prepared By:

Inspector Daggett LLC
1050 Glenbrook Way #480-147
Hendersonville, TN 37075
615-939-2152

Report Number:

8232017

Inspector:

Michael Daggett

License/Certification #:

1249

Inspector Signature:



Report Summary

Items Not Operating

1. The exterior flood lights have no light bulbs. Add bulbs and test.

Major Concerns

None apparent

Potential Safety Hazards

1. Recommend adding a railing to the front steps and porch area for added safety.
2. Deterioration was seen on the outer casing of the main electrical wires by the mast. Recommend having the wires evaluated and repaired if needed.
3. Protective conduit is recommended for the electrical wires leading to the electrical outlets in the garage.
4. Recommend adding spindles to the garage stairs for added safety.
5. Indications of fungal growth were found in the kitchen pantry. Recommend having the fungal growth removed.
6. Reverse polarity was found in the electrical outlet in the half bathroom. Repair the outlet.
7. The wired smoke detector at the top of the stairs is missing. Add a new wired smoke detector.
8. An open electrical junction box was seen in the attic. Add a cover to the junction box.
9. Recommend enclosing any reachable wires that are leading to the main electrical panel in protective conduit for added safety.

Deferred Cost Items

1. The exterior condenser unit and the air handler for the second floor heating and cooling system is 18 years old. The unit is in working order but may need repairs or replacement in the near future.

Improvement Items

1. Deterioration was seen in the wood trim around the front porch area. Repair/replace the affected areas.
2. Settlement can be seen in the front sidewalk. Repair/level the sidewalk to help prevent tripping.
3. Caulking is recommended for the area between the front porch floor and the house to ensure a weathertight seal.
4. The doorbell is not working properly. Repair or replace the doorbell.
5. The exterior lights by the front door are loose. Secure the lights to the electrical box.
6. Recommend trimming the tree branches and bushes so they are not in contact with the house.
7. The exterior condensation drain extension for the AC unit has become detached. Reattach the line to ensure proper drainage away from the house.
8. A small hole was found in the vent at the front side of the house. Repair/replace the vent.
9. Rust and some holes were seen in the gutters around the house. Repair or replace the affected gutters.
10. Sheetrock screws were used to hold the weatherstrip around the garage overhead door opening in place. The screws are rusting. Recommend replacing the screws with non rusting fasteners.
11. Paint is recommended for the exterior wood trim to extend the life of the wood.
12. Deterioration was found in the soffit on the northeast side of the house. Repair the damaged soffit.
13. Multiple areas of deterioration were found in the wood fence. Repair or replace the fence.
14. Deterioration was found around the bottom of the trim around the rear exterior door. Repair the affected area to prevent moisture penetration into the house.
15. The garage stairs flex and squeak when walked on. Repair or strengthen the stairs.
16. The dishwasher drain pipe has been installed on the back side of the trap. Sewer gases may enter the dishwasher due to the installation. Recommend having the drain pipe installed on the top side of the trap.
17. A flex pipe was used in the plumbing under the kitchen sink. Add a straight pipe for better drainage.
18. Moisture stains and sagging were seen in the ceiling of the eat in kitchen. Repair the ceiling.
19. The freezer door handle is loose. Repair the handle.
20. An outlet in the laundry room is loose. Secure the outlet to the electrical box.
21. Cracks were seen in the floor of the half bathroom. Repair.
22. The toilet in the half bathroom is loose. Secure the toilet to the floor.
23. The toilet in the second floor hallway bathroom is loose. Secure the toilet to the floor.

Report Summary

Improvement Items

24. A few gaps were seen on the side of the tile floor in the second floor hallway bathroom. Seal the affected areas.
25. The water line under the master bathroom sink has rusted. Replace the line to help prevent future leaking.
26. The stopper for the master bathroom sink is missing. Add a stopper to the sink.
27. The master bathroom door rubs slightly on the door frame. Adjust the door or hardware for proper function.
28. The drain protector in the master bathroom shower is not installed. Install the hardware.
29. The floor in the bonus room squeaks and flexes when walked on. Some of the nails in the subfloor did not hit the floor joists causing the subfloor to flex. Secure the subfloor to the floor joists. Additional bridging or strapping may also be needed to help with the floor flexing.
30. Recommend having the chimney and fireplace cleaned and examined before it's next use.
31. A few small cracks were seen in the brick of the fireplace. Repair the cracks.
32. An HVAC duct has been disconnected from the main trunk duct in the attic. Reattach the duct. Different sized ducts were also seen in the attic. Recommend having a licensed HVAC specialist evaluate the HVAC system.
33. Insulation is missing in multiple areas in the attic. The insulation base varies from 2-6 inches deep. Recommend adding additional insulation to the attic.
34. A screen is missing on the south side gable vent. Add a screen to the vent.
35. A vapor barrier is missing in parts of the crawlspace. Add a vapor barrier to the affected areas.
36. Small cracks were seen along the front wall of the crawlspace. Seal/repair the affected areas.
37. A disconnected HVAC duct was found in the crawlspace. Repair the duct.
38. The vapor barrier around the crawlspace HVAC ducts is damaged. Repair the ducts.
39. A void can be seen under the patio. Recommend having the void filled to prevent settlement.
40. Dead limbs were seen on a few of the trees in the back yard. Remove the the unhealthy trees.
41. A few low spots were seen in the ground by the crawlspace access door. Add backfill to the area to ensure proper drainage away from the house.
42. A nail pop was seen on the ridge of the roof. Repair to prevent leaking.
43. The rear exterior outlet is loose. Secure the outlet and cover to the electrical box.
44. The automatic closure is missing on the rear storm door. Add an automatic closure for proper function.
45. The insulation for the exterior AC coolant line is damaged. Replace the insulation for maximum system efficiency.

Items To Monitor

None Apparent

Report Overview

Scope of Inspection

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

Main Entrance Faces

East

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

31

Receipt/Invoice

Inspector Daggett LLC
1050 Glenbrook Way #480-147
Hendersonville, TN 37075
615-939-2152

Date: Fri. Jun. 29, 2018 1:00
Inspected By: Michael Daggett

Property Address
Anywhere Road
Nashville , TN 37216

Inspection Number: 8232017
Payment Method:

Client: Client Name

Inspection

Fee

Total

\$0.00

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



Some settlement can be seen in the front sidewalk. Repair/level the sidewalk to help prevent tripping.

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

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 Recommend adding a railing to the front steps and porch area for added safety.

Patio

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

Comments

Photos

A void can be seen under the patio. Recommend having the void filled to prevent settlement.

Deck/Balcony

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

Deck/Patio/Porch Covers

Condition ☒ None ☐ 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

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



Multiple areas of deterioration were found in the wood fence. Repair or replace the fence.

Landscaping affecting foundation

☐ N/A

Grounds

Landscaping affecting foundation cont.

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



Recommend trimming the tree branches and bushes so they are not in contact with the house.



Dead limbs were seen on a few of the trees in the back yard. Remove the the unhealthy trees.



A few low spots were seen in the ground by the crawlspace access door. Add backfill to the area to ensure proper drainage away from the house.

Retaining wall

Material ☐ None ☐ Brick ☒ Concrete ☐ Concrete block ☐ Railroad ties ☐ Timbers Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed
☐ Drainage holes recommended

Comments

Photos

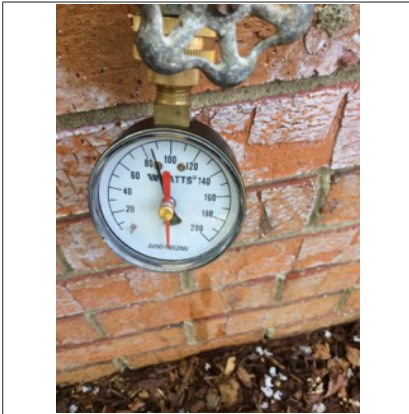


A few small cracks were seen in the retaining wall. The wall is in overall good condition.

Hose bibs

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

Photos



The water pressure at the hose bib is approximately 85 PSI.

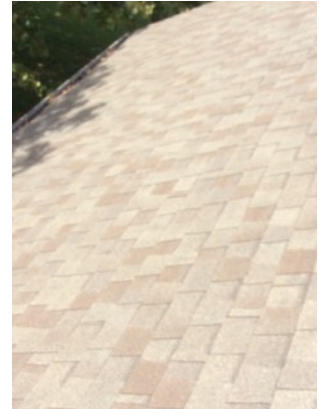
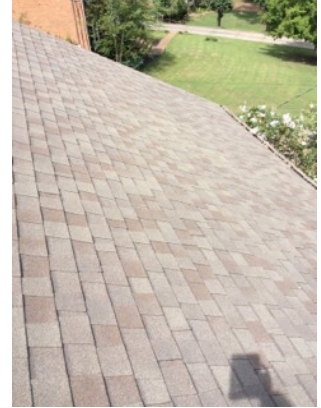
Roof

General

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



The shingles on the edge of the south side of the roof are damaged. Repair.



A nail pop was seen on the ridge of the roof. Repair to prevent leaking.

Style of Roof

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

Roof

Style of Roof cont.

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type:
Asphalt
Layers:1
Age:Unknown
Location:Top of the house

Roof #2 ☒ None

Type:

Layers:

Age:

Location:

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

☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

Comments

Valleys

☒ N/A

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

Condition ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ 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 ☐ Alligating ☐ Blistering

☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping

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

Roof #2 ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots

☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering

☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping

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

Roof #3 ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots

☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering

☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping

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

Comments

Skylights

☒ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Roof

Plumbing Vents

Condition Comments	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Not Present
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor

Exterior

Chimney(s)

☐ None
Location(s) Side of the house
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

Gutters/Scuppers/Eavestrough

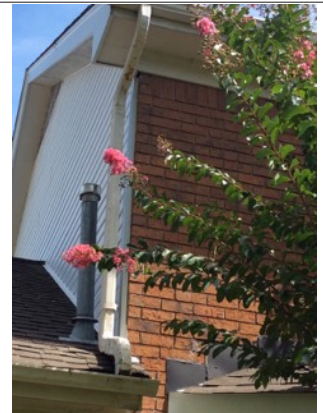
☐ None
Condition ☒ Satisfactory ☒ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace
☐ Needs to be cleaned
Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: _____
Leaking ☐ Corners ☐ Joints ☒ Hole in main run ☐ No apparent leaks
Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory
Extension needed ☐ North ☐ South ☐ East ☐ West ☒ N/A
Comments
Photos



Rust and some holes were seen in the gutter on the front side of the house above the garage. Repair or replace the affected gutters.



Damaged downspout



Rusted gutters

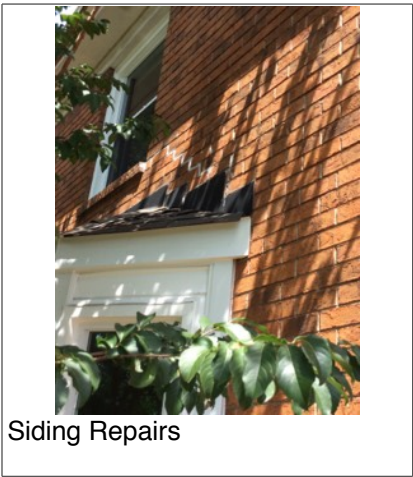
Siding

Material ☐ Stone ☐ Slate ☒ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☐ Wood ☐ Metal/Vinyl Other: _____ ☐ Typical cracks ☐ Peeling paint ☐ Monitor ☐ Wood rot
☐ Loose/Missing/Holes
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/painting
Comments

Photos



Repairs have been made to the exterior brick walls.



Siding Repairs

Trim

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

Condition
Comments
Photos



Deterioration was seen in the wood trim around the front porch area. Repair/replace the affected areas.



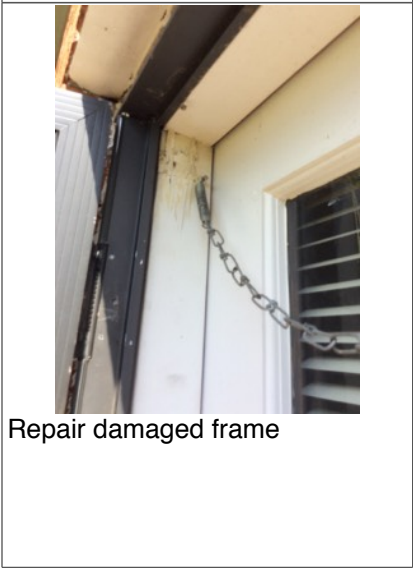
A small hole was found in the vent at the front side of the house. Repair/replace the vent.



Paint is recommended for the exterior wood trim to extend the life of the wood.



Deterioration was found around the bottom of the trim around the rear exterior door. Repair the affected area to prevent moisture penetration into the house.



Repair damaged frame

Exterior

Soffit

Material

☐ None
☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting

Condition Comments

☐ Damaged wood Other: .
☒ Satisfactory ☐ Marginal ☐ Poor

Photos



Fascia

Material

☐ None
☒ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition Comments

☒ Satisfactory ☐ Marginal ☐ Poor

Flashing

Material

☐ None
☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition Comments

☒ Satisfactory ☐ Marginal ☐ Poor

Caulking

Condition

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

Comments

Photos

Caulking is recommended for the area between the front porch floor and the house to ensure a weathertight seal.

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
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

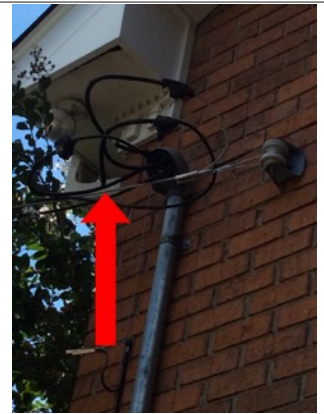
Photos



The doorbell is not working properly. Repair or replace the doorbell.



The exterior lights by the front door are loose. Secure the lights to the electrical box.



Deterioration was seen on the outer casing of the main electrical wires by the mast. Recommend having the wires evaluated and repaired if needed.



The rear exterior outlet is loose. Secure the outlet and cover to the electrical box.



The exterior flood lights have no light bulbs. Add bulbs and test.

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

Photos



The automatic closure is missing on the rear storm door. Add an automatic closure for proper function.

Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Location: Side of the house

Brand: Rheem

Model #: RGEA4042AJT101AA

Serial #: F091701837

Approximate Age: Less than 1

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): 45
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

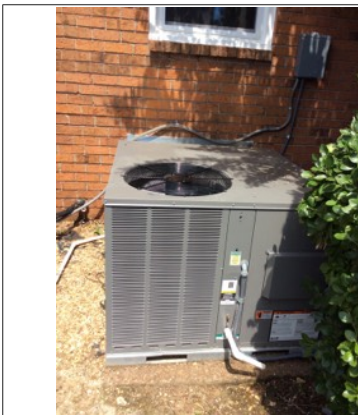
Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory

Insulation ☒ Yes ☐ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments

Photos



Heating and Cooling System



AC Shutoff



AC Shutoff



The first floor cooling system is producing 54 degree air for a differential of 12 degrees.

Exterior A/C - Heat pump #2

Unit #2

☐ N/A
 Location: Side of the house
 Brand: Heil
 Model #: CA5524VKD3
 Serial #: L9938 84559
 Approx. Age: 18

Energy source ☒ Electric ☐ Gas Other:

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

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 20 Fuses/Breakers installed (amps): 20
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

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

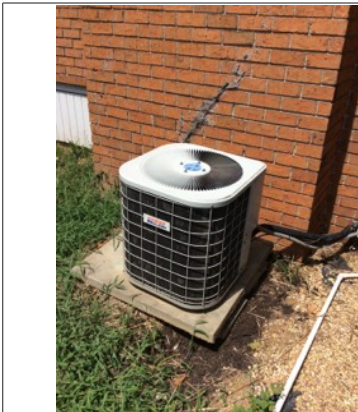
Insulation ☒ Yes ☐ No ☐ Replace

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

Improper Clearance (air flow) ☐ Yes ☒ No

Comments The exterior condenser unit for the second floor heating and cooling system is 18 years old. The unit is in working order but may need repairs or replacement in the near future.

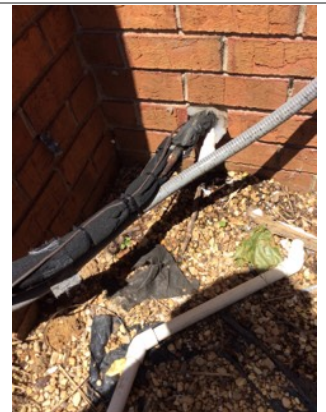
Photos



Second Floor Condenser Unit



The exterior condensation drain extension for the AC unit has become detached. Reattach the line to ensure proper drainage away from the house.



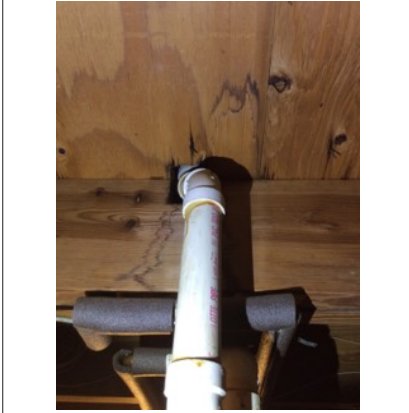
The insulation for the exterior AC coolant lines is damaged. Replace the insulation for maximum system efficiency.

Garage/Carport

Type

Type
Comments
Photos

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



Moisture stains were seen on the floor sheathing in the garage around the washer drain pipe.

Automatic Opener

- ☐ None ☐ N/A
☒ Operable ☐ Inoperable
- Operation
Comments

Safety Reverse

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

Roofing

- ☒ Same as house
 Type:
 Approx. age: Approx. layers:
- Material
Comments

Gutters/Eavestrough

- ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Same as house
- Condition
Comments

Siding

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

Trim

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

Photos

Sheetrock screws were used to hold the weatherstrip around the garage overhead door opening in place. The screws are rusting. Recommend replacing the screws with non rusting fasteners.

Floor

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

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

Exterior Service Door

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

Electrical Receptacles

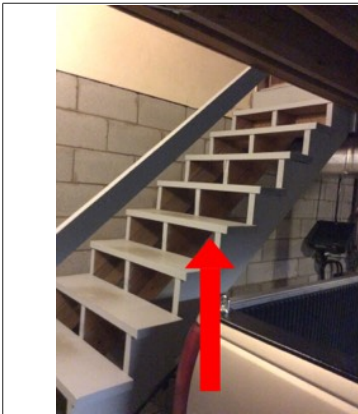
☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No
Reverse polarity ☐ Yes ☒ No
Open ground ☐ Yes ☒ No ☐ Safety Hazard
GFCI Present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring
☐ Recommend GFCI Receptacles
Comments

Photos

Protective conduit is recommended for the electrical wires leading to the electrical outlets in the garage.

Fire Separation Walls & Ceiling

☐ N/A ☐ Present ☒ Missing ☐ Recommend repair
Condition ☐ Satisfactory ☒ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)
Moisture Stains Present ☐ Yes ☒ No
Typical Cracks ☒ Yes ☐ No
Fire door ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ☒ Satisfactory
Self closure ☐ N/A ☒ Satisfactory ☐ Inoperative ☐ Missing
Comments
Photos



Recommend adding spindles to the garage stairs for added safety.

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
Photos



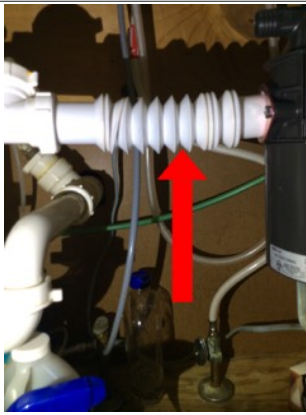
The hot water temperature at the kitchen sink is 110 degrees.



The rain soft system is not installed.



The dishwasher drain pipe has been installed on the back side of the trap. Sewer gases may enter the dishwasher due to the installation. Recommend having the drain pipe installed on the top side of the trap.



A flex pipe was used in the plumbing under the kitchen sink. Add a straight pipe for better drainage.

Walls & Ceiling

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

Comments

Photos



Moisture stains and sagging were seen in the ceiling of the eat in kitchen. Repair the ceiling.



Indications of fungal growth were found in the kitchen pantry. Recommend having the fungal growth removed.

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Appliances

Disposal	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Oven	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Range	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dishwasher	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Trash Compactor	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Exhaust fan	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Refrigerator	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Kitchen

Appliances cont.

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

Photos



The ventilation fan is operable.



The freezer is operable.



Water was seen on the freezer door.



The range is operable.



The oven is operable.



The freezer door handle is loose. Repair the handle.

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 ☒ None
Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments

Photos



The Laundry Room



An outlet in the laundry room is loose. Secure the outlet to the electrical box.

Bathroom

Bath

Location First Floor

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: Backsplash

☒ 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

Photos



The Half Bathroom



Moisture stains were seen on the base of the vanity in the half bathroom.



The toilet in the half bathroom is loose. Secure the toilet to the floor. The toilet also flushes slowly.



Reverse polarity was found in the electrical outlet in the half bathroom. Repair the outlet.



Cracks were seen in the floor of the half bathroom. Repair.

Bathroom (1)

Bath

Location Second Floor Hallway

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

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

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

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

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

☐ GFCI Recommended

Shower/Tub area ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal

☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No

Where:

☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

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

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

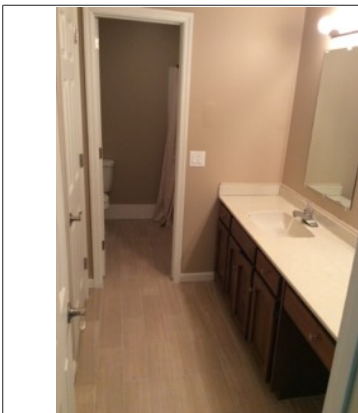
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

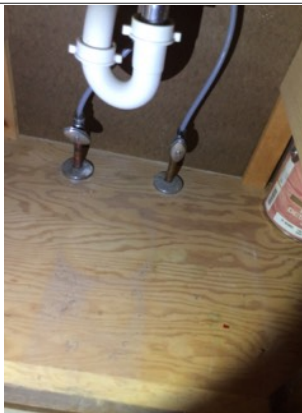
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments

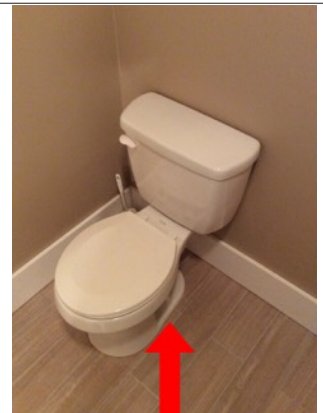
Photos



Second Floor Hallway Bedroom



No leaks were seen under the bathroom sink.



The toilet in the second floor hallway bathroom is loose. Secure the toilet to the floor.



A few gaps were seen on the side of the tile floor in the second floor hallway bathroom. Seal the affected areas.

Bathroom (2)

Bath

Location Master Bathroom

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

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

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

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

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

☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal

☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No

Where:

☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Heat source present ☒ Yes ☐ No

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

Comments

Photos



The wallpaper around the master bathroom surround has wrinkled. Repair or replace the wallpaper.



The water line under the master bathroom sink has rusted. Replace the line to help prevent future leaking.



The stopper for the master bathroom sink is missing. Add a stopper to the sink.



The master bathroom door rubs slightly on the door frame. Adjust the door or hardware for proper function.



The drain protector in the master bathroom shower is not installed. Install the hardware.

Room

Room

Location Southeast Side
Type Master Bedroom
Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage
Moisture stains ☐ Yes ☒ No
 Where:
Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes ☐ Tripping hazard
Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace
Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
 Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware
Comments
Photos



Master Bedroom



One of the ducts for the master bedroom has been disconnected.

Room (1)

Room

Location West Side

Type Bedroom

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

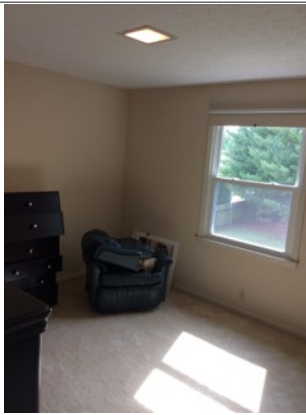
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments

Photos



West Bedroom



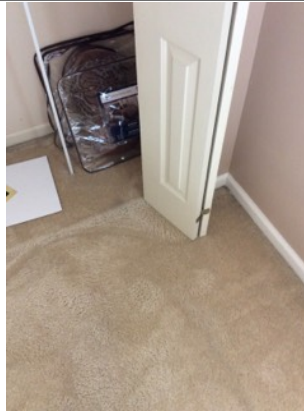
The west bedroom door is rubbing on the floor.

Room (2)

Room	
Location	Northwest Side
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	
Photos	



Northwest Bedroom



The closet door in the northwest bedroom is rubbing on the floor.



Attic hatch

Room (3)

Room	
Location	Second Floor, NorthEast Side
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 type="checkbox"/> Satisfactory <input checked="" 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	
Photos	



The ceiling fan in the Northeast bedroom is noisy.



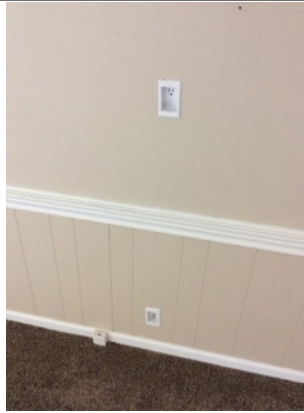
Northeast Bedroom

Room (4)

Room	
Location	Above the Garage
Type	Bonus 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Where: Ceiling
Floor	<input 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 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	



Moisture stains were seen on the ceiling of the bonus room.



TV outlets



The floor in the bonus room squeaks and flexes when walked on. Some of the nails in the subfloor did not hit the floor joists causing the subfloor to flex. Secure the subfloor to the floor joists. Additional bridging or strapping may also be needed to help with the floor flexing.

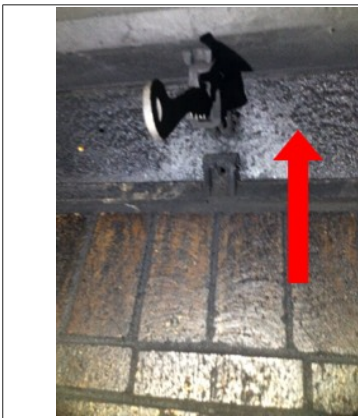
Interior

Fireplace

☐ None
Location(s) Living Room
Type ☒ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless
Material ☒ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron
Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☒ No Damper operable: ☐ Yes ☐ No
☒ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair
Damper modified for gas operation ☒ N/A ☐ Yes ☐ No ☐ Damper missing
Hearth extension adequate ☐ Yes ☒ No
Mantel ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace
Physical condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments

Photos



Recommend having the chimney and fireplace cleaned and examined before it's next use.



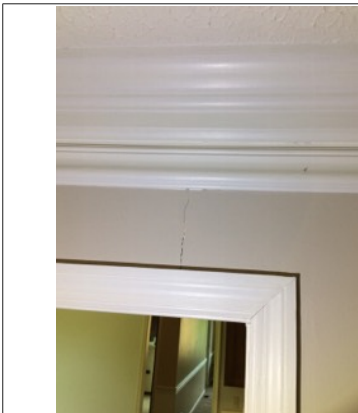
A few small cracks were seen in the brick of the fireplace. Repair the cracks.

Stairs/Steps/Balconies

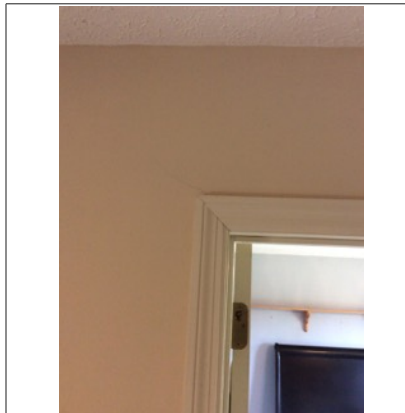
☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing
Handrail ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended
Risers/Treads ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

Comments

Photos



Small crack.



Small crack.

Smoke/Carbon Monoxide detectors

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

Interior

Smoke/Carbon Monoxide detectors cont.

Smoke Detector cont. ☐ Safety Hazard

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

Comments

Photos



The wired smoke detector at the top of the stairs is missing. Add a new wired smoke detector.

Attic/Structure/Framing/Insulation

Access ☐ N/A ☒ Stairs ☐ Pulldown ☐ Scuttlehole/Hatch ☐ No Access Other: .
 Access limited by:
 Insulation and lack of flooring limited views of the attic.

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: 2-6" ☐ 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

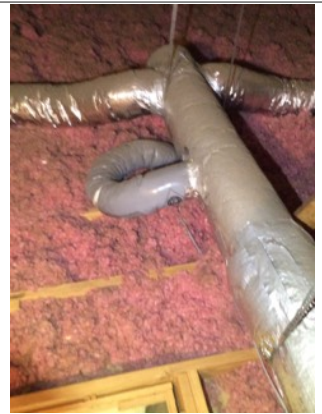
Photos



Attic



An HVAC duct has been disconnected from the main trunk duct in the attic. Reattach the duct. Different sized ducts were also seen in the attic. Recommend having a licensed HVAC evaluate the HVAC system.



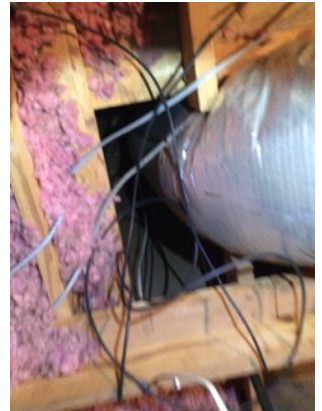
Attic



Attic



Attic



Missing insulation



Attic



Missing insulation



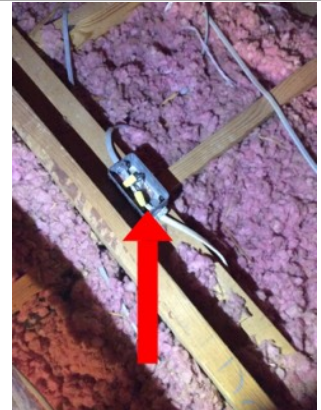
Missing insulation



Insulation is missing in multiple areas in the attic. The insulation base varies from 2-6 inches deal. Recommend adding additional insulation to the attic.



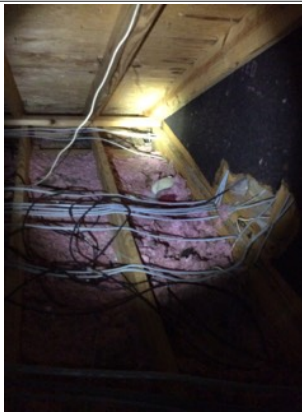
A screen is missing on the south side gable vent. Add a screen to the vent.



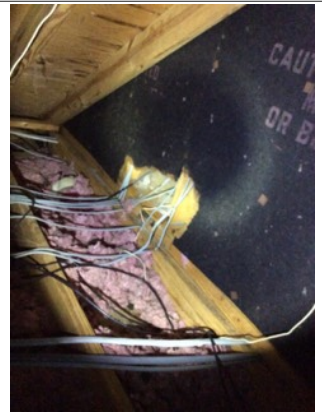
An open electrical junction box was seen in the attic. Add a cover to the junction box.



Staining on the roof sheathing.



Attic



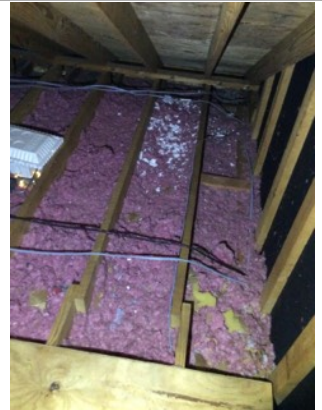
Attic



Moisture stains were seen on the roof sheathing.



attic



Attic

Crawl Space

Crawl space

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



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Scrap metal



A disconnected HVAC duct was found in the crawlspace. Repair the duct.



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Moisture stains and effervescence was seen on some of the foundation walls.



Crawlspace



A vapor barrier is missing in parts of the crawlspace. Add a vapor barrier to the affected areas.



Small cracks were seen along the front wall of the crawlspace. Seal/repair the affected areas.



The crawlspace access door is damaged. Repair or replace the door.



The vapor barrier around the crawlspace HVAC ducts is damaged. Repair the ducts.

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 ☒ Satisfactory
Comments

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

Crawl Space

Subfloor

☐ Not Visible

☐ Indication of moisture stains/rotting ☒ Satisfactory

Condition
Comments

Insulation

☒ None

☐ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

Type

☐ Walls ☐ Between floor joists Other: .

Location
Comments

Vapor barrier

☒ Yes ☐ No ☐ Not Visible ☒ Improperly installed

☐ Kraft/foil faced ☒ Plastic ☐ Not Visible Other: .

☐ Satisfactory ☒ Marginal ☐ Poor

Condition
Comments

Plumbing

Water service

Main shut-off location Yard by the mailbox

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☒ N/A

Type:

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Comments

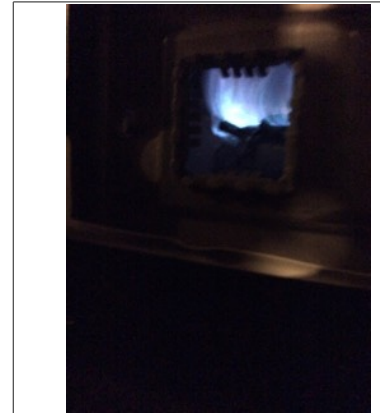
Photos



Main Water Shutoff



Water heater



Water heater flame

Main fuel shut-off location

☐ N/A

Location Southeast Side

Comments

Photos

Main Gas Shutoff

Well pump☒ N/A**Type** ☐ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well**Pressure gauge operable** ☐ Yes ☐ No Well pressure: ☐ Not Visible**Comments****Sanitary/Grinder pump**☒ N/A Operable: ☐ Yes ☐ No**Sealed Crock** Sealed crock: ☐ Yes ☐ No**Check Valve** Check valve: ☐ Yes ☐ No**Shut-off Valve** Shut-off valve: ☐ Yes ☐ No**Vented** ☐ Yes ☐ No**Comments****Water heater #1**☐ N/A**General**

Brand Name:Whirlpool

Serial #: 1512101215469

Capacity:50 gallons

Approx. age:2

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 ☐ Rusty ☐ Recommend repair**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor**Comments****Photos**

Water Heater

Plumbing

Water heater #2

General

Brand Name:

Serial #:

Capacity:

Approx. age:

☒ N/A

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: Heil
 Approx. age: 18
☐ Unknown Model #: not Visible Serial #: not Visible ☐ Satisfactory ☐ Marginal ☐ Poor
☐ Recommended HVAC technician examine

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

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

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

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

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

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

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

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

Flue piping ☐ N/A ☐ Satisfactory ☐ 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 Recommend having the HVAC ducts cleaned.

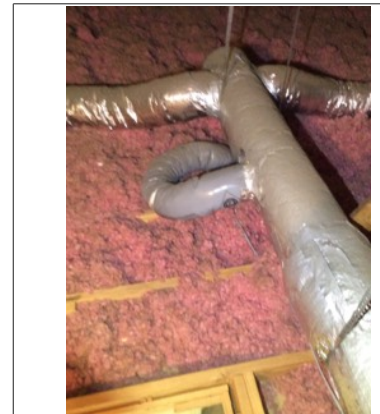
Photos



Air return



Air return



Different sized ducts



Disconnected duct



Different sized ducts.

Electric/Cooling System

Main panel

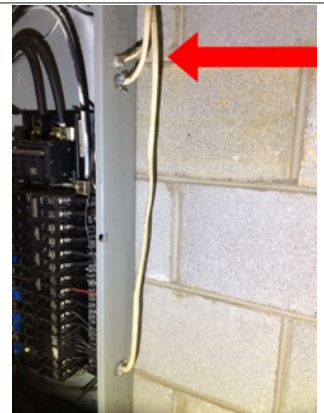
Location Attic
Condition ☒ Satisfactory ☐ Poor
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v
Adequate Clearance to Panel ☒ Yes ☐ No
Breakers/Fuses ☒ Breakers ☐ Fuses
Appears grounded ☒ Yes ☐ No ☐ Not Visible
GFCI breaker ☒ Yes ☐ No Operable: ☒ Yes ☐ No
AFCI breaker ☐ Yes ☒ 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
Photos



Main Electrical Panel



Main Electrical Panel



Recommend enclosing any reachable wires that are leading to the main electrical panel in protective conduit for added safety.

Evaporator Coil Section Unit #1

☐ N/A
General ☒ Central system ☐ Wall unit
Location: Attic
Age: 18
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: 10 degrees
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature
Comments

Living Room

Living Room

Location Southeast Side

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

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

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

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments

Dining Room

Dining Room

Location Next to the Kitchen

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

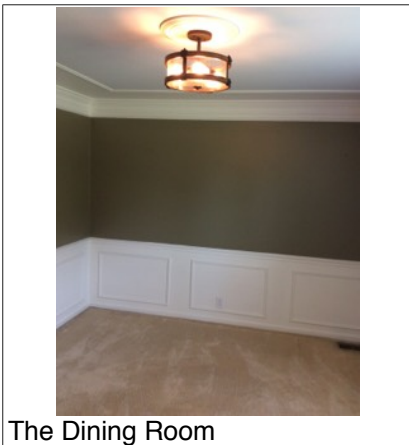
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

Comments

Photos



The Dining Room