



# Home Inspection Report



8242 Point Dr, Kelseyville , CA 95451

---

**Inspection Date:**

Monday January 25, 2021

**Prepared For:**

Frederick Johnson, MD.

**Prepared By:**

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

**Report Number:**

4445

**Inspector:**

Dustin Wallace

**License/Certification #:**

CA--1052482

**Inspector Signature:**

# Report Overview

## Scope of Inspection

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

## Main Entrance Faces

West

## State of Occupancy

Occupied  
Partially furnished

## Weather Conditions

Cloudy (For Exterior Inspection)  
Rain (For Interior Inspection)

## Recent Rain

Yes

## Ground Cover

Wet

## Approximate Age

Completed in 2005

# Report Summary

## Items Not Operating

---

GFCI exterior plug (Refer to Section Report) that seems to control the other exterior plugs needs to be replaced. I checked all breakers and all breakers were all on on all.

## Major Concerns

---

There are NO MAJOR CONCERNS. This home was a once in a lifetime opportunity for me and it was a priviledge and honor to see master craftsmanship. I was hired for this because I myself am I Licensed General Contractor and the only one who is also a Certified Home Inspector in the county. I explained in two videos that tie in with this report what seperates a master of his craft from a builder who is just collecting a draw. There are intricate pieces that are so hard to do especially on the staircase that show pure artistry. the builder butted the wainscoting with almost no gap some joints were puddied but nothing more then a 1/16th of an inch.

I don't try to just show major, minor issues on homes I try to educate buyers, sellers and at times realtors on what to look at from a builders perspective I have been building houses my whole life some homes were as large as this home I have done staircases like these myself on the finished work and I know myself how hard it is to and at times impossible it is to be that perfect. The staircases were master work.

The drop ceilings and archways are easy for an architect to draw out but the amount of work it takes for the contractor to do them is extremely time consuming and hard. On a lot of mansions this large builders are there for up to four years and I often can find areas where they would cut corners on finish work due to burn out this was not the case.

All in all, this house is a masterpiece and the buyers of this home will have nothing to be concerned about. I have lined up all my subcontractors: Roofer, HVAC, Stucco, Cabinet Builder, Finisher if needed that are on stand-by I called them all ahead of time to let them know to be ready.

## Potential Safety Hazards

---

None apparent

## Deferred Cost Items

---

I usually put a price of costs for a normal house for repairs but with a home this large I prefer to have the hired individuals give their own estimates and costs.

## Improvement Items

---

## Items To Monitor

---

# Receipt/Invoice

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

**Property Address**  
8242 Point Dr  
Kelseyville , CA 95451

Date: Jan 25, 2021

Inspection Number: 4445

Inspected By: Dustin Wallace

Payment Method: Cash

Client: Frederick Johnson, MD.

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$550.00

<b>Total</b>	<b>\$550.00</b>
--------------	-----------------



# Grounds

## Driveway/Parking

☐ None ☐ Not Visible

### Material

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

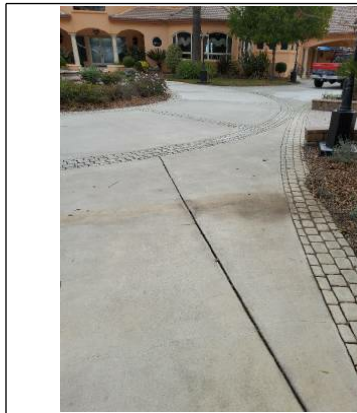
### Condition

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

### Comments

There are no major cracks on foundation. This is in absolute pristine condition for being 16 years old. All concrete driveways will have cracks. For the length of driveway and to only find a few minor "settling" cracks this is in Excellent Condition.

### Photos



# Grounds



Referenced (Location) where joint needs to be remortared. (Next Photo)



Remortar joint



Moss build up is very common and can be sprayed with Wet & Forget to kill the growth



Moss build up is very common and can be sprayed with Wet & Forget to kill the growth



Refer to next slide of "Level" showing correct pitch to drain tile



This shows proper fall to the drain tile. This is another example of attention to detail, the pitch of (Left Arrow) driveway is pretty shallow that the concrete contractor could have made this flat because the drain tile would still collect water run-off.



# Grounds



Standard settling crack did not pierce through less than 1/4 of inch wide.



Non-Piercing Settling Crack

## Front Porch

☐ None ☐ Not Visible

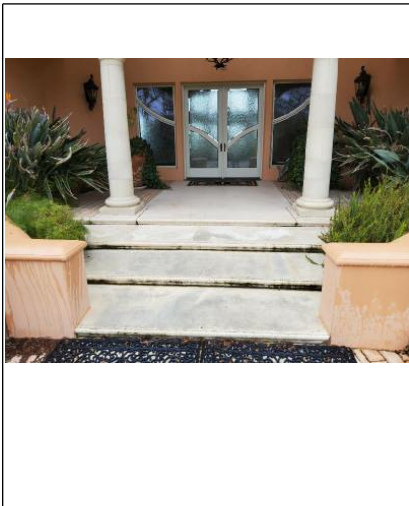
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

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

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

**Comments**

**Photos**



Moss build up is very common and can be sprayed with Wet & Forget to kill the growth

## Right Side Porch

☐ None ☐ Not Visible

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

**Support Pier** ☒ Stone ☐ Wood Other: .

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

**Comments**

**Photos**

# Grounds



## Right Side Porch Steps

☐ None

### Material

☒ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended

### Condition

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

### Comments

### Photos



Handrail can be tightened. This is an esthetic piece of art as code does not require handrail above 42 inches for safety concerns.

## Patio

☐ None

### Material

☒ Concrete ☐ Flagstone ☐ Kool-Deck ☒ Stone Other: .

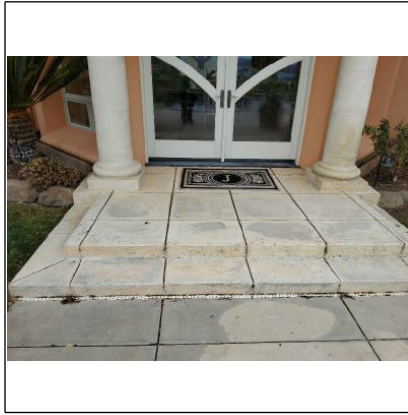
### Condition

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

### Comments

### Photos

# Grounds



## 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

## Front Porch Cover

☐ 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



## Patio Cover

☐ None

### Condition

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

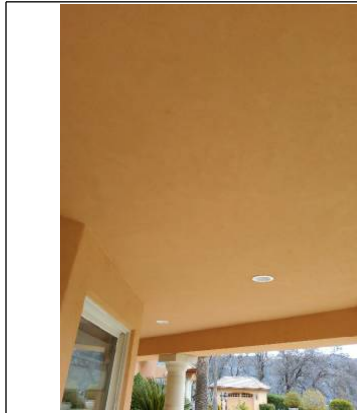
### Recommend

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

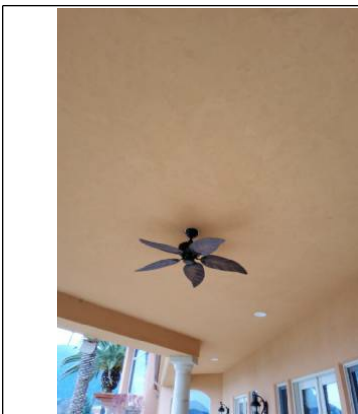
### Comments

### Photos

# Grounds



Crack can be regouted



## Garage Cover

☐ 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**



(Right Column) Crack can be regouted



# Grounds

## Entry Gate and Fence

☐ Not evaluated ☐ None

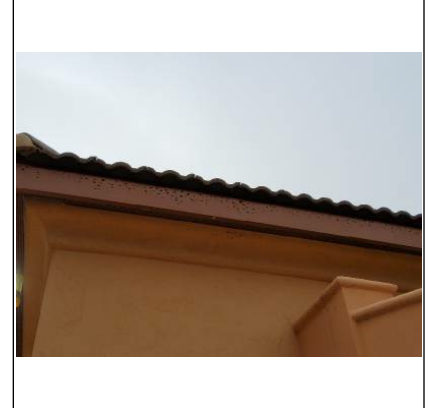
**Type** ☒ Stucco ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl

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

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

**Comments**

**Photos**



## Right Gate

☐ Not evaluated ☐ None

**Type** ☐ Brick ☐ Block ☐ Wood ☒ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl

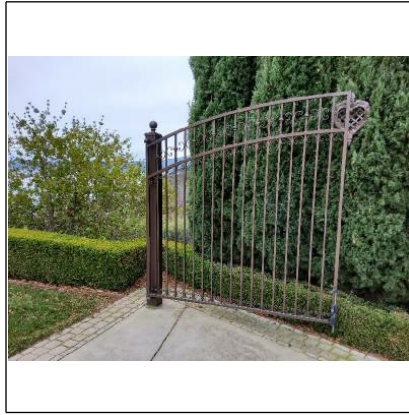
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps

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

**Comments**

**Photos**

# Grounds



## Landscaping affecting foundation

☒ N/A

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

## Comments

## Retaining wall

☒ None

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

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

## Comments

## Hose bibs

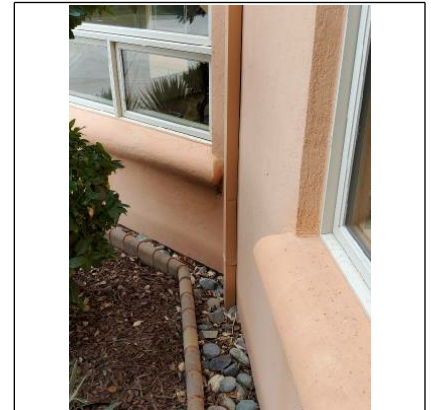
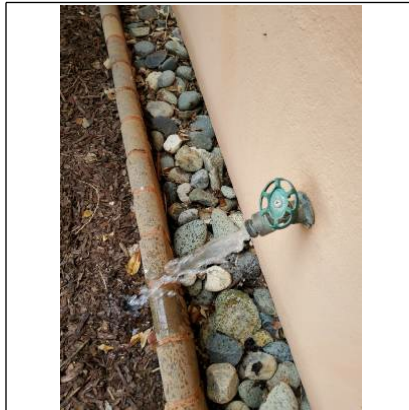
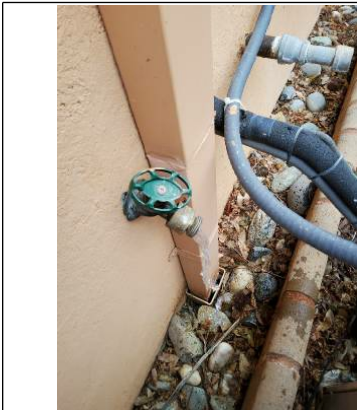
☐ N/A

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

**Operable** ☒ Yes ☐ No ☐ Not Tested ☐ Not On

## Comments

## Photos

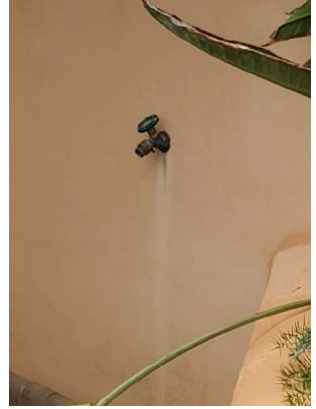




# Grounds



Replace Hose Bib its Leaking  
(location between right porch and garage )



Replace Hose Bib its Leaking  
(Location front porch)

## Exterior Electrical

☐ N/A

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Operable** ☒ Yes ☒ No ☐ Not Tested ☐ Not On

**Comments** I believe one GFCI needs to be replaced some exterior plugs are wired to it and are not powered. All Breakers were on during inspection

**Photos**

## Grounds



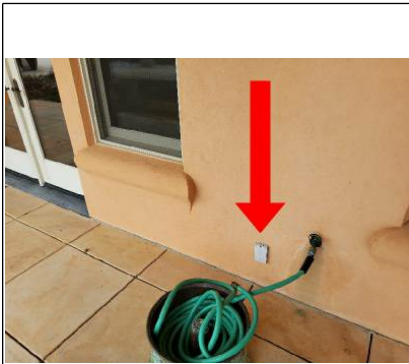
Proper GFCI Connection



Refasten left side of main back doors to plate



Reference to previous photo



GFCI not working



Proper GFCI Connection

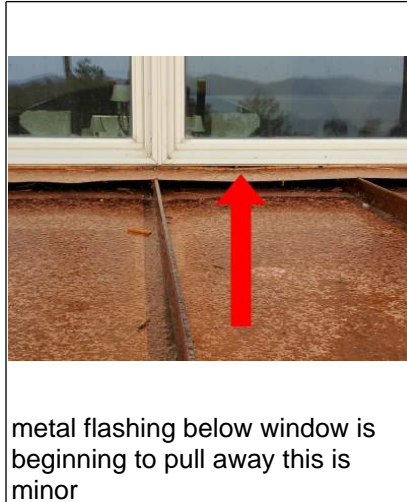
# Roof

## General

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

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

## Photos



metal flashing below window is beginning to pull away this is minor



## Style of Roof

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

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

**Roof #1** Type: Tile  
Layers: 1 Layer  
Age: Most likely 2003-2004 year of roof covering  
Age -Copy: Most likely 2003-2004 year of roof covering  
Location: House

**Roof #2** ☐ None  
Type: Metal  
Layers: 1 Layer  
Age: Most likely 2003-2004 year of roof covering  
Location: Back Patio Door Cover

# 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

## 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



Properly flashed no evidence of any stucco cracks this is important to note this because this is a common area where you would see cracks especially with the close proximity to the 2nd level downspout.



Tucked away flashing good to point out as this is an extra measure to show complete flashing cover to gutters





# Roof



Valley above right porch needs to be flashed. This is exposed wood.



Recommend another 22 L-Flashing Aluminum like the other that's there to collect the water that protrudes down the bottom sill (Circle)

# Roof



This is referenced to previous slide with regards to flashing



Moss build up is very common and can be sprayed with Wet & Forget to kill the growth



This is all well flashed



## Valleys

☐ N/A

**Material**

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

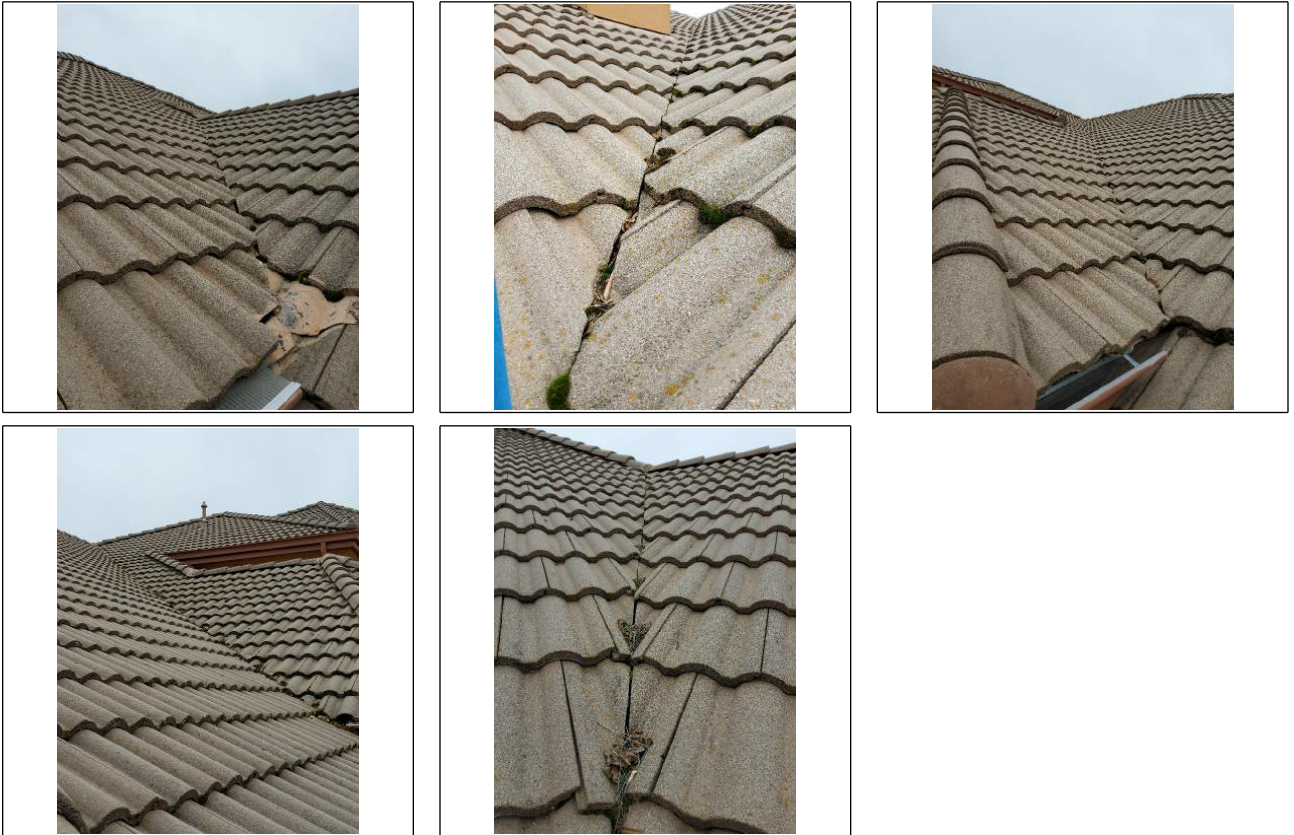
**Condition**

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

**Comments**

**Photos**

# Roof



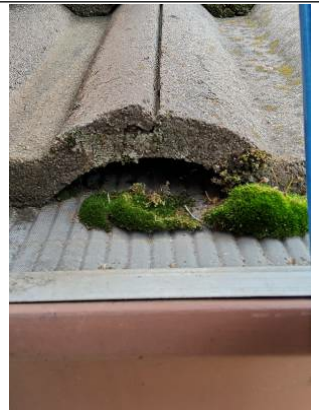
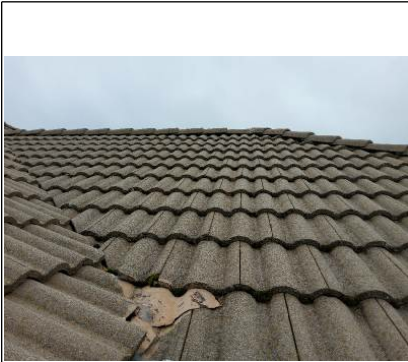
## Condition of Roof Coverings

- 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 contacted my Roofing Contractor Curtis Edwards about ridding the moss build up and fixing various little issues that they can fix.

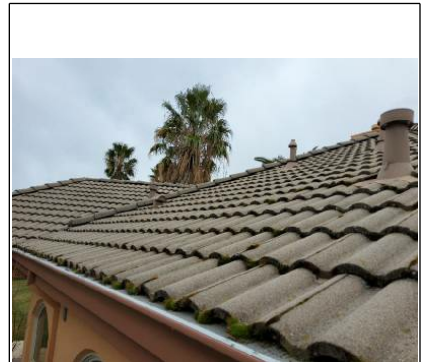
## Photos



# Roof



Garage one car





# Roof



## Skylights

☒ N/A ☐ Not Visible

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

**Comments**

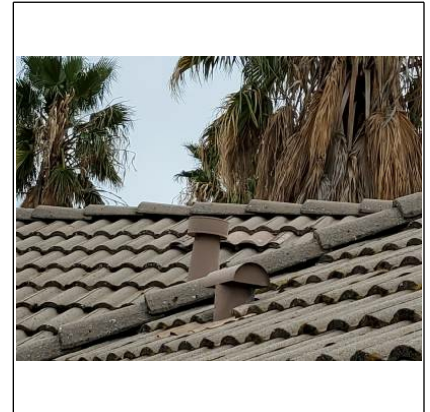
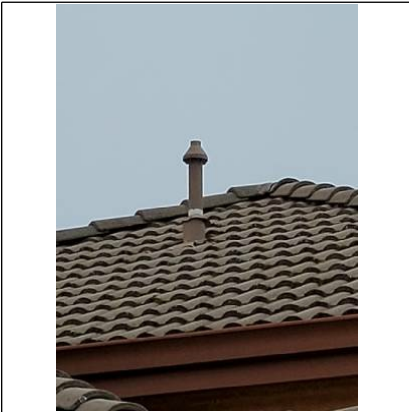
## Plumbing Vents

☐ Not Visible ☐ Not Present

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**



# Exterior

## Chimney 1

☐ None

**Location(s)** Living Room

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

**Rain Cap/Spark Arrestor** ☒ Yes ☐ No ☐ Recommended

**Chase** ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☒ Framed

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

**Flue** ☐ Tile ☒ Metal ☐ Unlined ☐ Not Visible

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

**Comments**

**Photos**



## Chimney 2

☐ None

**Location(s)** Master Sweet

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

**Rain Cap/Spark Arrestor** ☒ Yes ☐ No ☐ Recommended

**Chase** ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☒ Framed

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

**Flue** ☐ Tile ☒ Metal ☐ Unlined ☐ Not Visible

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

**Comments**

**Photos**

# Exterior



## Gutters/Scuppers/Eavestrough

☐ None

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace  
☐ Needs to be cleaned

**Material** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .

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

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

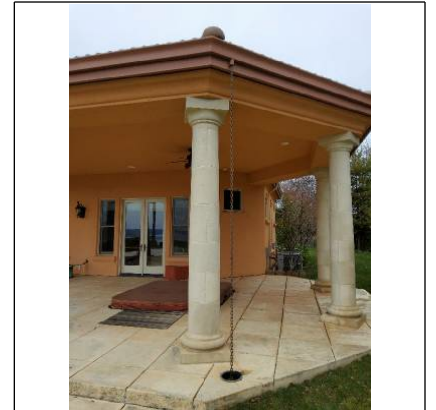
**Extension needed** ☐ North ☐ South ☐ East ☐ West ☒ N/A

**Comments**

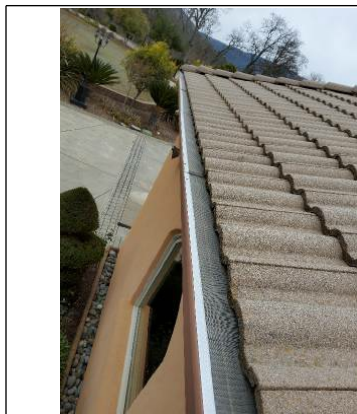
**Photos**



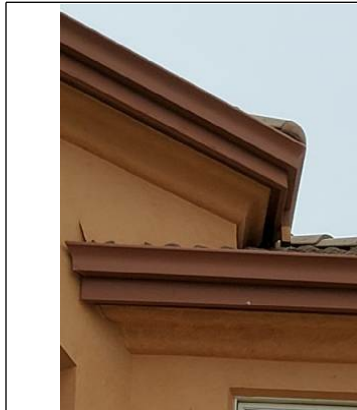
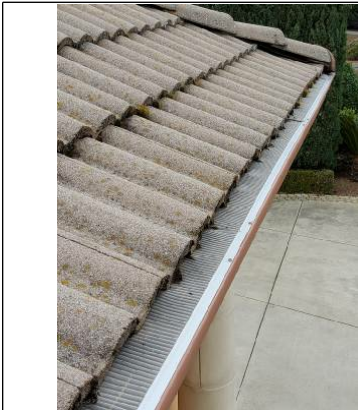
Schedule 40 drain tile



## Exterior

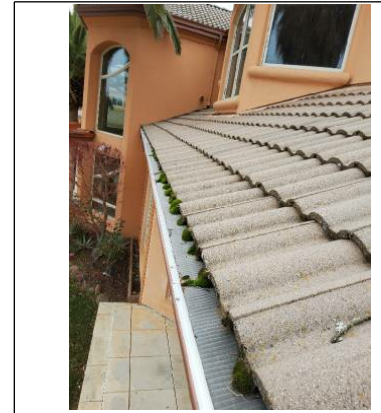
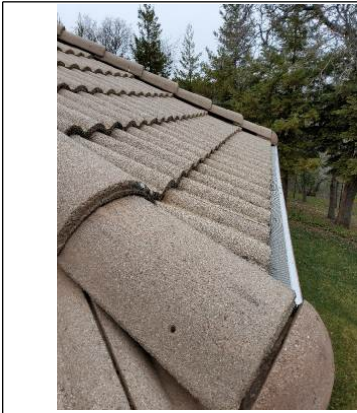


Missing Bracket for downspout  
and can be refasted to gutter





# Exterior



## Siding

### Material

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

### Condition

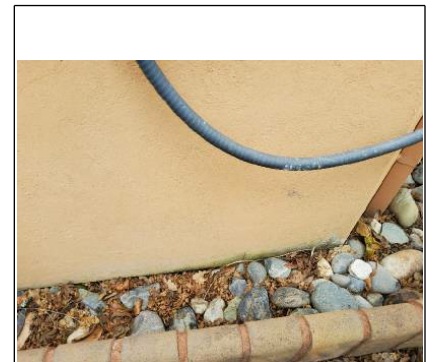
☒ Satisfactory 
 ☐ Marginal 
 ☐ Poor 
 ☐ Recommend repair/painting

### Comments

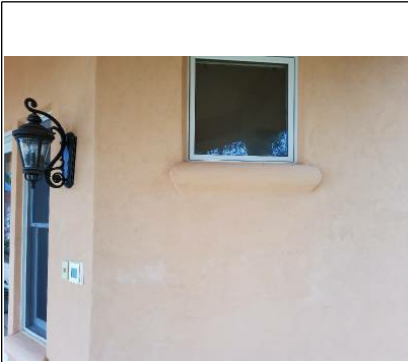
### Photos



Confirmed with owner this was color sample



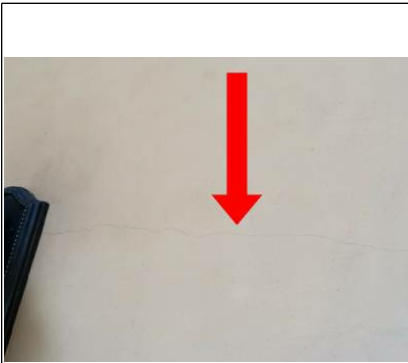
# Exterior



Confirmed with owner this was color sample



Exposed felt (Location: Back corner wall on garage before AC-Units)



Exterior left porch

## Soffit

### Material

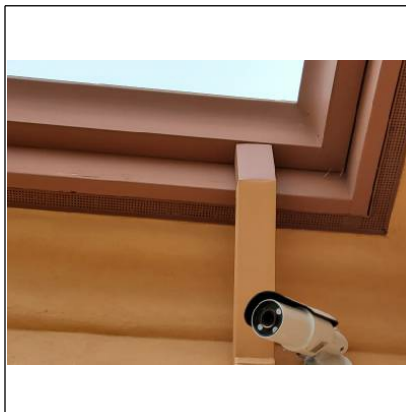
- ☐ None  
☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☒ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other:

### 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

### Photos



This is the only fascia 2x6 that's not completely flush together, this is very minor but can be fixed by clamping together and running a counter screw from back side after predrill (arrow)



This has been referenced in Roof Portion with regards to Flashing (Location Entry Right Side). Water protruded behind the fascia the flashing could have extended a little past, but like mentioning before (Left Arrow) another angle step flashing could be installed and the Fascia could be replaced on corner if needed.



This is an absolute masterpiece from the gutter installer, stucco artist, and contractor who did the fascia.

# Exterior

## Flashing

☐ None

### Material

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

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor

### Comments

## Caulking

☒ None

### Condition

☐ Satisfactory ☐ Marginal ☐ Poor  
☐ Recommend around windows/doors/masonry ledges/corners/utility penetrations

### Comments

## Windows/Screens

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting  
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

### Material

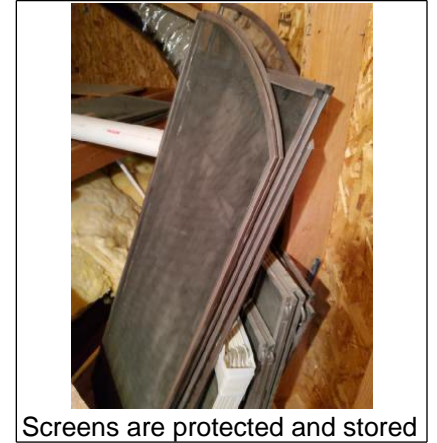
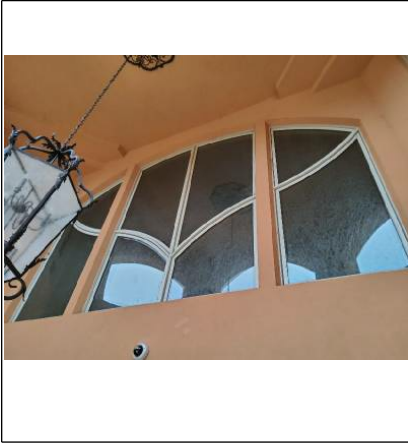
☐ Wood ☐ Metal ☐ Vinyl ☒ Aluminum/Vinyl clad

### Screens

☐ Torn ☐ Bent ☒ Not installed ☐ Satisfactory

### Comments

### Photos



## Slab-On-Grade/Foundation

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



# Exterior

## Slab-On-Grade/Foundation cont.

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

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

**Comments**

## Service Entry

**Location** ☒ Underground ☐ Overhead

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

**Exterior receptacles** ☒ Yes ☐ No Operable: ☐ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

**GFCI present** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)  
☐ Recommend GFCI Receptacles

**Comments**

## 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

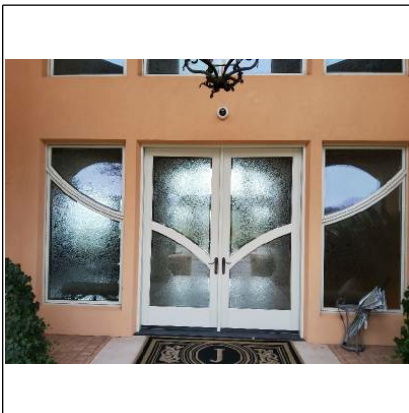
**Patio** ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:  
☐ Satisfactory ☐ Marginal ☐ Poor

**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** This is only in reference to the front door, refer to "Room Sections" with regards to other doors conditions

**Photos**



## Exterior A/C #1

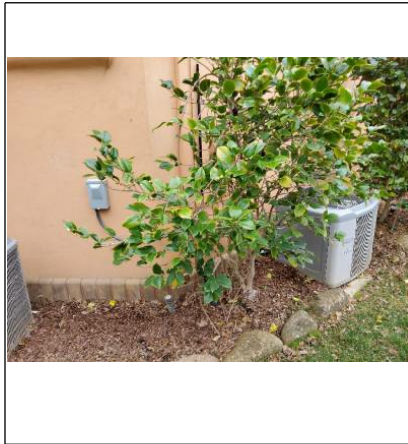
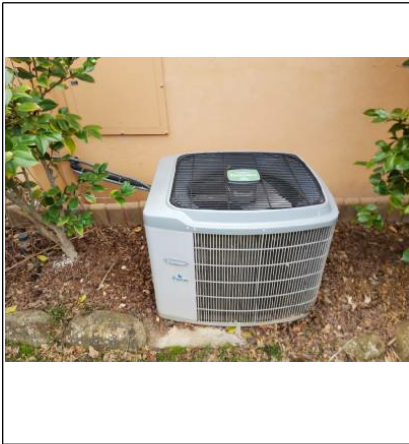
# Exterior

## Exterior A/C #1 cont.

- Unit #1** ☐ N/A  
 Location: Left Portion of Home  
 Brand: Carrier  
 Model #: 38TZA036330  
 Serial #: 2303E42294  
 Approximate Age: 2005
- 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): 30 Fuses/Breakers installed (amps): 30  
☐ Improperly sized fuses/breakers
- Level** ☐ Yes ☐ No ☒ Recommend re-level unit
- Condenser Fins** ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory
- Insulation** ☒ Yes ☐ No ☐ Replace
- Improper Clearance (air flow)** ☐ Yes ☒ No

### Comments

### Photos



## Exterior A/C #2

- Unit #2** ☐ N/A  
 Location: Left Portion of Home  
 Brand: Carrier  
 Model #: 38TZA048330  
 Serial #: 2203E39274  
 Approx. Age: 2005
- Energy source** ☒ Electric ☐ Gas Other: \_\_\_\_\_
- Unit type** ☐ Air cooled ☒ Water cooled ☐ Geothermal ☐ Heat pump
- Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 40 Fuses/Breakers installed (amps): 40  
☐ 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

# Exterior

## Exterior A/C #2 cont.

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

**Improper Clearance (air flow)** ☐ Yes ☒ No

**Comments**

**Photos**



## Exterior A/C #3

**Unit #2** ☐ N/A  
 Location: Left Portion of Home  
 Brand: Carrier  
 Model #: 38TZA036330  
 Serial #: 2303E42287  
 Approx. Age: 2005

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

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

**Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30  
☐ 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

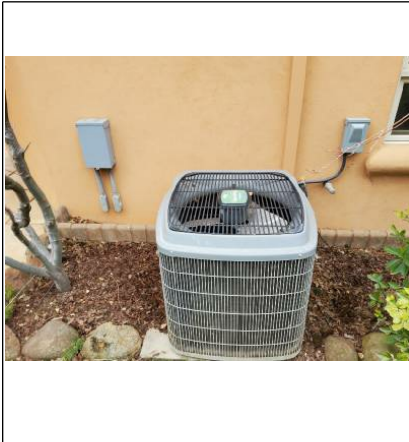
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

**Improper Clearance (air flow)** ☐ Yes ☒ No

**Comments**

**Photos**

# Exterior



Out of Level by atleast 1 inch



## Exterior A/C #4

### Unit #2

☐ N/A

Location: Right Portion of Home

Brand: Carrier

Model #: 24ACB460A310

Serial #: 3009E09744

Approx. Age: 2005

Energy source ☒ Electric ☐ Gas Other: .

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

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 50 Fuses/Breakers installed (amps): 50  
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

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

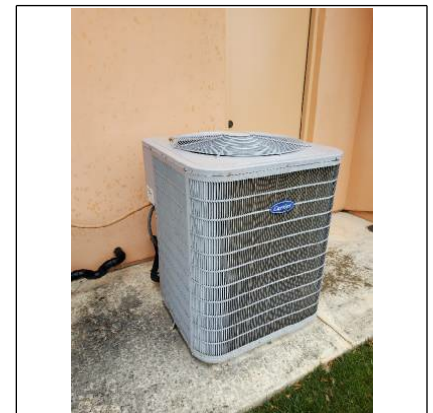
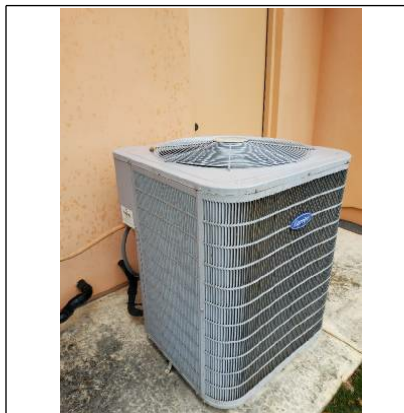
Insulation ☒ Yes ☐ No ☐ Replace

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

Improper Clearance (air flow) ☐ Yes ☒ No

### Comments

### Photos



## Exterior A/C #5



# Exterior

## Exterior A/C #5 cont.

### Unit #2

☐ N/A

Location: Right Portion of Home

Brand: Carrier

Model #: 38TZA024330

Serial #: 2103E39224

Approx. Age: 2005

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

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

**Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30  
☐ 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

### Photos



# Plumbing

## Water service

**Main shut-off location** Right side bottom of property

**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

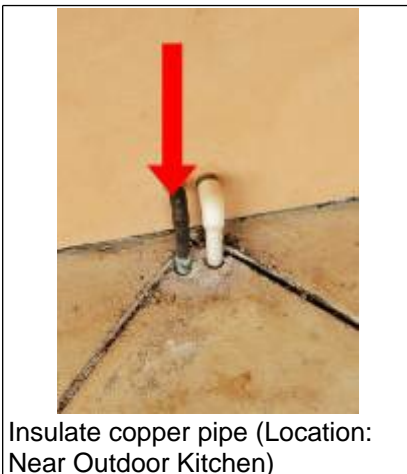
**Interior fuel storage system** ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

**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** Right Side of House

**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**

## Water heater #1

☐ N/A

**General** Brand Name: Rinnai  
Serial #:  
Capacity:  
Approx. age: 2014

**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** Location in Granny Unit

**Photos**

# Plumbing



## Water heater #2

- ☐ N/A
- General** Brand Name: Rheem  
Serial #:  
Capacity:  
Approx. age: 2020
- 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** Location Master Sweet

## Water softener

- ☒ None
- Loop installed** ☐ Yes ☐ No
- Plumbing hooked up** ☐ Yes ☐ No
- Plumbing leaking** ☐ Yes ☐ No
- Comments**



# Heating System

## Heating system

### Unit #1

Brand name: Carrier

Approx. age: Unknown

☐ Unknown Model #: Serial #: ☒ Satisfactory ☐ Marginal ☐ Poor

☐ Recommended HVAC technician examine

### Unit #2

☒ None

Brand name:

Approx. age:

☐ Unknown

Model #:

Serial #: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine

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

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

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

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

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

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

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

**Flue piping** ☐ N/A ☒ Satisfactory ☐ Rusted ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

**Filter** ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing  
☐ Electronic (not tested)

**When turned on by thermostat** ☒ Fired ☐ Did not fire Proper operation: ☐ Yes ☐ No ☐ Not tested

**Heat pump** ☐ N/A ☐ Supplemental electric ☒ Supplemental gas

**Sub-slab ducts** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No

**System not operated due to** ☒ N/A ☐ Exterior temperature Other: .

**Comments** Located in garage

### Photos



# Heating System



## Heating system 2

### Unit #1

Brand name: Carrier

Approx. age: Unknown

☐ Unknown Model #: Serial #: ☒ Satisfactory ☐ Marginal ☐ Poor

☐ Recommended HVAC technician examine

### Unit #2

☒ None

Brand name:

Approx. age:

☐ Unknown

Model #:

Serial #: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine

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

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

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

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

Tester:

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

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

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

**Flue piping** ☐ N/A ☒ Satisfactory ☐ Rusty ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

**Filter** ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing  
☐ Electronic (not tested)

**When turned on by thermostat** ☒ Fired ☐ Did not fire Proper operation: ☐ Yes ☐ No ☐ Not tested

**Heat pump** ☐ N/A ☐ Supplemental electric ☒ Supplemental gas

**Sub-slab ducts** ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No

**System not operated due to** ☒ N/A ☐ Exterior temperature Other: .

**Comments** Location in Guest Quarters

**Photos**

# Heating System



## Boiler system

☒ N/A

### General

Brand name:

Approx. age:

Model #:

Serial #:

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

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

**Circulator** ☐ Pump ☐ Gravity ☐ Multiple zones

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

**Oil fired units** Disconnect: ☐ Yes ☐ No

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

**Relief valve** ☐ Yes ☐ No ☐ Missing Extension proper: ☐ Yes ☐ No ☐ Recommend repair/replace

**Operated** When turned on by thermostat: ☐ Fired ☐ Did not fire

**Operation** Satisfactory: ☐ Yes ☐ No ☐ Recommend HVAC technician examine before closing

### Comments

## Other systems

☒ N/A

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

**Proper operation** ☐ Yes ☐ No

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

### Comments

# Electric/Cooling System

## Main panel

**Location** Left Portion of House

**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

## Photos



## Evaporator Coil Section Unit #1

☒ N/A



# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

**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**

# Interior

## Fireplace

☐ None

**Location(s)** Living Room 1

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

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

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

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

**Hearth extension adequate** ☒ Yes ☐ No

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

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

**Comments**

**Photos**



## Fireplace 2

☐ None

**Location(s)** Master Sweat

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

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

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

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

**Hearth extension adequate** ☒ Yes ☐ No

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

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

**Comments**

**Photos**

# Interior



## Fireplace 3

☐ None

**Location(s)** Living Room 2

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

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

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

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

**Hearth extension adequate** ☒ Yes ☐ No

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

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

**Comments**

**Photos**



## Kitchen / Living Room 2 Staircase

☐ None

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

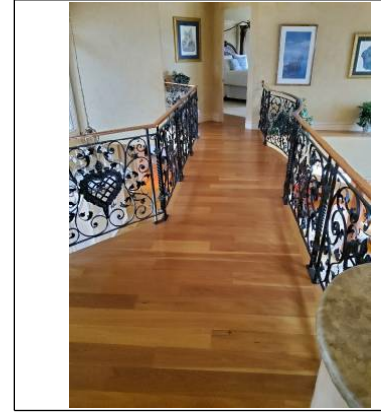
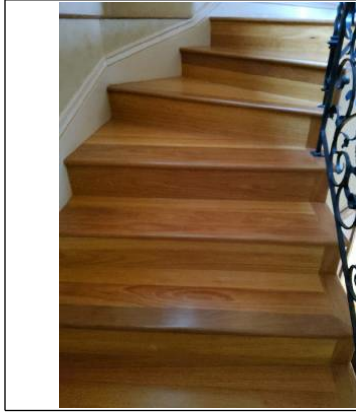
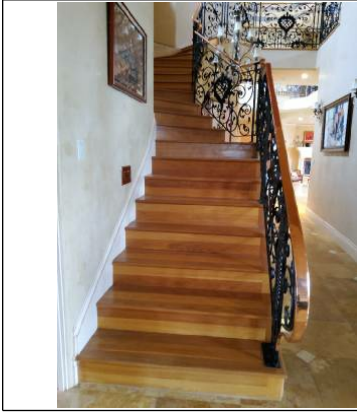
**Handrail** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

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

**Comments**

**Photos**

# Interior



## Laundry Staircase

☐ None

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

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

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

**Comments**

**Photos**



## Entry Staircase

☐ None

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

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

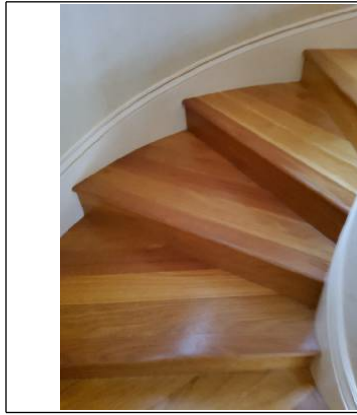
**Risers/Treads** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

**Comments**

**Photos**



# Interior



## Smoke/Carbon Monoxide detectors

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

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

**Comments** Recommend always putting new batteries in the smoke and CO2 detectors when buying a house.

## 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** ☒ Master Closet ☒ Upstairs Bedroom ☐ Garage ☐ Other

**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

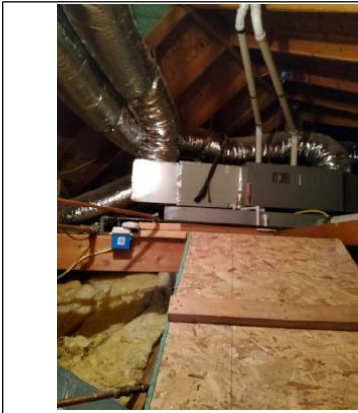
**Firewall between units** ☐ N/A ☒ Yes ☐ No ☐ Needs repair/sealing

**Electrical** ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring  
☐ Knob and tube covered with insulation ☐ Safety Hazard

**Comments**

**Photos**

## Interior



Cut and Stack rafter to ridge



# Outdoor Kitchen / BBQ

## Countertops

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

**Comments**

**Photos**



## BBQ

**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

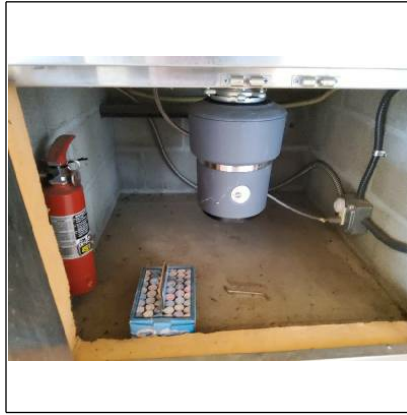
**Functional drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

**Comments**

**Photos**

# Outdoor Kitchen / BBQ



## Floor

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

## Comments

## Appliances

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

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

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

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

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

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

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

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

**Other** Operable: ☒ Yes ☐ No

**Dishwasher airgap** ☐ Yes ☒ No

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

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

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

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

## Comments

## Photos



## Outdoor Kitchen / BBQ



# Living Room

## Living Room

**Location** Downstairs

**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

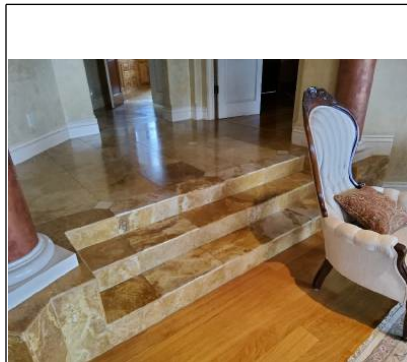
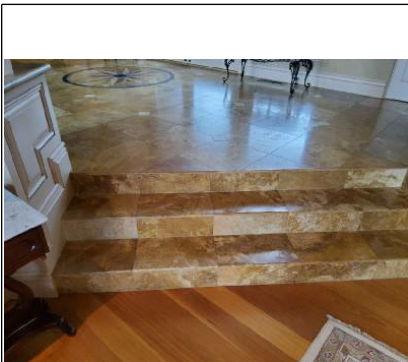
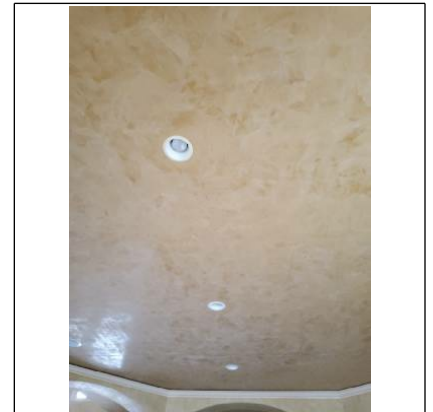
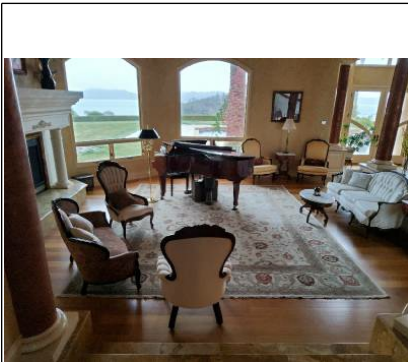
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**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** Downstairs

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

**Moisture stains** ☒ Yes ☐ No

Where: Bottom portion of trim, casing and sill of exterior hinged door. This is common based exposed areas to the weather elements. This can be replaced and fixed easily.

**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**

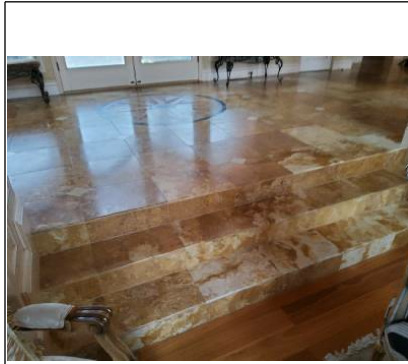


Moisture damaged areas on trim, casing and bottom wood interior sill. This would be expected on this side of the house based on outside elements of back patio of home.

## Dining Room



Both sides of trim of the door can be replaced with new bottom sill installed. I have contacted my cabinet guy with regards to possibly making a custom bottom sill for this door.





# Kitchen

## Countertops

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

**Comments**

**Photos**

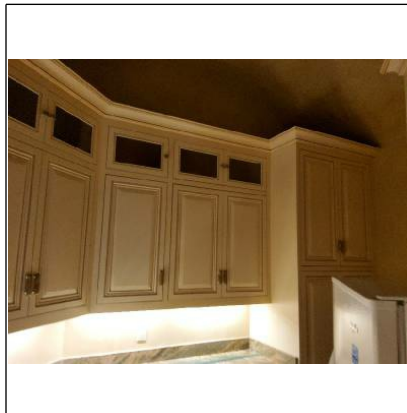
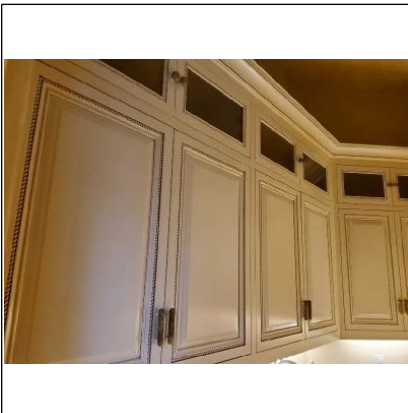


## Cabinets

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

**Comments**

**Photos**



## Plumbing

**Faucet Leaks** ☐ Yes ☒ No

**Pipes leak/corroded** ☐ Yes ☒ No

# Kitchen

## Plumbing cont.

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

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

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

**Comments**

**Photos**



## Walls & Ceiling

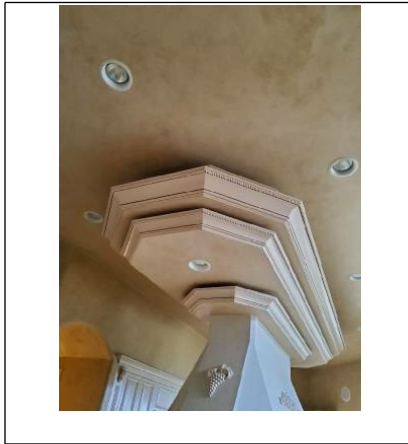
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

**Comments**

**Photos**



Absolute Master Craftmanship



## Heating/Cooling Source

☒ Yes ☐ No

**Comments**

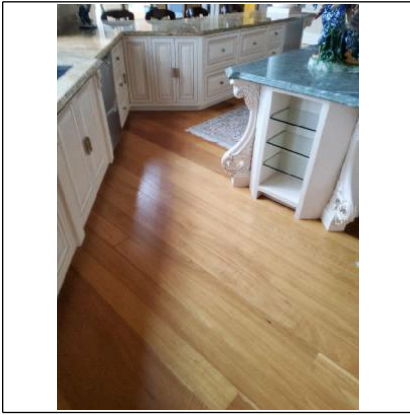
## Floor

**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



## Kitchen



# Laundry Room

## Laundry

**Laundry sink** ☒ Yes

**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

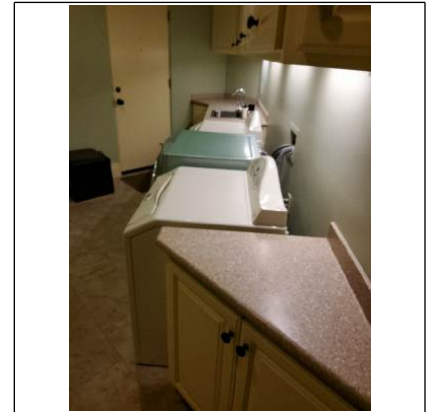
**Appliances** ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler

**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



Proper GFCI



Dryer Vented to wall properly with proper material



# Laundry Room



Readjust striker plate



Elevator was not examined

# Living Room 2

## Living Room

**Location** Downstairs

**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

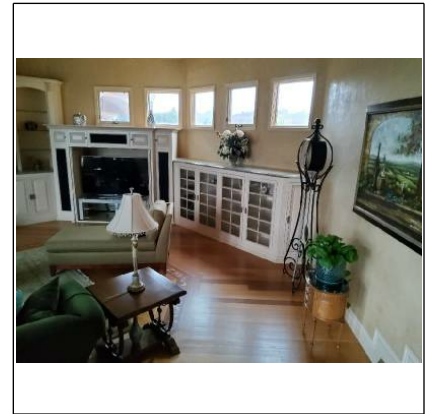
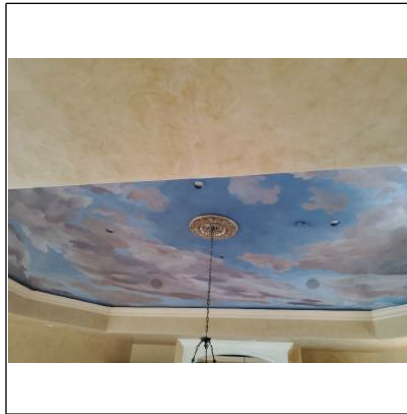
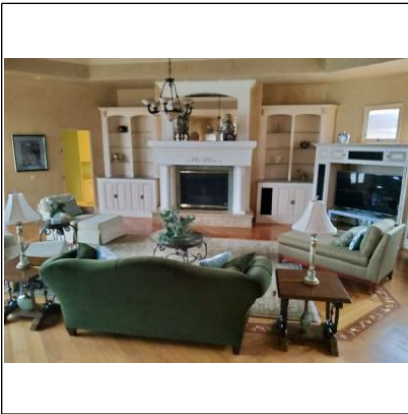
**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**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 2

## Dining Room

**Location** Downstairs

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

**Moisture stains** ☒ Yes ☐ No

Where: Bottom portion of trim, casing and sill of exterior hinged door. This is common based exposed areas to the weather elements. This can be replaced and fixed easily

**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**



Moisture damaged areas on trim, casing and bottom wood interior sill. This would be expected on this side of the house based on outside elements of back patio of home.

# Theater Room

## Room

**Location** Downstairs

**Type** Theater 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

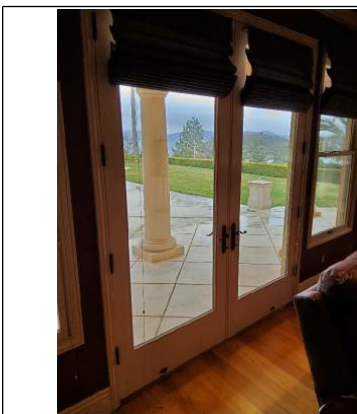
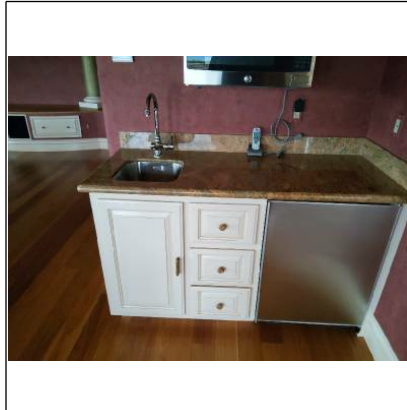
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**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



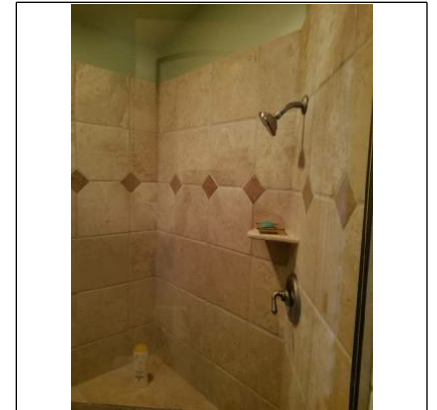
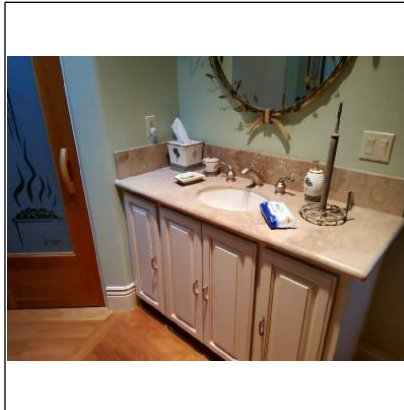
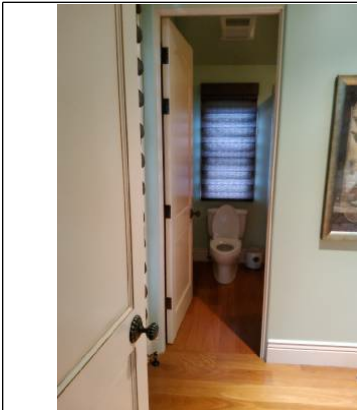
# Theater Bathroom

## Bath

- Location** Downstairs
- 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 ☒ Tile 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





# Theater Bathroom



# Master Bedroom Suite

## Room

**Location** Downstairs

**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

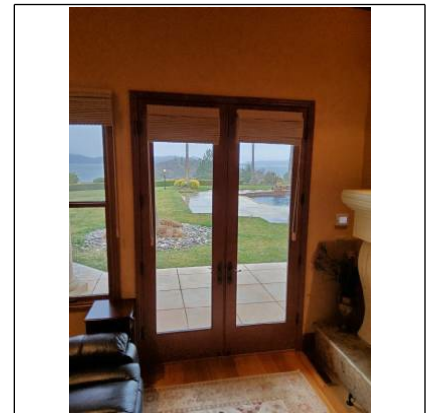
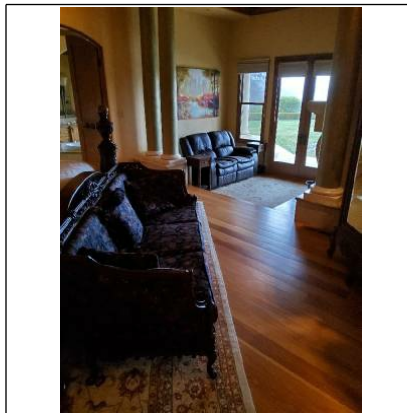
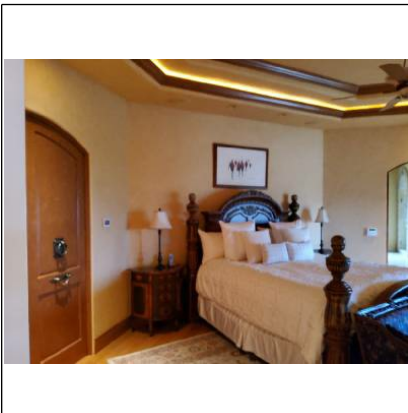
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

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

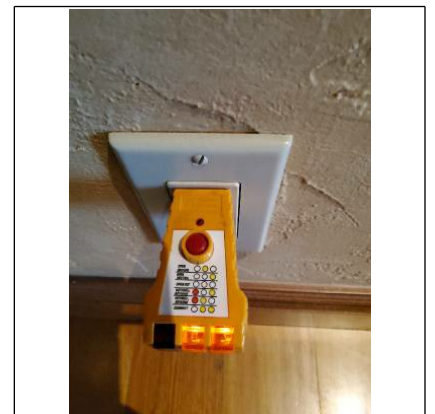
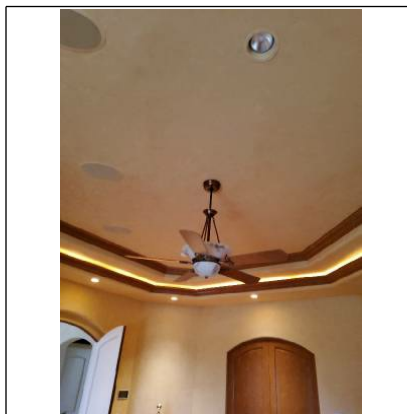
**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware

## Comments

## Photos



Excellent carpentry on this 45 degree end cut with a micronailer



# Master Bathroom Suite / Closet Suite

## Bath

- Location** Downstairs
- 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 (Tub) ☒ Tile (Shower) Other: Condition: ☒ Satisfactory  
☐ Marginal ☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No  
 Where:  
☐ N/A
- Drainage** ☒ Satisfactory ☒ Marginal (For One Noted Sink) ☐ 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



Drano can be used to help clean slow drain



This is in reference to the sink that drains slowly.



## Master Bathroom Suite / Closet Suite



# Office

## Room

**Location** Downstairs

**Type** Office

**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

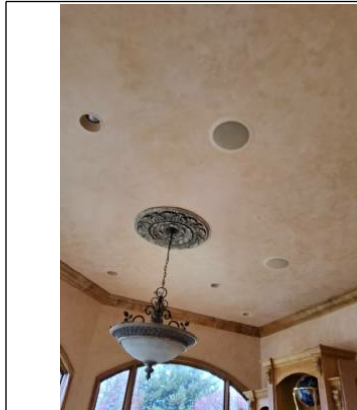
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**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





# Half Bath / Mud Room

## Bath

**Location** Downstairs

**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

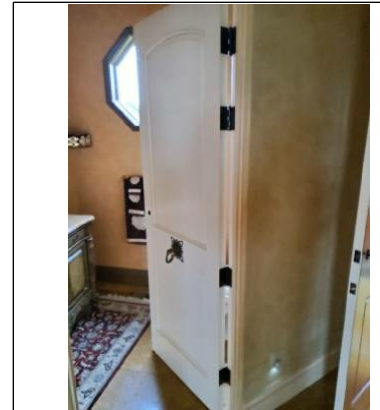
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

**Comments**

**Photos**



# Bedroom 1

## Room

**Location** Downstairs

**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

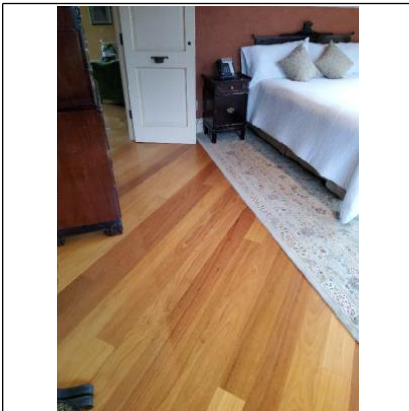
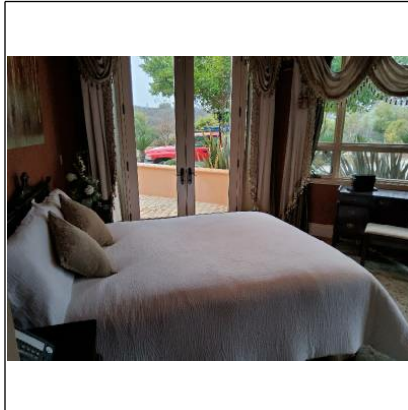
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**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



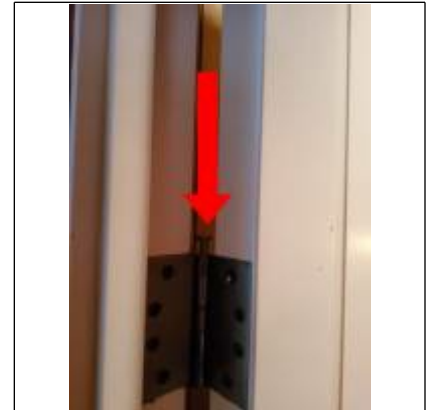
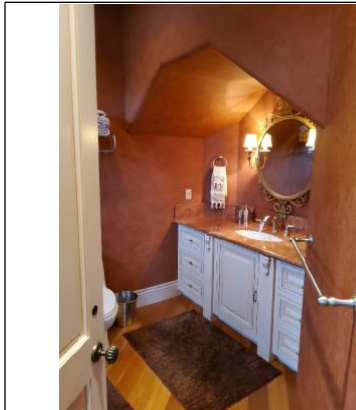
# Bathroom 1

## Bath

- Location** Downstairs
- 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 ☒ Tile 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

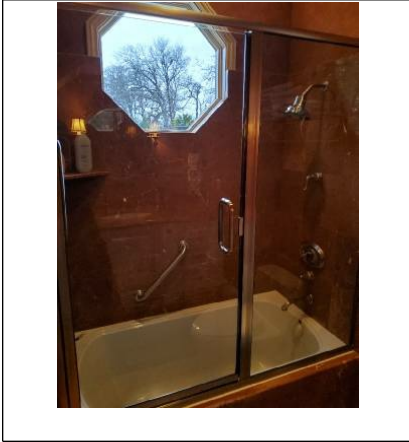
## Comments

## Photos



Tap down

## Bathroom 1



# Bedroom 2

## Room

**Location** Upstairs

**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

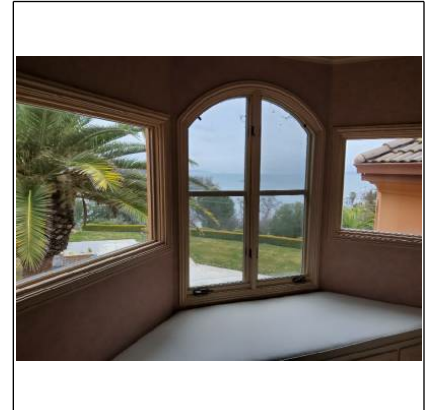
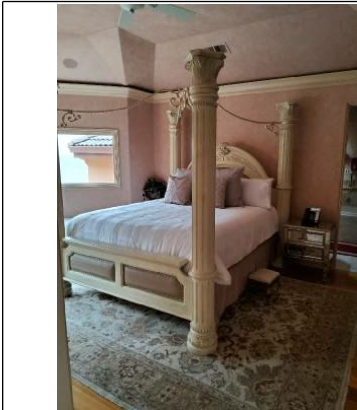
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**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





# Bathroom 2

## Bath

**Location** Upstairs

**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 (Tub) ☒ Tile (Shower) Other: Condition: ☒ Satisfactory  
☐ Marginal ☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No  
Where:  
☐ N/A

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

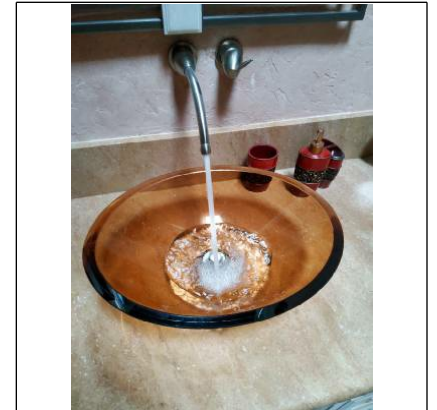
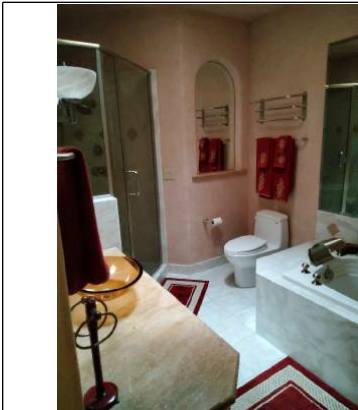
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

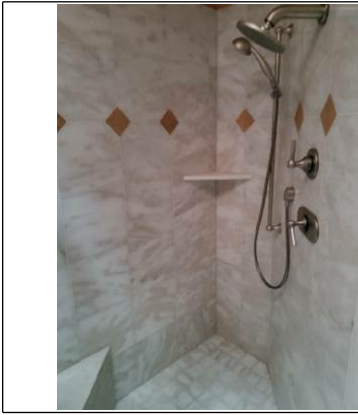
**Exhaust fan** ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Noisy

**Comments**

**Photos**



## Bathroom 2



# Bedroom 3

## Room

**Location** Upstairs

**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

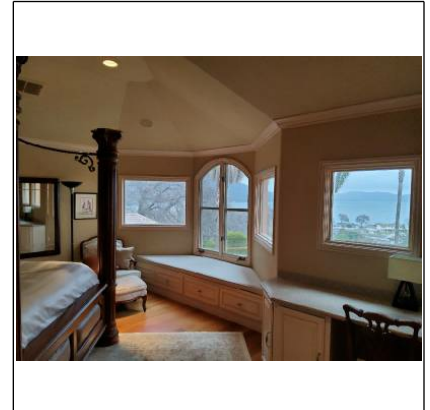
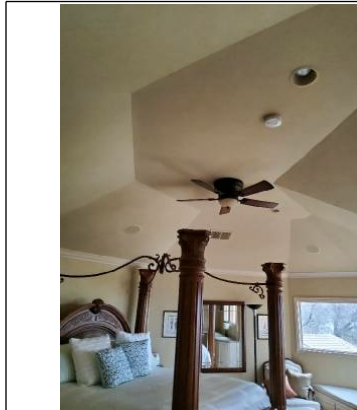
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**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



# Bathroom 3

## Bath

**Location** Upstairs

**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 (Tub) ☒ Tile (Shower) 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

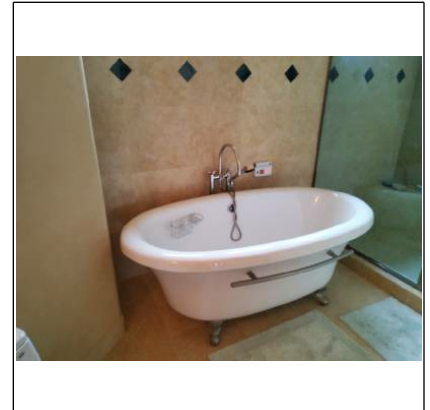
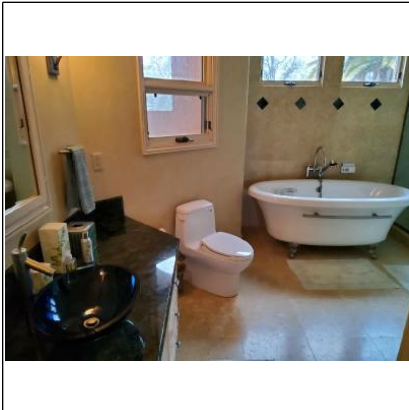
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

**Comments**

**Photos**



## Bathroom 3





# Granny Unit

## Room

**Location** Upstairs

**Type** Granny Unit

**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

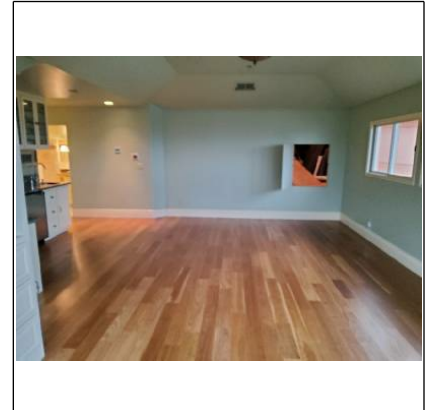
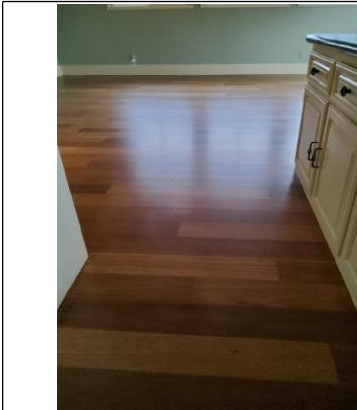
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**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



# Granny Unit Bathroom

## Bath

**Location** Upstairs

**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

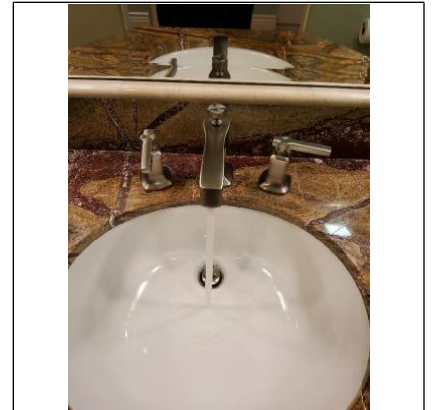
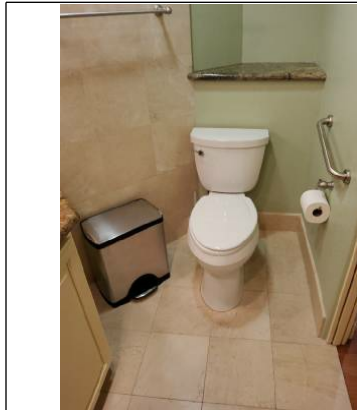
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

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

**Comments**

**Photos**



# Granny Unit Bedroom

## Room

**Location** Upstairs

**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

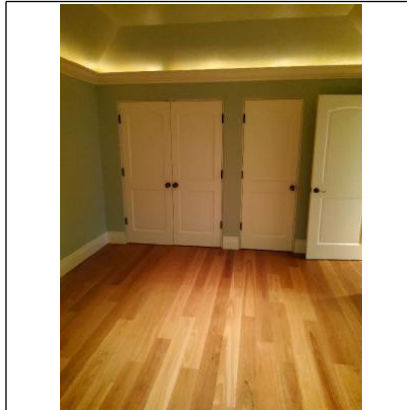
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No

**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



# Pool House

## Type

☐ None

## Type

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

## Comments

## Automatic Opener

☐ None ☐ N/A

## Operation

☒ Operable ☐ Inoperable

## Comments

## Safety Reverse

☐ None ☐ N/A

## Operation

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

## Comments

## Roofing

## Material

☒ Same as house

Type:

Approx. age:    Approx. layers:

## Comments

## Gutters/Eavestrough

## Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house

## Comments

## Siding

☐ N/A

## Material

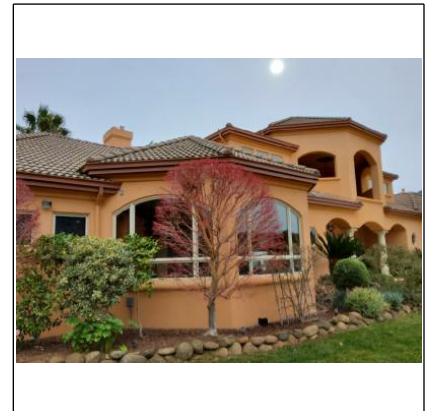
☒ Same as house ☐ Wood ☐ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard

## Condition

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

## Comments

## Photos



## Trim

☐ N/A

## Material

☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

# Pool House

## Trim cont.

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

**Comments**

## Floor

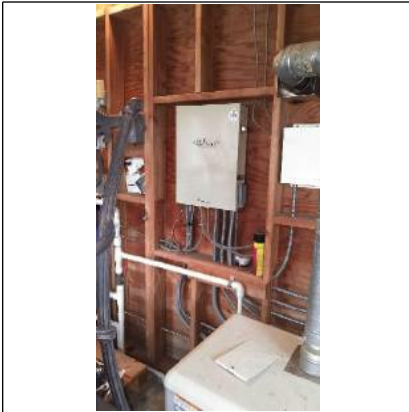
**Material** ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

**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**

**Photos**



## 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**



## Pool House Photos



# Pool/Spa

## Pool / Spa 1

☐ N/A

Area around pool/spa ☒ Stone ☐ Kool - Decking ☐ Flagstone Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracking

Pool/Spa fencing ☐ Yes ☒ No Min Height(ft): . Gate Self-closing/latching: ☐ Yes ☐ No

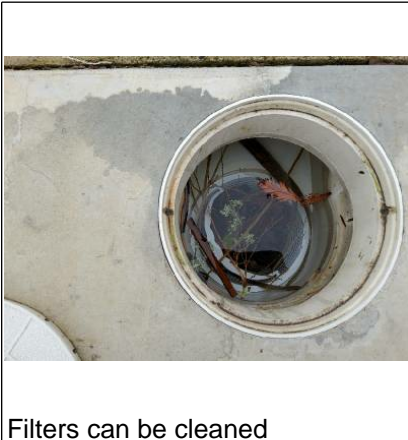
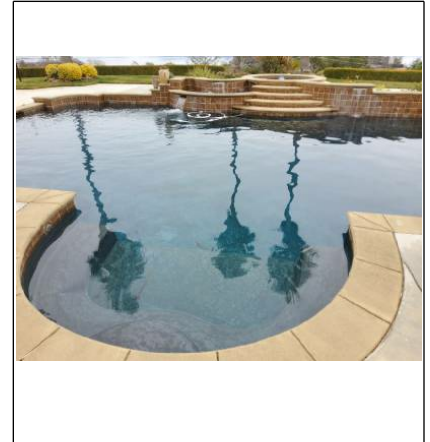
Diving board platform ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor

### Comments

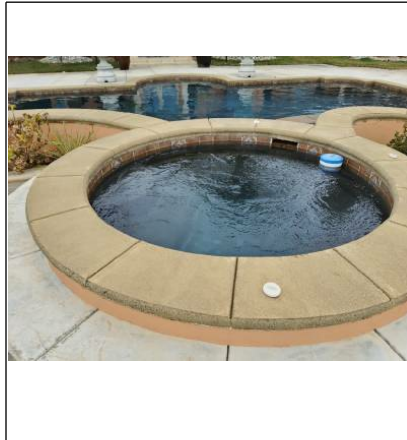
### Photos



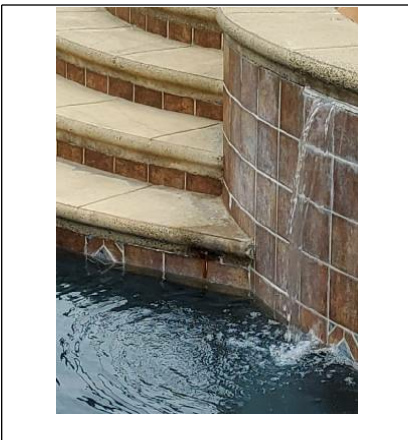
Filters can be cleaned



Filters can be cleaned



Stucco patch can be done



# Pool/Spa

## Spa 2

☐ N/A

Area around pool/spa ☒ Stone ☐ Kool - Decking ☐ Flagstone Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracking

Pool/Spa fencing ☐ Yes ☒ No Min Height(ft): . Gate Self-closing/latching: ☐ Yes ☐ No

Diving board platform ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



## Pool 1 / Spa Liner

Liner ☐ Fiberglass/Acrylic ☐ Plaster/Marcite ☐ Exposed Aggregate/Pebble Tec ☐ Vinyl Other: Tile

Water Clarity ☒ Clear ☐ Cloudy ☐ Opaque ☐ Not Visible ☐ Pool closed for winter-not inspected

Condition ☒ Satisfactory ☐ Marginal ☐ Poor Visible cracks/chips/stains: ☐ Yes ☒ No ☐ Needs repair

Comments

# Garage

## Type

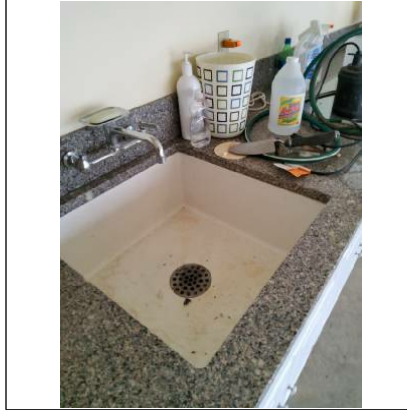
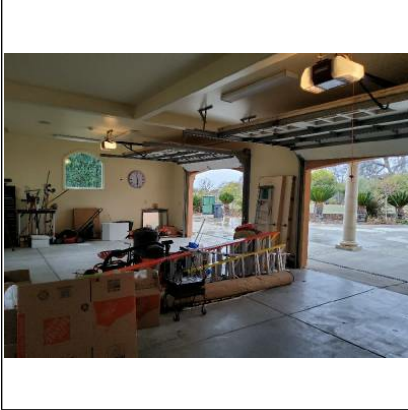
☐ None

## Type

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

## Comments

## Photos



## Automatic Opener

☐ None ☐ N/A

## Operation

☒ Operable ☐ Inoperable

## Comments

## 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

## Siding

☐ N/A

## Material

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

## 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

# Garage

## Floor cont.

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

Comments

Photos



## Sill Plates

☐ None ☒ Not Visible

Type ☐ Floor level ☐ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair

Comments

## Overhead Door(s)

☐ N/A

Material ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended  
☐ Weatherstripping missing/damaged ☐ Loose/missing

Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No

Comments

## Exterior Service Door

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Photos



# Garage



Readjust striker exterior back patio to garage

## Electrical Receptacles

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

**Reverse polarity** ☐ Yes ☒ No

**Open ground** ☐ Yes ☒ No ☐ Safety Hazard

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

## Comments

## Photos



## Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)

**Moisture Stains Present** ☐ Yes ☒ No

**Typical Cracks** ☐ Yes ☒ No

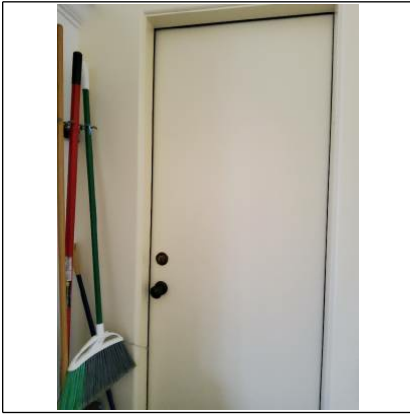
**Fire door** ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ☒ Satisfactory

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

## Comments

## Photos

# Garage



# Crawl Space

## Crawl space

☐ N/A

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

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

**Comments**

## Access

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

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

**Comments**

## Foundation walls

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

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

**Comments**

**Photos**



## Floor

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

**Condition** ☒ Satisfactory ☐ Not Visible ☐ Vapor barrier present

**Comments**

## Seismic bolts

☐ N/A ☐ None visible

**Condition** ☒ Appear satisfactory ☐ Recommed evaluation

**Comments**

## Drainage

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

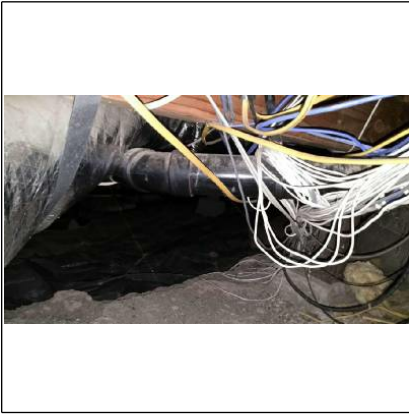
**Standing water** ☐ Yes ☒ No ☐ Not Visible

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

**Comments**

**Photos**

# Crawl Space



## Ventilation

☐ N/A

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

**Condition** ☒ Satisfactory ☐ Evidence of moisture damage

**Comments**

## Girders/Beams/Columns

**Material** ☐ Steel ☒ Wood ☐ Masonry

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

**Comments**

**Photos**



## Joists

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

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

**Photos**

# Crawl Space



## Subfloor

☒ Not Visible

## Condition

☐ Indication of moisture stains/rotting

## Comments