



# Home Inspection Report



5420 Cheyenne Dr, Kelseyville , CA 95451

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**Inspection Date:**

Monday October 5, 2020

**Prepared For:**

Ceirra Sousa

**Prepared By:**

Dustin Wallace Home Inspections & Construction  
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**Report Number:**

656

**Inspector:**

Dustin Wallace

**License/Certification #:**

CA--1052482

**Inspector Signature:**

# Report Overview

## Scope of Inspection

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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

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West

## State of Occupancy

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Occupied

## Weather Conditions

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Sunny

## Recent Rain

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No

## Ground Cover

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Dry

## Approximate Age

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13 years

# Report Summary

## Items Not Operating

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None apparent

## Major Concerns

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The only concern will be the asphalt roof shingles exposed to the sun side on two sections. The major concern is above a non-living area (Garage) with all electrical, appliances on the side of the house not in what would could be an issue down the road. Because this is a garage area this is not part of the living space, the other beginning of "alligatoring, grit deterioration, of roof is at the back side "Master Bedroom"but this still has 5 years atleast left of protecting roof cover.

## Potential Safety Hazards

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None apparent

## Deferred Cost Items

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second layer of roof to be added on garage portion. There is one layer of roof so another can be applied above the roof shingles and then a new ridge cap installed. The rest of the roof that is not on the exposed sun side has a good 15 years left.

## Improvement Items

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None

## Items To Monitor

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There is always going to be settlement issues with the posts on the deck if there continues to be what is a "pull" from the rim of the house lateral braces could be installed that go from bottom of post and lagged to the rim of the house or end of joist since it is nailed into the hangers of the rim. The deck portion will go into detail what exact instructions could help with the hillside deck settlement.

# Grounds

## Driveway/Parking

☐ None ☐ Not Visible

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

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

**Comments**

**Photos**



## Porch

☒ None ☐ Not Visible

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

**Support Pier** ☐ Concrete ☐ Wood Other: .

**Floor** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

**Comments**

## Stoops/Steps

☒ None

**Material** ☐ Concrete ☐ Wood Other: . ☐ Railing/Balusters recommended

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

**Comments**

## 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: Trex ☐ Safety Hazard ☐ Improper attachment to house  
☐ Railing loose ☐ Not Applicable

# Grounds

## Deck/Balcony cont.

**Comments** This deck was installed using the correct square bit heads for this form of TREX decking and lined up accordingly. The joist were 16 on center which is required for trex joist spacing.

## Photos



This is normal for all "composite" where you see "rolling" or sagging between joist for Trex planking, this is intended for heat purposes, rather normal redwood or fur would be splitting if untreated.



This added 2x6 block on rim was added due to settlement of slope off the deck. This is a temporary fix I would recommend where arrow is dig another footing and install another 4x4 post and lateral brace tie into the rim attached to house or the ending joist closest to the rim of the house.



arrow shows where lateral bracing can be installed for future issues with settlement of deck.



Refer to arrows, bottom arrow attach a 2x4 pressure treated stud with 3 inch screws and then screw to the end of the joist to the rim of the house for future lateral movements



They were off on the concrete pour on the 4x4 posts luckily the footing is on appropriate side to be off on do to "fall"

# Grounds



The arrow shows where house is level with a short tie in on the deck and after shows a settlement of the 4x4 posts. This clearly is just a common situation with being on a hillside. The house did not move the deck has dealt with some movement but very common with any hillside house.



This should not be an issue as this is referred to a couple photos before that movement of the post would be going downhill not uphill so its not going to have much movement but i would suggest the lateral bracing but by no means do I require it. No general contractors put in lateral bracing while doing new construction this is always something that is done after when settling has occurred. This house was built 13 years ago so the settling has reached its point where lateral bracing would be a smart idea.

## 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 ☐ Rusted ☐ Vinyl

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

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

**Comments**

## Landscaping affecting foundation

☒ N/A

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

**Comments**

## Retaining wall

☒ None

# Grounds

## Retaining wall cont.

**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**



# Roof

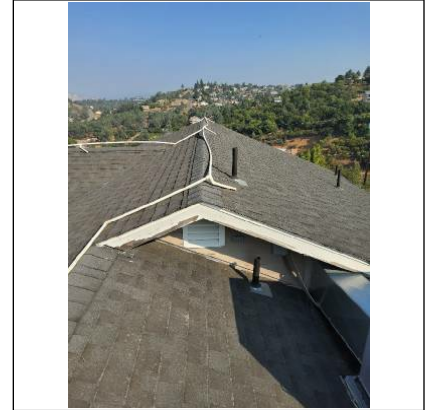
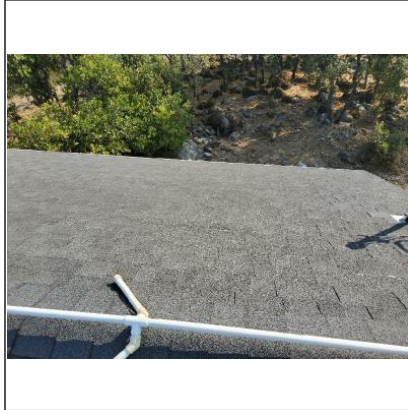
## General

**Visibility** ☐ None ☒ All ☐ Partial Limited By: .

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

The only issue I had with how the roofing was the lack of overlap over the flashing / fascia. "Rule of Thumb" is a quoted term which means its ment to go past the tip of your thumb past the flashing / fascia. This is very minimal to worry about when the next layer eventually is installed I would recommend it but there is also not soffit underlayment underneath the "jacks" and "tails"

## Photos



Garage portion showing sun damage of roof



1 inch overhang lap

## Style of Roof

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

**Pitch** ☐ Low ☒ Medium ☐ Steep ☐ Flat

**Roof #1** Type: Asphalt  
Layers: 1 Layer  
Age: 13 years  
Location:

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



# Roof

## Style of Roof cont.

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

## Comments

## Ventilation System

☐ None ☐ N/A

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

**Comments** There is adequate ventilation in the gable and eaves.

## Photos



## 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** I was impressed with how this contractor refused to use "step flashing" but had his flashing made by his Sheet Metal person. I can tell by the way it was installed and custom cuts for portions of the roof, this is another example of a contractor putting value in his work.

## Photos

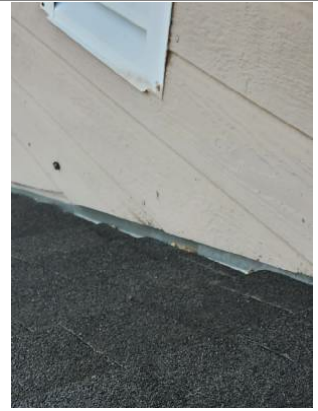
# Roof



Sun side of the house just needs to be sanded and repainted



I would recommend pulling up a piece of the shingle carefully and installing a piece of flashing between the gable and the edge of that shingle.



Proper way to flash underneath the lap siding



install some step flashing to divert water on the fascia

## Valleys

☐ N/A

### Material

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

### Condition

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

### Comments

This is my favorite part of the roof. The way the valley was flashed, most roofers do what is called a "weave" where one piece of roofing shingles overlap the other to make a weave. This is the most proper way to flash a valley. These corners will never have leaks on valleys because of the way it was flashed.

### Photos

# Roof



PVC Sprinklers are not to be of concerned as no damage has been observed on the roof even if they have been ran for "Potential Fire"

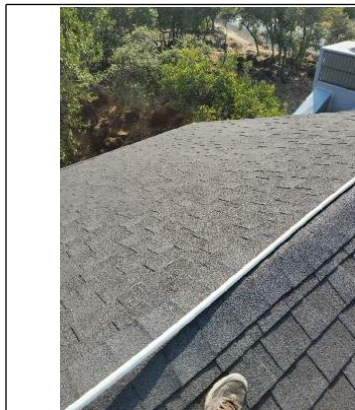


## Condition of Roof Coverings

- 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** I have mentioned in the beginning of the report of the condition of the roof over the garage. Since the garage is not a "living area" I would be less concerned of adding another layer of roofing. Luckily this house is 13 years old, a second layer of composition roofing can be installed directly over up to the ridge. The ridge would have to be pulled off and replaced but the shade side of the house is in fine condition. I believe the back portion the back master bedroom has about five years left.

## Photos



# Roof



## Skylights

☒ N/A ☐ Not Visible

**Condition** ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

**Comments**

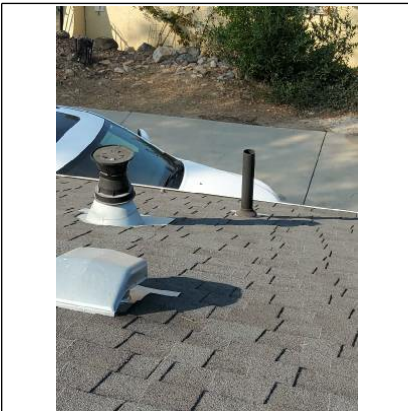
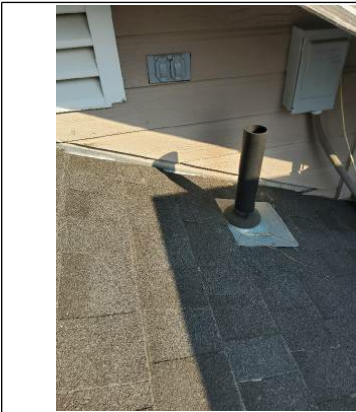
## Plumbing Vents

☐ Not Visible ☐ Not Present

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**





# 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

## 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: .

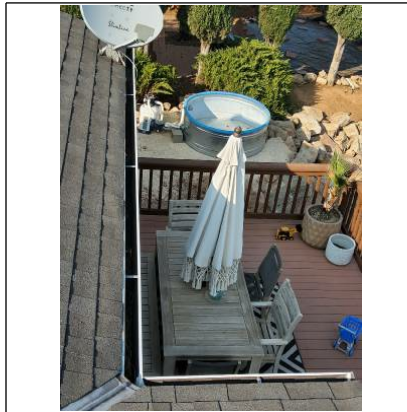
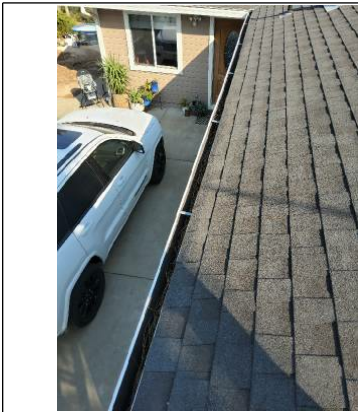
**Leaking** ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

**Attachment** ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

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

**Comments** I would put gutter covers over the gutters at some point.

## Photos



## 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

# Exterior



I wish i took a better picture up close of the quality trim job but its on video. the butt joints on the lap siding is what i took notice. You always want to leave a little gap most chalk for expansion / contraction however he flashed it at each three boards for expansion and contraction movements very smart. no worry of leaks and also allows the boards to breath and not buckle.



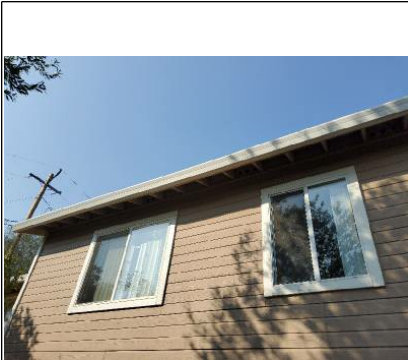
## Trim

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



just needs a bead of chalking

## Soffit

☐ None

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

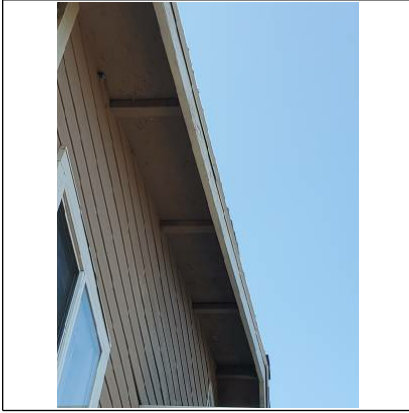
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



# Exterior



## Fascia

☐ None

### Material

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

☐ Damaged wood Other: .

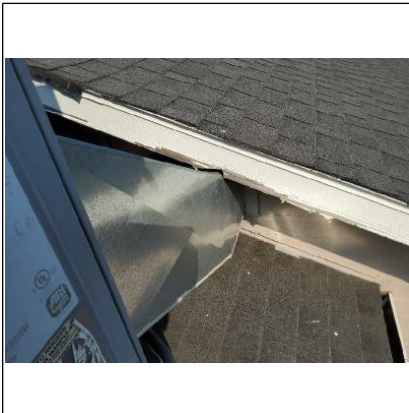
### Condition

☒ Satisfactory ☐ Marginal ☐ Poor

### Comments

Most contractors do not install fascia boards on the rafter tails instead the rafter tails are attached to the gutter. I knew right away he was a good builder when i one I saw the valley flashing and the installing of the fascia on the rafter tails. these keep them in line and is not required by builders but new the importance of it, almost no one in Lake County does this.

### Photos



## Flashing

☐ None

### Material

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

☐ Damaged wood Other: .

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor

### Comments

### Photos

# Exterior



## 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

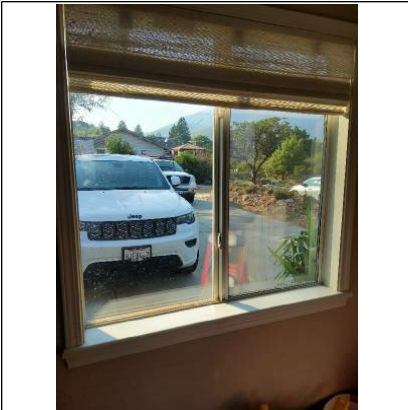
☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad

### Screens

☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

### Comments

### Photos



## Storms Windows

☒ None ☐ Not installed

### Condition

☐ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting

### Material

☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☐ Metal

### Putty

☐ Satisfactory ☐ Needed ☐ N/A

### Comments

## Slab-On-Grade/Foundation

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

### Condition

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

# Exterior

## Slab-On-Grade/Foundation cont.

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

**Comments** Poured foundation with stem walls refer to crawl space for foundation review.

## 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**



## 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

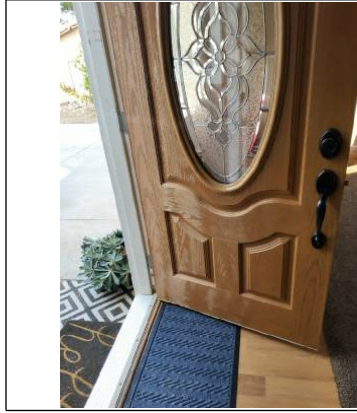
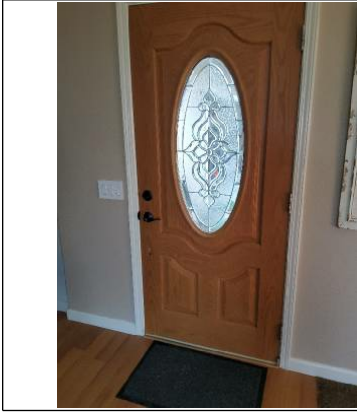
**Rear door** ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:  
☐ Satisfactory ☐ Marginal ☐ Poor

**Other door** ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:  
☐ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**

# Exterior



## Exterior A/C - Heat pump #1

### Unit #1

☐ N/A

Location:

Brand: Bryant

Model #: 577CNW036060

Serial #: 3208G42108

Approximate Age:

 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): 35 Fuses/Breakers installed (amps): 35  
☐ 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

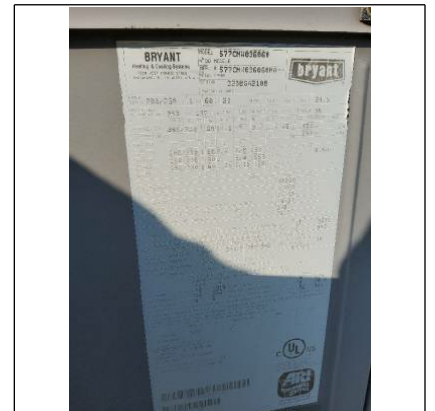
 Improper Clearance (air flow) ☐ Yes ☒ No

### Comments

### Photos



there is flashing so there is no way of condensation getting into the unit, but would recommend extending pvc with cuppling and running a 90 turn on side of unit





# Exterior



## Exterior A/C - Heat pump #2

**Unit #2**

☒ N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

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

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

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

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

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

**Insulation** ☐ Yes ☐ No ☐ Replace

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

# Exterior

Exterior A/C - Heat pump #2 cont.

Improper Clearance (air flow) ☐ Yes ☐ No

Comments



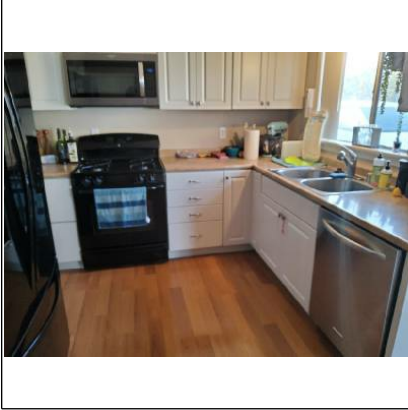
# Kitchen

## 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

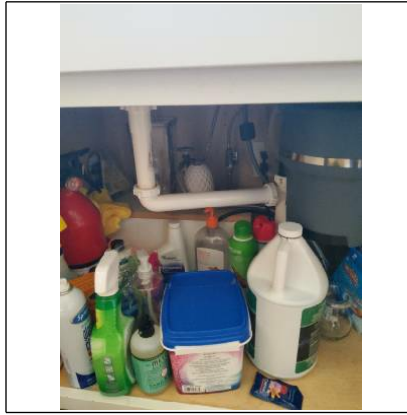
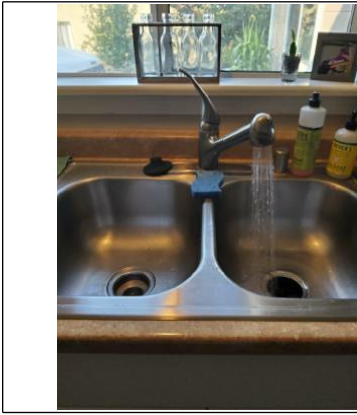
**Functional drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Functional flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**

# Kitchen

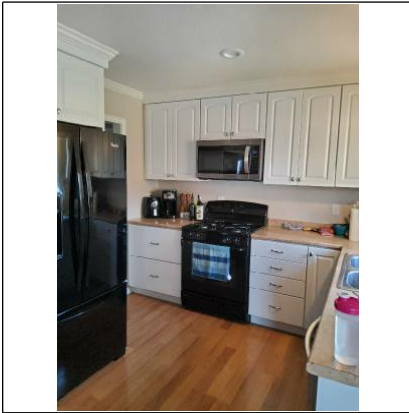


## Walls & Ceiling

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

**Comments**

**Photos**



## Heating/Cooling Source

☒ Yes ☐ No

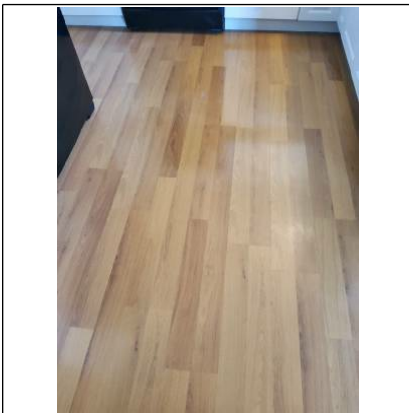
**Comments**

## Floor

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

**Comments**

**Photos**



# Kitchen

## Appliances

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

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

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

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

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

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

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

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

**Other** Operable: ☒ Yes ☐ No

**Dishwasher airgap** ☒ Yes ☐ No

**Dishwasher drain line looped** ☒ Yes ☐ No

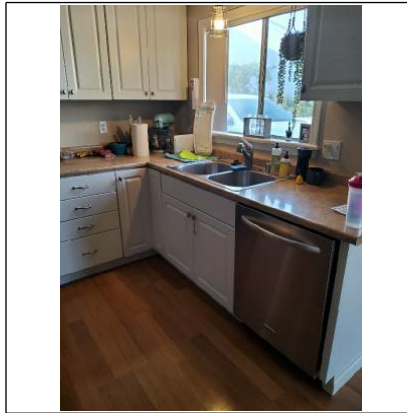
**Receptacles present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No

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

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

## Comments

## Photos



# 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

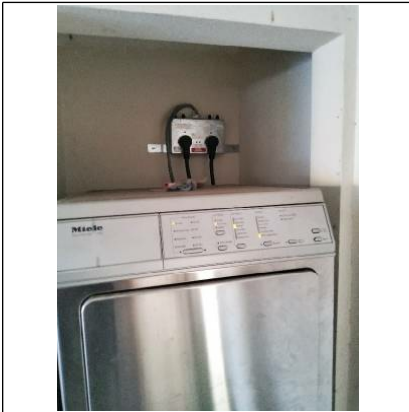
**Appliances** ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler

**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**

**Photos**



# Interior

## Fireplace

☒ None

### Location(s)

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

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

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

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

**Hearth extension adequate** ☐ Yes ☐ No

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

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

### Comments

## Stairs/Steps/Balconies

☒ None

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

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

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

### Comments

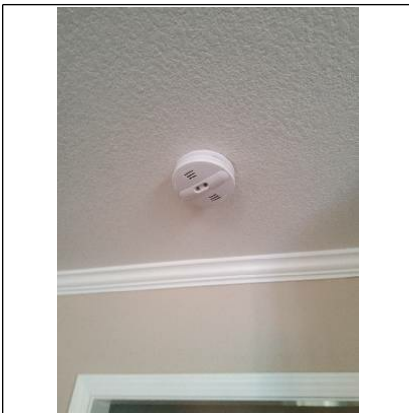
## Smoke/Carbon Monoxide detectors

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

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

### Comments

### Photos



## Attic/Structure/Framing/Insulation

☐ N/A

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

**Inspected from** ☒ Access panel ☐ In the attic ☐ Other

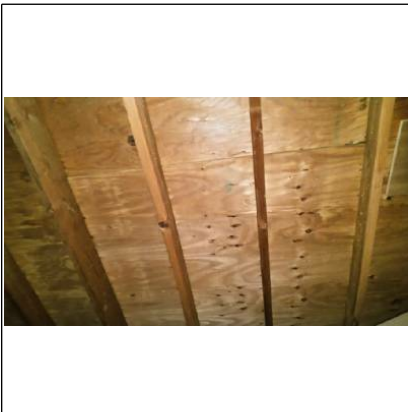
**Location** ☒ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other

# Interior

## Attic/Structure/Framing/Insulation cont.

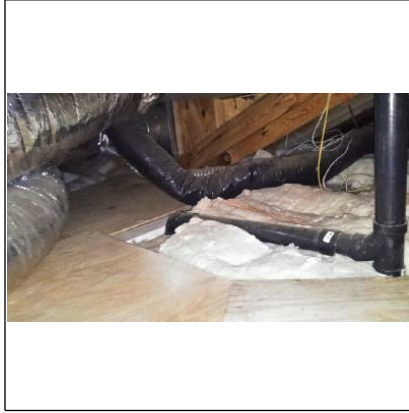
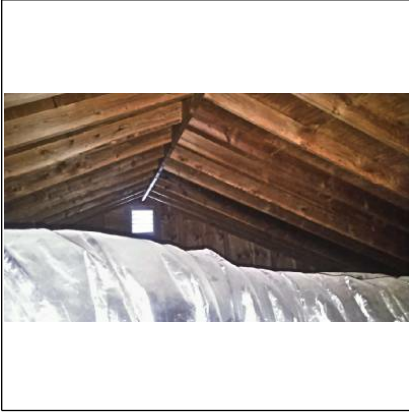
- Flooring** ☒ Complete ☐ Partial ☐ None
- Insulation** ☒ Fiberglass ☐ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
Depth: ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend additional insulation
- Installed in** ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside 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: Cut and Stack
- 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** Vapor barrier is not required at the time of construction of this house in the gable attic area. This roof is a cut and stack roof which is very hard to do for most. Almost everyone would get engineered trusses for this house. Cut and stacking a roof is the hardest part to do in construction and this is a fine quality clean job.

## Photos





## Interior



# Plumbing

## Water service

**Main shut-off location** In crawl space

**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

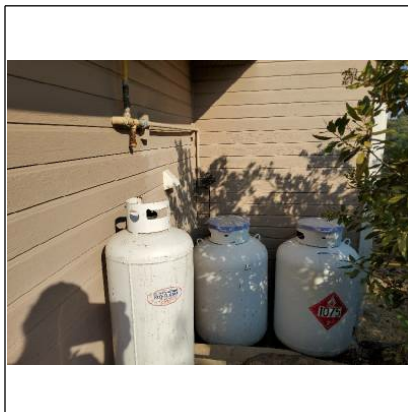
☐ N/A

**Location** Outside garage

**Comments**

**Photos**

# Plumbing



## 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** Was examined and reported in good condition from septic inspector

**Photos**



## Water heater #1

☐ N/A

**General** Brand Name: Rinnai  
Serial #:  
Capacity:  
Approx. age: 1-5+

**Type** ☒ Gas ☐ Electric ☐ Oil ☐ LP Other: .

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

# Plumbing

## Water heater #1 cont.

**Seismic restraints needed** ☐ Yes ☒ No ☐ N/A

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

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



## Water heater #2

☒ N/A

**General**

Brand Name:

Serial #:

Capacity:

Approx. age:

**Type** ☐ Gas ☐ Electric ☐ Oil ☐ LP Other:

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

**Seismic restraints needed** ☐ Yes ☐ No ☐ N/A

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

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

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## Water softener

☒ None

**Loop installed** ☐ Yes ☐ No

**Plumbing hooked up** ☐ Yes ☐ No

**Plumbing leaking** ☐ Yes ☐ No

**Comments**

# Electric/Cooling System

## Main panel

**Location** Garage

**Condition** ☒ Satisfactory ☐ Poor

**Adequate Clearance to Panel** ☒ Yes ☐ No

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

**Breakers/Fuses** ☒ Breakers ☐ Fuses

**Appears grounded** ☒ Yes ☐ No ☐ Not Visible

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

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

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

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

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

**Comments** All 110 but 220 dryer not needed to upgrade

### Photos



## Sub panel(s)

☒ None apparent

**Location(s)** Location 1:

Location 2:

Location 3:

**Evaluation** ☐ Panel not accessible ☐ Not evaluated

Reason:

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

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

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor

### Comments

### Photos

# Electric/Cooling System



## Evaporator Coil Section Unit #1

☒ N/A

### General

☐ Central system ☐ Wall unit

Location:

Age:

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

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

**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

## Evaporator Coil Section Unit #2

☒ N/A

### General

☐ Central system ☐ Wall unit

Location:

Age:

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

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

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

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

**Operation** Differential:

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

### Comments



# Living Room

## Living Room

**Location** 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

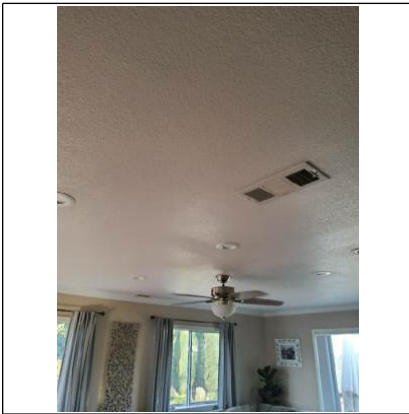
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**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**

**Photos**



# Dining Room

## Dining Room

**Location** Dining 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**

**Photos**



# Crawl Space

## Crawl space

☐ N/A

**Type** ☒ Full crawlspace ☐ Combination basement/crawl space/slab

**Conditioned (heated/cooled)** ☐ Yes ☒ No

**Comments** Access was easy to get to and examined thoroughly

## Access

**Location** ☒ Exterior ☐ Interior hatch/door ☐ Via basement ☐ No access

**Inspected from** ☐ Access panel ☒ In the crawl space

**Comments**

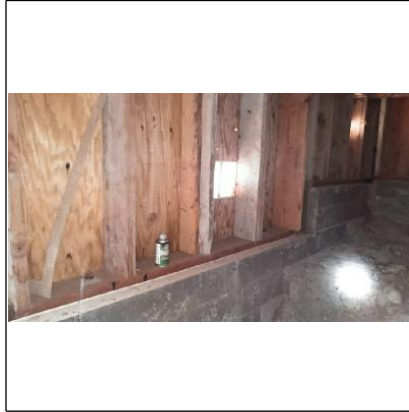
## Foundation walls

**Condition** ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

**Material** ☐ Concrete block ☒ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick

**Comments** This foundation is beyond satisfactory. Most builders would do a post and pier with girder for the middle portions of the house. There are full stem walls like the parameter foundation (Exterior of the house) along with being sheared! this house is not going anywhere with this quality craftsmanship on this foundation.

## Photos



## Floor

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

**Condition** ☒ Typical cracks ☐ Not Visible ☐ Vapor barrier present

**Comments**

## Photos



# Crawl Space

## Seismic bolts

☐ N/A ☐ None visible

**Condition** ☒ Appear satisfactory ☐ Recommed evaluation

**Comments**

## Drainage

**Sump pump** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested

**Standing water** ☐ Yes ☒ No ☐ Not Visible

**Evidence of moisture damage** ☐ Yes ☒ No

**Comments**

**Photos**



## Ventilation

☐ N/A

**Location** ☒ Wall vents ☐ Power vents ☐ None apparent

**Condition** ☒ Additional ventilation recommended ☐ Evidence of moisture damage

**Comments** The software has a glitch. No additional ventilation is required.

## Girders/Beams/Columns

**Material** ☐ Steel ☒ Wood ☐ Masonry

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered

**Comments**

**Photos**

# Crawl Space



These were once used as the foundation forms of the house there is nothing wrong with doing this as there is so much structural support beyond what a post and pier would provide.

## Joists

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## Subfloor

☒ Not Visible

**Condition** ☐ Indication of moisture stains/rotting

**Comments**

## Insulation

☐ None

**Type** ☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

**Location** ☐ Walls ☒ Between floor joists Other: .

**Comments**

## Vapor barrier

**Present** ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**



# Garage

## Type

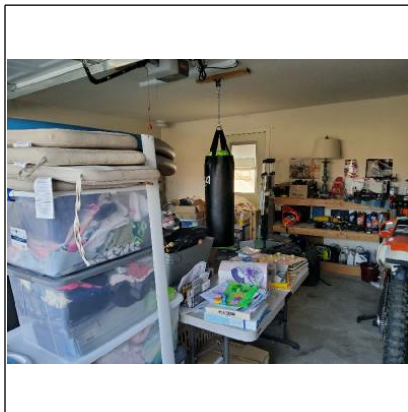
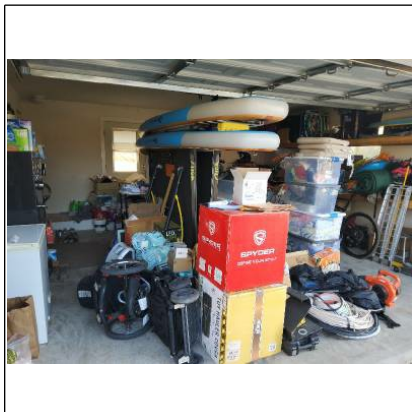
☐ None

## Type

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

## Comments

## Photos



## Automatic Opener

☐ None ☐ N/A

## Operation

☒ Operable ☐ Inoperable

## Comments

## Photos



## Safety Reverse

☐ None ☐ N/A

## Operation

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

## Comments

## Roofing

## Material

☒ Same as house

Type:

Approx. age:    Approx. layers:

## Comments

# Garage

## Gutters/Eavestrough

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house

**Comments**

## Siding

☐ N/A

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

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

**Comments**

## Trim

☐ N/A

**Material** ☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

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

**Comments**

## 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

# Garage

## Electrical Receptacles cont.

**GFCI Present cont.** ☐ 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**

# Bathroom

## Bath

**Location** 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

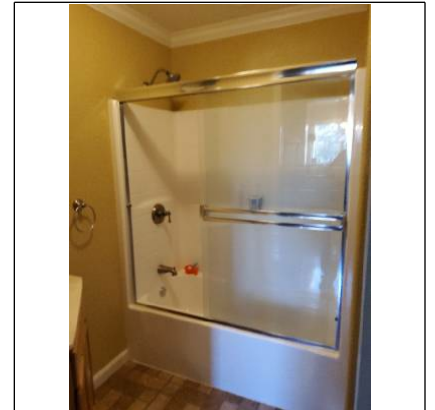
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

**Comments**

**Photos**



## Bathroom





# Master Bedroom

## Room

**Location** Master Bedroom

**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

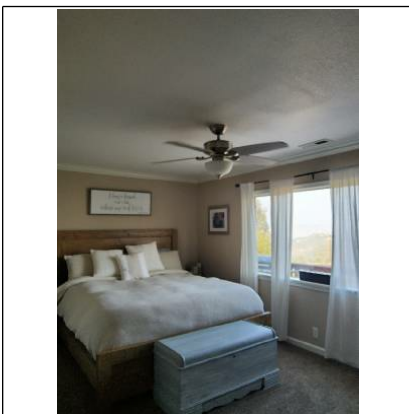
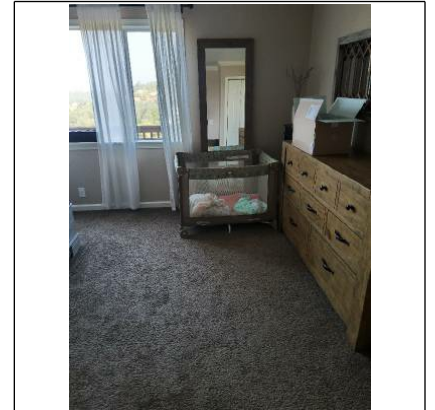
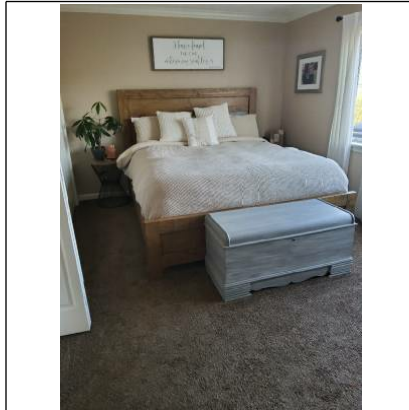
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**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 Bathroom

## Bath

**Location** Master bath

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

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

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

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

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

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

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

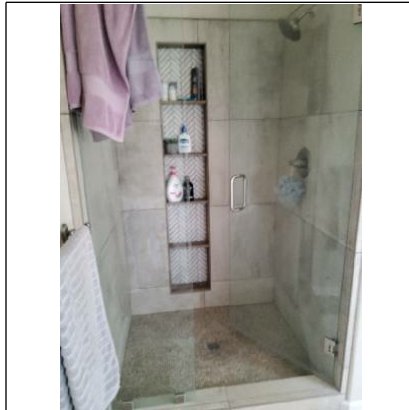
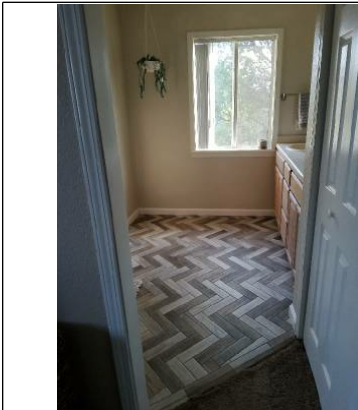
**Open ground/Reverse polarity** ☒ Yes ☐ No ☐ Potential Safety Hazard

**Heat source present** ☐ Yes ☒ No

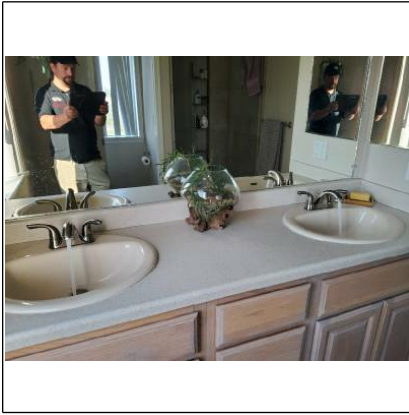
**Exhaust fan** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Noisy

**Comments**

**Photos**



## Master Bathroom



# Bedroom

## Room

**Location** Bedroom

**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

