

Home Inspection Report



5 Key West Dr, Danbury , CT 06811

Inspection Date:

Tuesday September 29, 2015

Prepared For:

David Lamp & David Lamp

Prepared By:

Inspect 1st Home Inspections
6 Fairway Dr
Danbury , CT 06811
(203) 313-6984
inspect1st@yahoo.com

Report Number:

4678

Inspector:

David Lamp

Receipt/Invoice

Inspect 1st Home Inspections
6 Fairway Dr
Danbury , CT 06811
(203) 313-6984

Date: Sep 29, 2015

Inspected By: David Lamp

Client: David Lamp & David Lamp

Property Address
5 Key West Dr
Danbury , CT 06811

Inspection Number: 4678

Payment Method: Check (#152)

Inspection	Fee
Home Inspection	\$450.00

Total	\$450.00
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Report Summary

Items Not Operating

Major Concerns

Roof is in need of replacement

Potential Safety Hazards

Need smoke and Co detectors

Deferred Cost Items

Roof that is 15+ years.

Improvement Items

House will need a new roof.
Repair cracks on driveway.

Items To Monitor

Roof, drive way,
Oil tank is under stairs of deck on a slab of concrete encased in concrete block. Was unable to gain access to inspect. Have evaluated by a professional oil company .

Few cracks Driveway had some settlement, but usable, recommend repair

Report Overview

House in Perspective

Well Built/Maintained

Scope of Inspection

All components designated for inspection in the CT 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

Street

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

30-35

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

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 Few cracks Driveway had some settlement, but usable, recommend repair

Photos



Porch

☒ None ☐ Not Visible

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

Support Pier ☐ Concrete ☐ Wood ☐ Other

Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Grounds

Stoops/Steps

☐ None

Material ☒ Concrete ☐ Wood ☐ Other ☐ Railing/Balusters recommended

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

Comments Sound service, but pitches towards house.

Photos



Patio

☒ None

Material ☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick ☐ Other

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments

Deck/Balcony

☐ None ☐ Not Visible

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

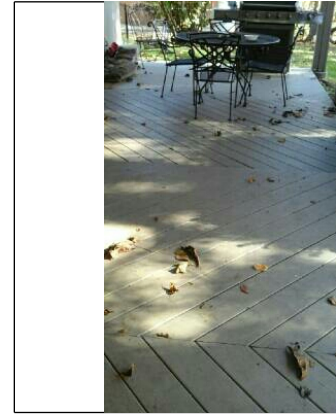
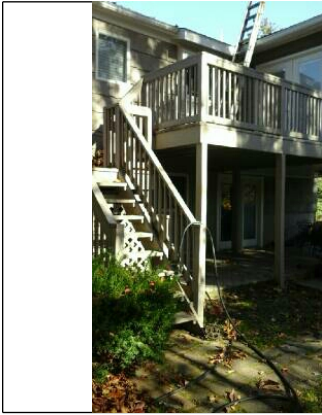
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil

Finish ☐ Treated ☒ Painted/Stained ☐ Other ☐ Safety Hazard ☐ Improper attachment to house
☐ Railing loose ☐ Not Applicable

Comments Needs paint or stain on floor.

Photos

Grounds



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

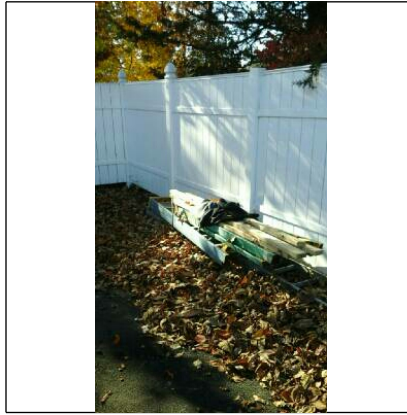
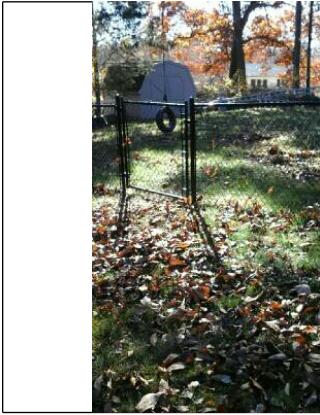
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps

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

Comments Plastic fence missing post cover.

Photos

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 Shrubs close to house.

Photos



Retaining wall

☒ None

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

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

Comments

Hose bibs

☐ N/A

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

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments Back hose bibb missing siding around it.
 Front hose bibb not freeze proof and not secured to house.

Photos

Grounds



Roof

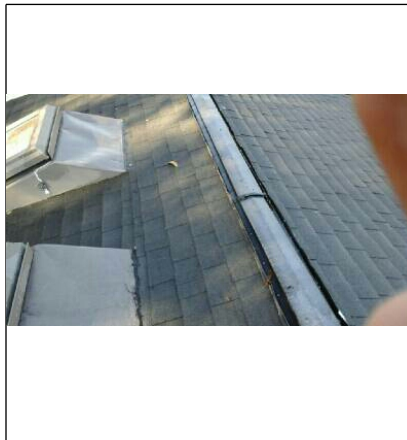
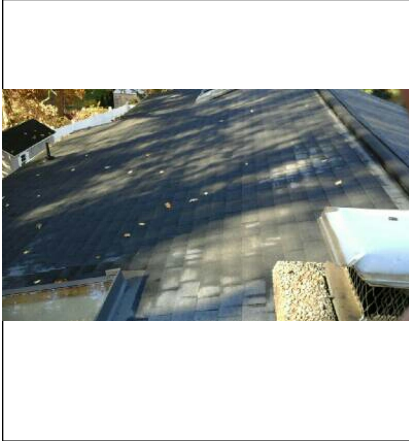
General

Visibility ☐ None ☒ All ☐ Partial ☐ Limited By

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

Roof is patched around chimney and skylights and missing shakes. Will need a new roof in the near future.

Photos



Style of Roof

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

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type: Asphalt

Roof

Style of Roof cont.

Roof #1 cont. Layers: Roof has 2 layers on main house, additions have 1 layer.
Age: Roof is about 20 years old.

Roof #2 Location:
☐ 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 ☐ Rusted ☐ 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 ☐ Rusted ☐ Recommend Sealing

Comments

Condition of Roof Coverings

Roof #1 ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☒ Broken/Loose Tiles/Shingles ☐ Nail popping ☒ Granules missing ☐ 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

Roof

Skylights

☐ N/A ☐ Not Visible

Condition ☒ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments Crack at sun porch Sky light.

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior

Chimney(s)

☐ None

Location(s)

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

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

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

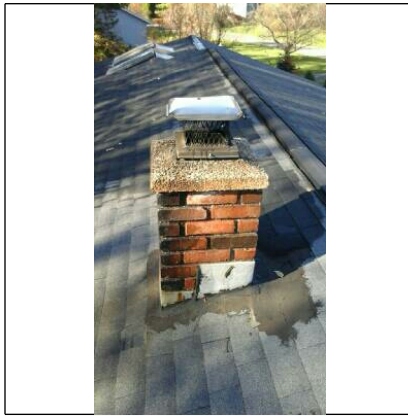
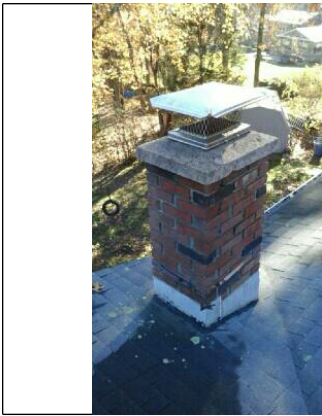
Flue ☐ Tile ☐ Metal ☐ Unlined ☒ Not Visible

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

Condition ☐ Satisfactory ☒ Marginal ☒ Poor ☐ Recommend Repair

Comments

Photos



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 Gutters discharge into the ground, but can not determine where they lead to.

Photos

Exterior



Siding

Material

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

Condition

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

Comments

Photos



Trim

Material

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

Condition

- ☒ Satisfactory
 ☐ Marginal
 ☐ Poor

Comments

Soffit

Material

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

Condition

- ☒ Satisfactory
 ☐ Marginal
 ☐ Poor

Comments

Fascia

Material

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

Exterior

Fascia cont.

Material cont. ☐ 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

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

Exterior



vegetation could be cut back.

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: Back of house
 Brand: Carrier
 Model #: 20000
 Serial #: 22222999
 Approximate Age: 1-5+

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): 40 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 Loose wires should be enclosed .

Exterior

Exterior A/C - Heat pump #1 cont.

Photos



Exterior A/C - Heat pump #2

Unit #2

☒ N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

Energy source ☐ Electric ☐ Gas ☐ Other

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

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

Level ☐ Yes ☐ No ☐ Recommend re-level unit

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

Insulation ☐ Yes ☐ No ☐ Replace

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

Improper Clearance (air flow) ☐ Yes ☐ No

Comments

Garage/Carport

Type

☐ None

Type

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

Comments

Automatic Opener

☐ None ☒ N/A

Operation

☐ Operable ☐ Inoperable

Comments

Safety Reverse

☐ None ☒ N/A

Operation

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

Comments

Roofing

Material

☐ Same as house
 Type: Asphalt

Approx. age: 25 Approx. layers: 2

Comments

Roof appeared to be nearing end of its useful life, budget to replace soon.

Gutters/Eavestrough

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Same as house

Comments

Gutters leaking at joints recommend repair

Siding

☐ N/A

Material

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

Condition

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

Comments

Siding was in need of normal maintenance repairs.

Trim

☐ N/A

Material

☐ Same as house ☒ Wood ☐ Aluminum ☐ Vinyl

Condition

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

Comments

Trim was intact and in overall adequate condition.

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

Garage/Carport

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

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

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos

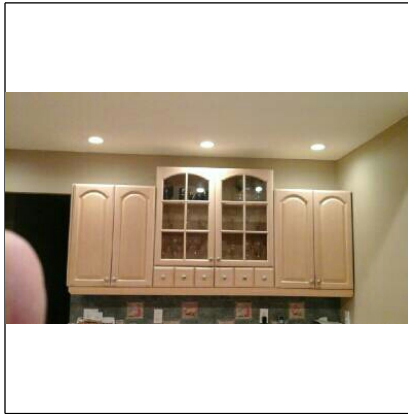
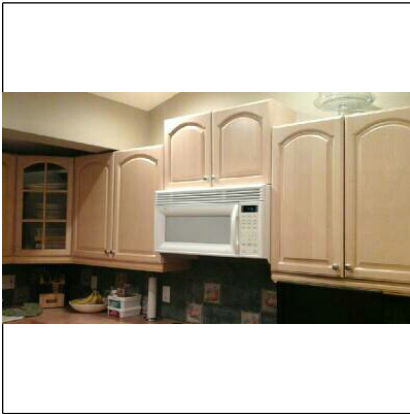


Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

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

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

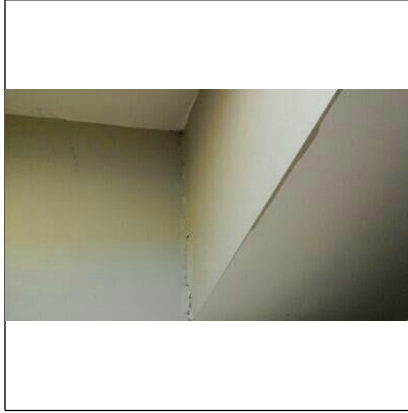
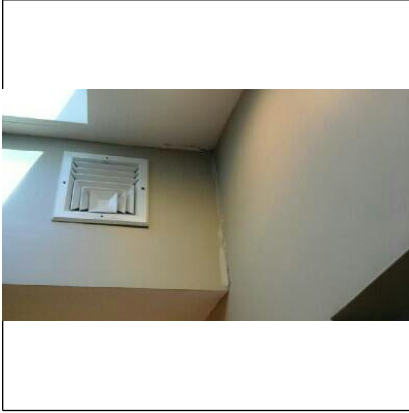
Walls & Ceiling

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

Comments

Photos

Kitchen



Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Appliances

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

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

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

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

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

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

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

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

Other Operable: ☐ Yes ☐ No

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☒ Yes ☐ No

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

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

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

Comments

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

Bathroom (1)

Bath

Location Master bath

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

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

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

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

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

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

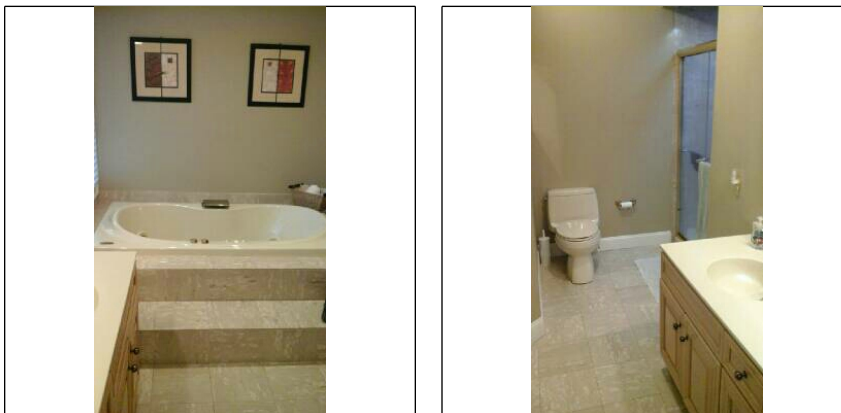
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments

Photos



Bathroom (2)

Bath

Location Hall bath

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

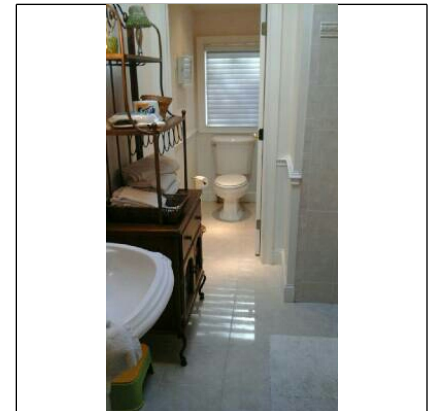
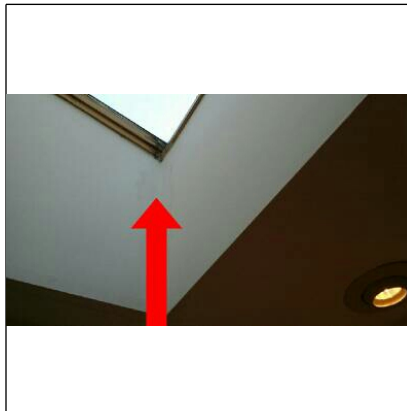
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

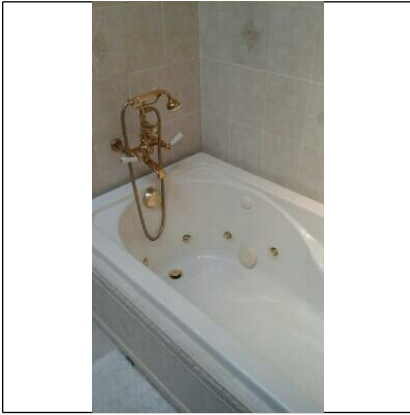
Exhaust fan ☒ Yes ☐ No Operable: ☐ Yes ☒ No ☐ Noisy

Comments

Photos



Bathroom (2)



Bathroom (3)

Bath

Location Basement bath

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

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

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

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

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

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Heat source present ☒ Yes ☐ No

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

Comments

Photos



Room (1)

Room

Location First floor

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

Room (2)

Room

Location Off of hall

Type BEDROOM

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

Moisture stains ☒ Yes ☐ No

Where: Ceiling

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

Room (3)

Room

Location Second floor

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

Room (4)

Room

Location

Type

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

Room (5)

Room

Location

Type

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

Room (6)

Room

Location Second floor

Type Sun room

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

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

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

Comments

Room (7)

Room

Location First floor

Type FAMILY ROOM

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

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

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

Comments

Room (8)

Room

Location First floor

Type Play room

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments

Room (9)

Room

Location

Type

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

Room (10)

Room

Location

Type

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

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

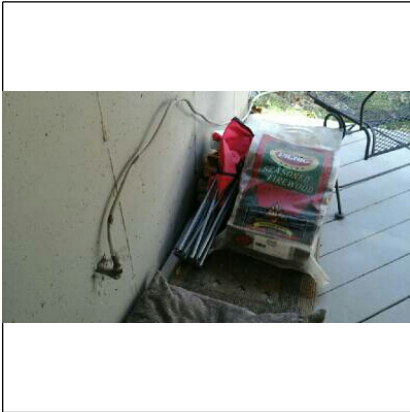
Hearth extension adequate ☒ Yes ☐ No

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

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

Comments Gas line coming in from outside must be in the ground and attached to house. Hole around pipe should be filled .

Photos



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

Attic/Structure/Framing/Insulation

☐ N/A

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

Interior

Attic/Structure/Framing/Insulation cont.

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: 12" ☐ 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

Basement

Stairs

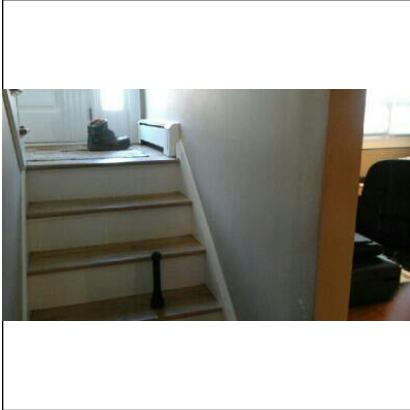
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair ☐ Risers Uneven
☐ Safety Hazard

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

Headway over stairs ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

Comments Recommend handrail on lower staircase.

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 Dry wall blocking view of foundation

Floor

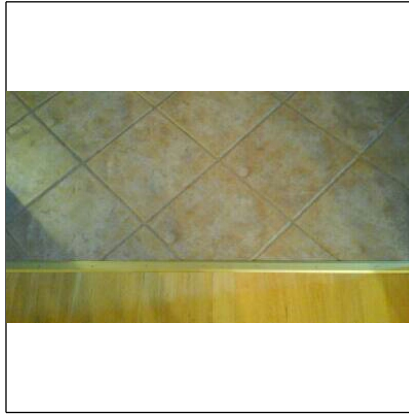
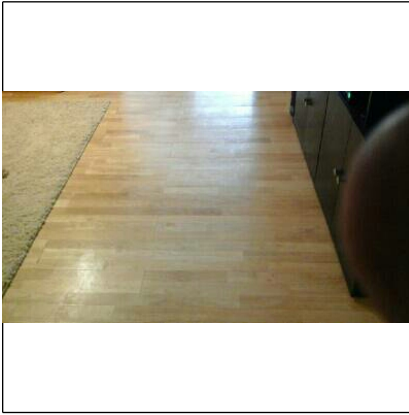
Material ☒ Concrete ☐ Dirt/Gravel ☐ Not Visible ☐ Other

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

Comments Floor covered in tile and wood. Could not evaluate concrete .

Photos

Basement



Seismic bolts

☒ N/A ☐ None visible

Condition ☐ Appear satisfactory ☐ Recommend evaluation

Comments

Drainage

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

Floor drains ☐ Yes ☒ Not Visible ☐ Drains not tested

Comments

Girders/Beams

☐ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

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

Comments

Columns

☐ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted

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

Comments

Joists

☐ Not Visible

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

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

Comments

Subfloor

☐ Not Visible

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

Comments

Plumbing

Water service

Main shut-off location In closet under stairs

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☒ N/A
 Type:

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

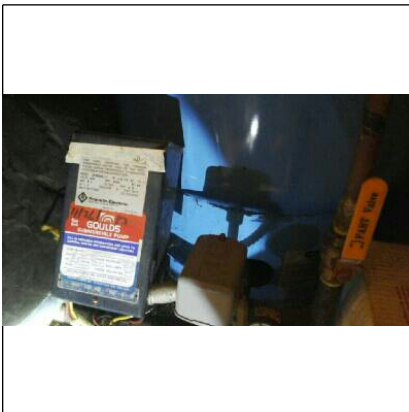
Interior fuel storage system ☐ N/A ☐ Yes ☒ No Leaking: ☐ Yes ☐ No

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

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

Comments

Photos



Main fuel shut-off location

☐ N/A

Location In laundry room and utility room

Comments

Well pump

☐ N/A

Plumbing

Well pump cont.

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:
Serial #:
Capacity:
Approx. age:

Type ☐ Gas ☐ Electric ☐ Oil ☐ LP ☐ Other

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

Seismic restraints needed ☐ Yes ☐ No ☐ N/A

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

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Water heater #2

☒ N/A

General Brand Name:
Serial #:
Capacity:
Approx. age:

Type ☐ Gas ☐ Electric ☐ Oil ☐ LP ☐ Other

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

Seismic restraints needed ☐ Yes ☐ No ☐ N/A

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

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

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing

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:
Approx. age:
☐ Unknown Model #: Serial #: ☐ 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

Boiler system

☐ N/A

General Brand name: Pierlese
Approx. age: 3 years
Model #: Wbv 04 wpctl
Serial #:

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

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

Circulator ☒ Pump ☐ Gravity ☐ Multiple zones

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

Oil fired units Disconnect: ☒ Yes ☐ No

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

Heating System

Boiler system cont.

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 Recommend a fan in the can to bring in combustion air.

Photos



Other systems

☐ N/A

Type ☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater ☐ Solid fuel burning stove

Proper operation ☐ Yes ☐ No

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

Comments

Electric/Cooling System

Main panel

Location Fairly room

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

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

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

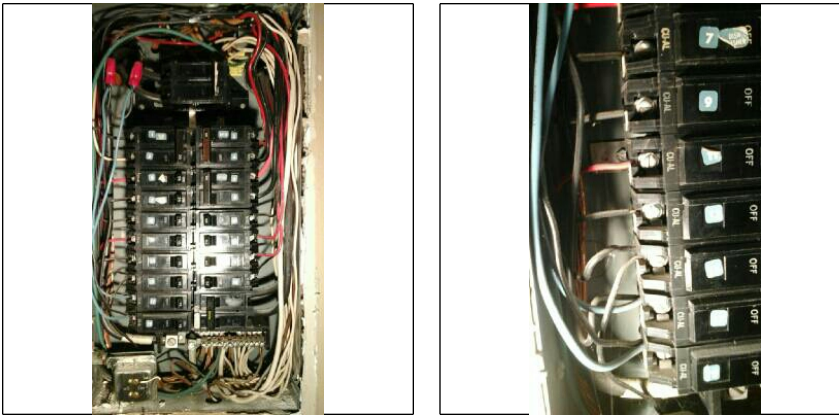
Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

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 Double tap on a 15 amp breaker

Photos



Sub panel(s)

☐ None apparent

Location(s) Location 1: Garage

Location 2:

Location 3:

Evaluation ☐ Panel not accessible ☐ Not evaluated

Reason:

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

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos

Electric/Cooling System



Evaporator Coil Section Unit #1

☐ N/A

General

☒ Central system ☐ Wall unit

Location: Back of house

Age: 8 years

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

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

Condensate line/drain ☒ To exterior ☐ To pump ☐ Floor drain ☐ Other

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

Operation

Differential:

Condition

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

☒ Not operated due to exterior temperature

Comments

Photos



Evaporator Coil Section Unit #2

☐ N/A

General

☐ Central system ☐ Wall unit

Location:

Age:

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

Electric/Cooling System

Evaporator Coil Section Unit #2 cont.

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

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

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

Operation Differential:

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

Comments

Living Room

Living Room

Location Front of house

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

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

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

Comments

Dining Room

Dining Room

Location Next to living room .

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

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