

# Home Inspection Report



2865 Nectorine Way, Clearlake Oaks, CA 95423

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**Inspection Date:**

Monday August 10, 2020

**Prepared For:**

Daohua Lin

**Prepared By:**

Dustin J. Wallace Construction and Home Inspections  
16496 Main St.  
Lower Lake, CA 95457  
(707) 293-6307  
dustinjameswallace1985@gmail.com

**Report Number:**

143

**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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South

## State of Occupancy

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Vacant

## 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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17 years

# Report Summary

## Items Not Operating

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Water Dispenser on Refrigerator does not work. Screws are missing on the Subpanel. I found no other appliance issues.

## Major Concerns

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1. The house needs gutters and downspouts and proper drain tile.
2. Whether the unit above the garage is permitted? If so then there are missing headers above the windows. The Windows would also have to meet World Wildlife Interace code. The railing does not meet code for safety. Because new electrical is being run through the upstairs unit and is more then 200 sq feet this unit would require a permit.
3. The water damage on soffit on roof of garage and "bonus room"

Other then this the Modular does look to be in pretty good shape. There are no major concerns in regards to foundation and the structural support of the unit.

## Potential Safety Hazards

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Railing on second "Bonus" room area is not safe.  
Missing screws on subpanel box.

## Deferred Cost Items

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## Improvement Items

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## Items To Monitor

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# Receipt/Invoice

**Dustin J. Wallace Construction and Home  
Inspections**  
16496 Main St.  
Lower Lake, CA 95457  
(707) 293-6307

**Property Address**  
2865 Nectorine Way  
Clearlake Oaks, CA 95423

Date: Aug 10, 2020

Inspection Number: 143

Inspected By: Dustin Wallace

Payment Method: Cash

Client: Daohua Lin

| <b>Inspection</b> | <b>Fee</b> |
|-------------------|------------|
| Home Inspection   | \$350.00   |

|              |                 |
|--------------|-----------------|
| <b>Total</b> | <b>\$350.00</b> |
|--------------|-----------------|

# 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

Walkway had some cracking, but is usable.

### Photos



## Driveway/Parking

☐ None ☐ Not Visible

### Material

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

### Condition

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

### Comments

### Photos



## Porch

☐ None ☐ Not Visible

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

### Support Pier

☐ Concrete ☒ Wood Other: .

### Floor

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

### Comments

### Photos

# Grounds



Recommend refasten with screws where nails are loose

## Stoops/Steps

☐ None

### Material

☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

### Condition

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

### Comments

### Photos



Recommend Simpson Strong Tie for post and girder.



Missing riser for stairs needed for support of treads.



Span is 30 inches minimum requirement 24 inches for wood.



Refer to picture before for description

# Grounds

## 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

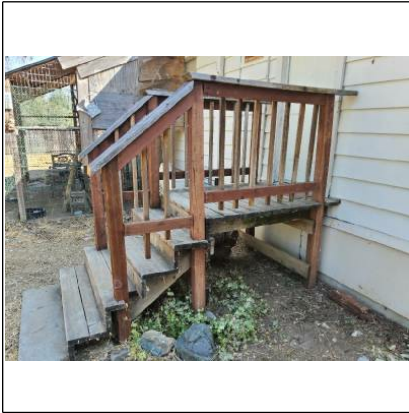
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil

### Finish

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

### Comments

### Photos



## Deck/Patio/Porch Covers

☐ None

### Condition

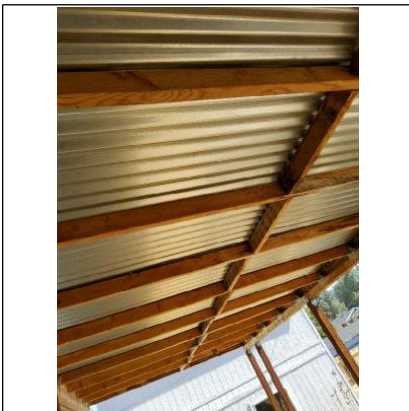
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact  
☐ Moisture/Insect damage

### Recommend

☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None

### Comments

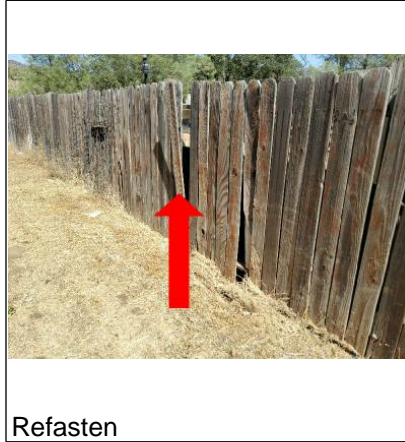
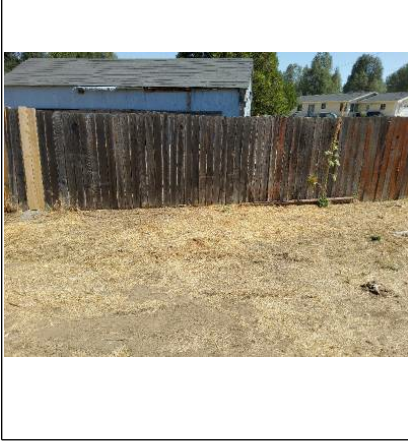
### Photos



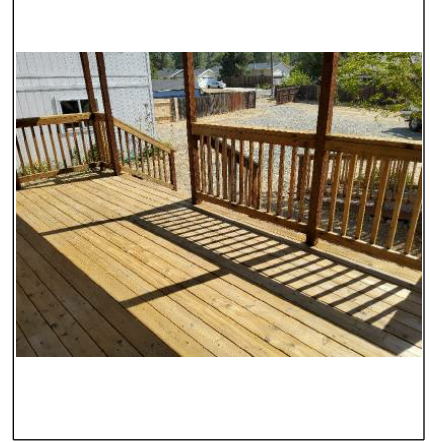
# Grounds

## Fence/Wall

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



Refasten



## Landscaping affecting foundation

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

## Comments

## Photos



Improper clearance minimum six inches from contact.



Minimum six inch clearance needed.

## 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**

# Grounds

## Hose bibs

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

Recommend complete coverage of insulation before winter months

**Photos**

# Roof

## General

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

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

## Photos



## Style of Roof

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

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

**Roof #1** Type:Asphalt  
Layers:1 Layer  
Age:17 years  
Location:West

**Roof #2** ☐ None  
Type:Asphalt  
Layers:1 Layer  
Age:17 years  
Location:  
East

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

## Comments

## Ventilation System

☐ None ☐ N/A

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

## Comments

## Flashing

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

**Condition** ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☐ Missing  
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

## Comments

## Photos

# Roof



Possible leak issue. Not properly installed flashing.

## Valleys

☐ N/A

### Material

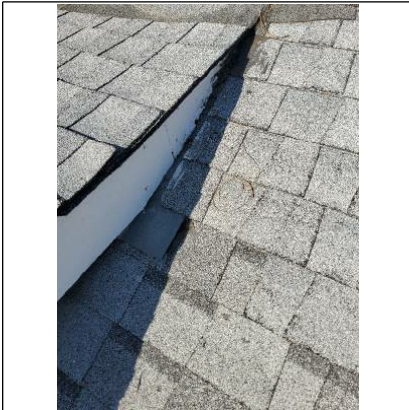
☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper Other: .

### Condition

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

### Comments

### Photos



## Condition of Roof Coverings

### Roof #1

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

### Roof #2

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

### Roof #3

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

### Comments

### 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** Galvanized roof jacks rusting need to be replaced.

**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** House needs gutters and downspouts and proper drain tile.

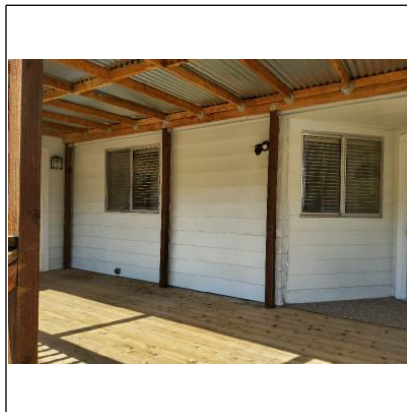
## Siding

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

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

**Comments** Siding appeared to be all intact and in overall satisfactory condition.

## Photos



## Trim

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

# Exterior

## Trim cont.

**Material cont.** ☐ Damaged wood Other: Plastic

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



## Soffit

☐ None

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

☐ Damaged wood Other: .

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments**

**Photos**



Possible settlement



Water damage of possible roof leak. Both outbuilding and house need gutters.



Rotted soffit. Water damage has been evident.

## Fascia

☐ None

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

☐ Damaged wood Other: .

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments** Fascia rotted/damaged, recommend repair

**Photos**

# Exterior



## Flashing

- Material** ☐ None ☒ 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

# Exterior

## Service Entry cont.

**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** Recommend gfci on exterior walls

## 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

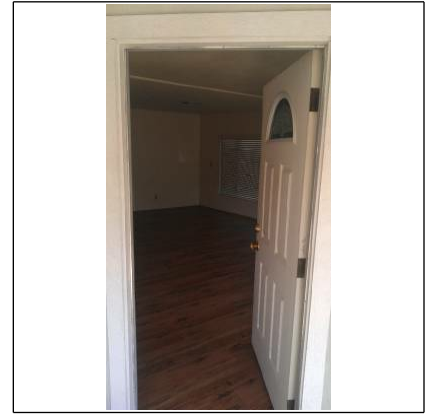
**Rear door** ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:  
☒ Satisfactory ☐ Marginal ☐ Poor

**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: Three units mini ductless. Living Room, Master Bedroom, Dining Room

Brand: Gree

Model #: MULT136HP230V1A0

Serial #:

Approximate Age:

5-10+

### 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): 220 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

### Improper Clearance (air flow)

☐ Yes

☒ No

### Comments

Recommend every three months clean filters on cassettes

### Photos



## Exterior A/C - Heat pump #2

# Exterior

## Exterior A/C - Heat pump #2 cont.

**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**

# Kitchen

## Countertops

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

**Comments**

**Photos**



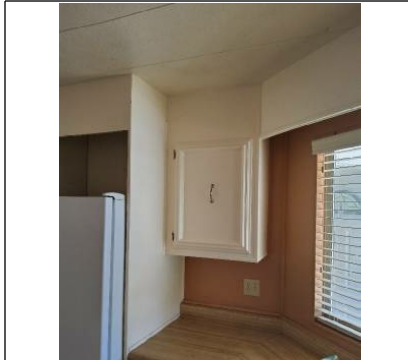
Recommend replacing with gfc  
outlet

## 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

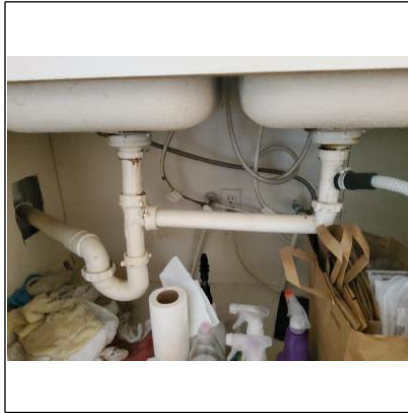
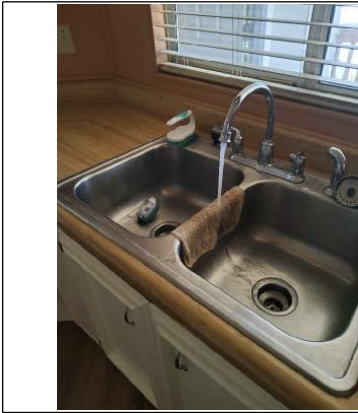
**Functional drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**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**

**Photos**



## 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** Water on ice machine on fridge is not working

## 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**



# 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: Bottom surrounding portion  
☐ 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

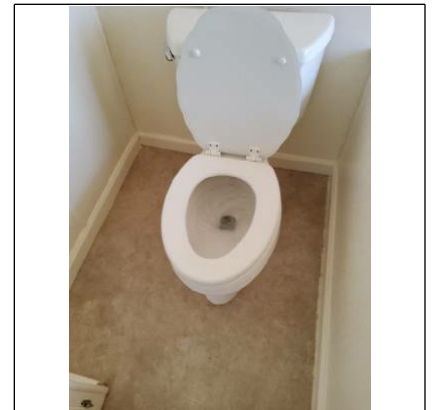
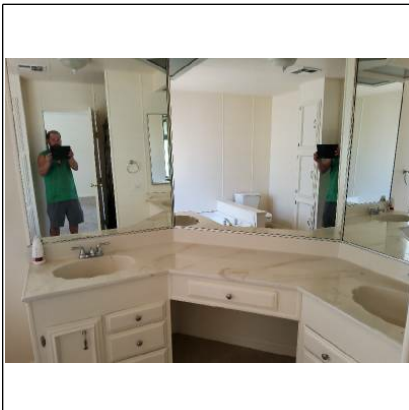
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

**Comments** Recommend a gfcı plug

## Photos



## Master Bathroom



# Bathroom

## Bath

**Location** First floor bath

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

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

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

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

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

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

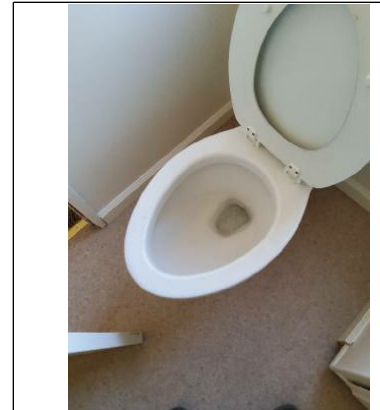
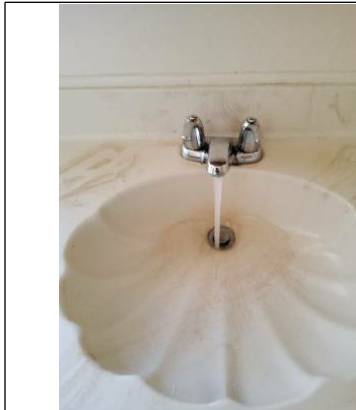
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☐ Yes ☒ No

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

**Comments**

**Photos**



## Bathroom



Door does not close properly.  
Recommend a three inch screw  
through the door jamb through  
the trimmer for ease of access.



# 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: .

**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**

# Plumbing

## Water service

**Main shut-off location** Outside at curbside

**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**

**Comments**

## Well pump

☒ N/A

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

# Plumbing

## Well pump cont.

**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: Reliance  
Serial #:  
Capacity:30 Gallon  
Approx. age: 10-15+

**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** Recommend overflow pan below hot water heater

### Photos



# Plumbing



## 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

**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

## Photos



## Sub panel(s)

☐ None apparent

**Location(s)** Location 1: Exterior wall  
Location 2: Exterior wall  
Location 3:

**Evaluation** ☐ Panel not accessible ☒ Not evaluated  
Reason:

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

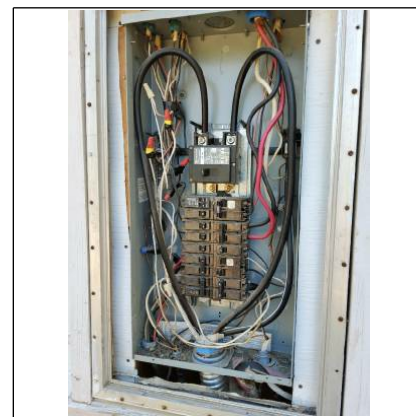
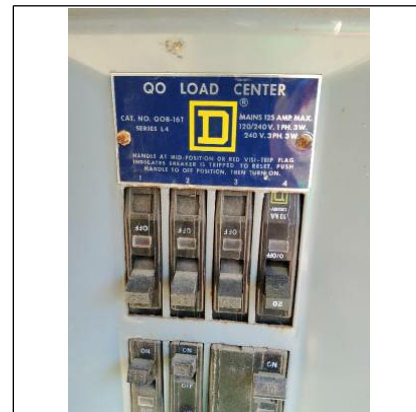
**Branch wire** ☒ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No Neutral isolated:  
☐ Yes ☐ No

**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

# Electric/Cooling System

## Evaporator Coil Section Unit #2 cont.

**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** First floor

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

**Moisture stains** ☐ Yes ☒ No

Where:

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

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

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

**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** First floor

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

**Moisture stains** ☐ Yes ☒ No

Where:

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

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

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

**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**

# Crawl Space

## Crawl space

☐ N/A

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

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

**Comments**

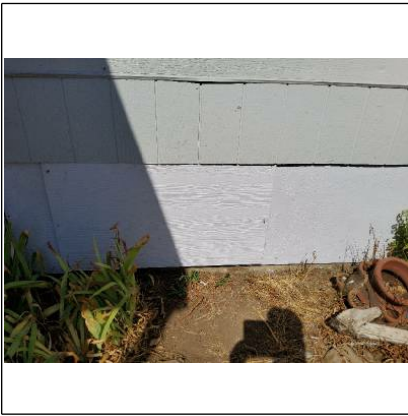
## Access

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

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

**Comments**

**Photos**



## Foundation walls

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

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

**Comments**

**Photos**



## Floor

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

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

**Comments**

# Crawl Space

## Seismic bolts

☐ N/A ☐ None visible

**Condition** ☒ Appear satisfactory ☐ Recommended evaluation

**Comments**

## Drainage

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

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

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

**Comments**

## Ventilation

☐ N/A

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

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

**Comments**

## Girders/Beams/Columns

**Material** ☒ Steel ☒ Wood ☐ Masonry

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

**Comments**

## Joists

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

## 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**

# Master Bedroom

## 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

## Photos



# Bedroom

## Room

**Location** First 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

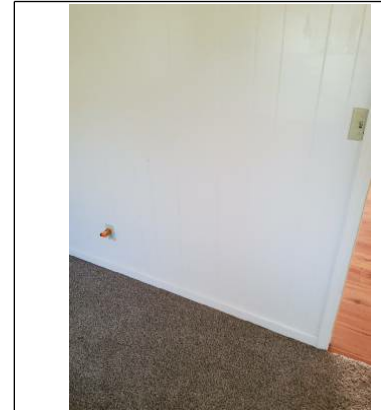
**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Needs cover



# Garage/Carport

## Type

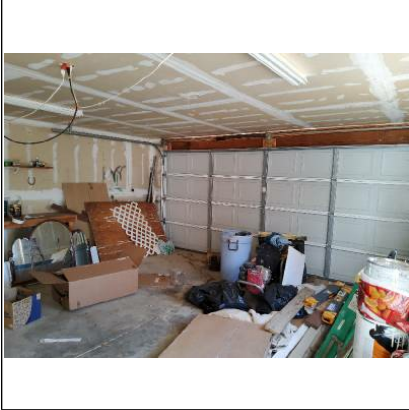
☐ None

## Type

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

## Comments

## Photos



## Automatic Opener

☒ None ☐ N/A

## Operation

☐ Operable ☐ Inoperable

## Comments

## 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

## Gutters/Eavestrough

## Condition

☐ Satisfactory ☐ Marginal ☒ Poor ☐ Same as house

## Comments

No gutters

## Siding

☐ N/A

## Material

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

## Condition

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

## Comments

## Photos

# Garage/Carport



## Trim

☐ N/A

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

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

**Comments**

**Photos**



## 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

# Garage/Carport

## Overhead Door(s) cont.

**Condition cont.** ☐ 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**

# Bonus Room

## Room

**Location** Above garage  
Second floor

**Type** BEDROOM / Bonus 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

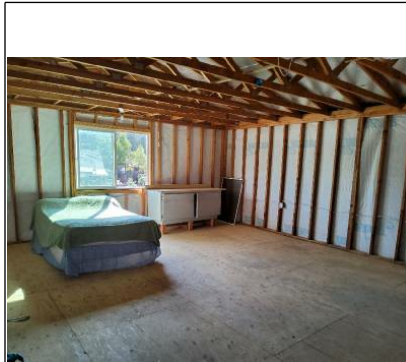
**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Header is needed above window.



Header needed abice window

