



INDY PRECISION
HOME INSPECTIONS

Home Inspection Report



1234 Drive Street Road, Anytown, IN 12345

Inspection Date:

Tuesday November 27, 2018

Prepared For:

Johnny Homebuyer

Prepared By:

Indy Precision Home Inspections
(317) 732-7693
IndyPrecision@gmail.com

Report Number:

20181127-01

Inspector:

Christopher Bailey

Report Overview

Scope of Inspection

All components designated for inspection in the InterNACHI 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.

Visual Inspection Only

Main Entrance Faces

West

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Sunny
Snow

Recent Rain

Yes

Ground Cover

Snow
Wet

Approximate Age

15-20 years

Report Summary

Items Not Operating

Light switch inoperable at top of central stairs. Recommend repair. There should be an operable switch at both top and bottom of stairway for safety.

Major Concerns

None apparent

Potential Safety Hazards

Handrail missing on basement stairs, potential safety hazard. Recommend installing handrail.

Outlet in basement bathroom had an open ground - Recommend repairing - Safety Concern.

Recommend covering sump pump crotch. Potential safety concern for children.

For added safety recommend balusters be spaced a maximum of 4" apart - safety concern for small children.

Recommend smoke detectors in each sleeping room, outside of each sleeping room and on each floor .

Deferred Cost Items

Heat pump nearing its life expectancy. Recommend budgeting for new unit.

Water heater nearing its life expectancy. Recommend budgeting for new unit.

Improvement Items

Water lines under kitchen sink show signs of leaking. Recommend repair immediately.

Recommend airtight sealing of grinder pump crotch in basement to prevent odor.

Damaged/Missing insulation on exterior AC unit refrigerant line. Recommend replacing insulation.

Open return (hole) in basement casing of unit downdraft of filter. Recommend return ducts be inspected for adequate airflow and open return sealed as needed.

Recommend No-Ox Paste on electrical main service wires to prevent corrosion .

First floor bathroom toilet bowl is loose recommend repair.

Items To Monitor

Stains on ceiling. No moisture present at time of inspection. Monitor for leaks .

Caulking around exterior windows and doors and interior bathroom and kitchen areas. Monitor and maintain annually.

Receipt/Invoice

Indy Precision Home Inspections
(317) 732-7693

Property Address
1234 Drive Street Road
Anytown, IN 12345

Date: Nov 27, 2018

Inspection Number: 20181127-01

Inspected By: Christopher Bailey

Payment Method: Check

Client: Johnny Homebuyer

Inspection	Fee
Home Inspection	\$250.00
Additional Sqft (per 1000 sqft)	\$50.00

Total	\$300.00
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Grounds

Service Walks

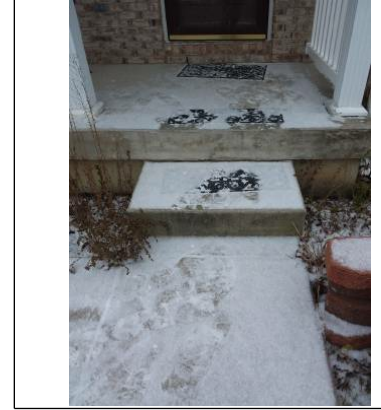
☐ None ☒ Not Visible

Material ☒ Concrete ☐ Stone ☐ Gravel ☐ Brick Other: .

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair ☐ Recommend Repair

Comments Limited visibility due to snow cover

Photos



Service Walks (Rear of home)

☐ None ☒ Not Visible

Material ☐ Concrete ☒ Stone ☐ Gravel ☐ Brick Other: .

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair ☐ Recommend Repair

Comments

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 ☐ Recommend Repair

Comments

Photos

Grounds



Porch

☐ None ☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

☐ For enhanced safety recommend 4" max spacing between balusters

☐ Handrail/guardrail loose recommend repair

Support Pier

☒ Concrete ☐ Wood ☐ Brick

Floor

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

☐ Floor boards damaged/wood rot recommend repair ☐ Recommend painting floor boards

☐ Recommend repair of floor framing

Comments

Photos



Stoops/Steps

☐ None

Material

☒ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended

Condition

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

☒ Cracked ☐ Settled ☐ Recommend Repair

Comments

Typical cracks

Photos

Grounds



Stoops/Steps (Rear of home)

☐ None

Material

☐ Concrete ☒ Wood Other: ☐ Railing/Balusters recommended

Condition

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

Comments

Deck

☐ None ☐ Not Visible

Material

☒ Wood ☐ Metal ☐ Composite

Finish

☐ Treated ☒ Painted/Stained Other: ☐ Not Applicable ☐ Recommend staining/painting deck

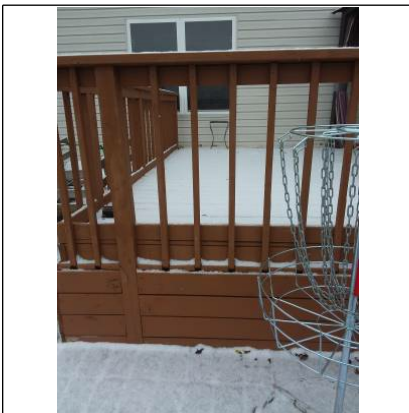
Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil ☐ Recommend Repair
☐ Monitor wood for rot ☐ Railing/Balusters Recommended
☐ Underside of deck not visible, not evaluated ☐ Loose fasteners ☐ Joist hangers missing nails
☐ Improper attachment to house ☐ Railing loose ☒ Safety hazard
☒ Railings/Balusters recommend repair

Comments

For added safety recommend balusters be spaced a maximum of 4" apart - safety concern for small children.

Photos



Grading affecting foundation

☐ N/A

Negative Grade

☐ East ☐ West ☐ North ☐ South ☒ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☒ Recommend trimming back trees/vegetation

Grounds

Grading affecting foundation cont.

Negative Grade cont. ☐ Siding in contact with/improper clearance to soil
☐ Recommend maintaining a positive drainage slope away from foundation

Comments Recommend trimming trees/vegetation so it doesn't come into contact with the home

Photos



Hose bibs

☐ N/A

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve
☐ Damaged/missing handle ☐ Leaking ☐ Recommend repair

Operable ☐ Yes ☐ No ☒ Not Tested ☒ Not On

Comments Hose faucet was shut-off and not tested.

Recommend removing hoses before winter to prevent freezing.

Photos



Exterior

Gutters

- ☐ None
- Material** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace
☐ Needs to be cleaned ☐ Recommend adding additional downspouts ☐ Recommend re-sloping gutters
- Leaking** ☐ Corners ☐ Joints ☐ Hole in main run ☐ No apparent leaks ☐ Recommend repair
☒ Could not determine if gutters were leaking during inspection
☐ Minor maintenance of sealing joints on gutters to prevent leaking
- Attachment** ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory ☐ Recommend repair
- Extension needed** ☐ North ☐ South ☐ East ☐ West ☒ N/A

Comments

Siding

- Material** ☐ Stone ☐ Slate ☒ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☐ Wood ☒ Metal/Vinyl Other: . ☐ Typical cracks ☐ Monitor
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/painting ☐ Damaged
☐ Recommend sealing cracks and monitoring ☐ Loose/missing or holes ☐ Wood rot ☐ Peeling paint

Comments

Photos



Trim

- Material** ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco Other: .
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replacement of damaged wood
☐ Damaged wood ☐ Recommend painting ☐ Loose sections ☐ Recommend repair

Comments

Soffit

- ☐ None
- Material** ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco Other: .
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair ☐ Damaged wood
☐ Recommend repair/painting ☐ Loose sections

Comments

Fascia

- ☐ None
- Material** ☒ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco Other: .

Exterior

Fascia cont.

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/painting ☐ Damaged wood

Comments

Flashing

☐ None

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☒ Vinyl ☐ Stucco Other: .

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ No visible flashings above doors/windows
☒ Recommend Installing flashings where needed ☐ Recommend repair/painting

Comments Flashing at doors/windows missing, recommend proper installation by a qualified contractor

Caulking

☐ None

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

Comments Caulking dried and cracked in places, recommend removing and replacing. Monitor and repair as needed.

Photos



Windows/Screens

Material ☐ Wood ☐ Metal ☒ Aluminum/Vinyl

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair and/or painting
☒ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass
☐ Rust on metal windows, recommend painting

Screens ☒ Torn ☐ Bent ☒ Not installed ☐ Satisfactory

Comments Screen not installed in kitchen window at rear of home.

Some tears noticed in emergency egress basement window at rear of home.

Photos

Exterior



Foundation (Visible portion of foundation wall on exterior)

Foundation Wall ☐ Concrete block ☒ Poured concrete ☐ Not Visible Other: .

Condition ☐ Satisfactory ☒ Marginal ☐ Monitor ☐ Have Evaluated ☐ Not Evaluated
☒ Recommend sealing crack(s) and monitoring

Comments Foundation (stem) wall contains typical cracks. Recommend sealing and monitoring.

Photos



Service Entry

Location ☒ Underground ☐ Overhead

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low
☐ Recommend a qualified electrician evaluate/repair

Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Outlet on front of home doesn't work recommend repair
☐ Outlet on back of home doesn't work recommend repair
☐ Outlet on side of home doesn't work recommend repair

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

Comments GFCI reset for exterior receptacles located in garage.

Building(s) Exterior Wall Construction

Type ☒ Not Visible ☐ Framed ☐ Masonry Other: .

Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor

Comments Building structure not visible due to siding, not evaluated.

Exterior

Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

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

Comments

Exterior A/C (Condensing Unit)

Unit #1 ☐ N/A
Location: South side of house
Approximate Age: 10-15+

Heat pump nearing its life expectancy. Recommend budgeting for new unit.

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cabinet/housing rusted ☒ Recommend cleaning condenser fins

Energy source ☒ Electric ☐ Gas Other: .

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

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps):

Level ☒ Yes ☐ No ☐ Recommend re-level unit

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

Insulation ☐ Yes ☐ No ☒ Replace

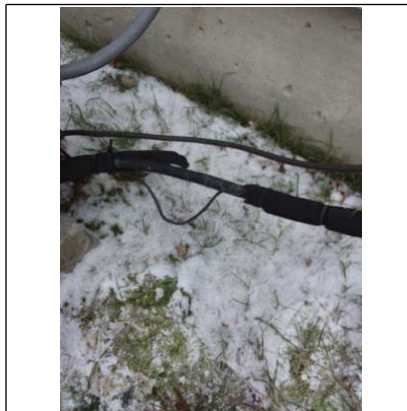
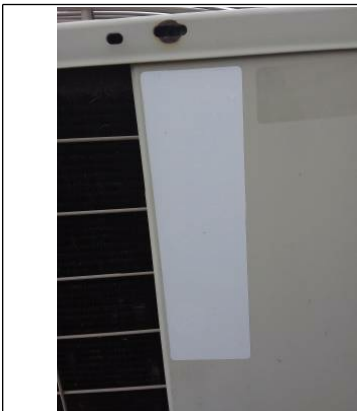
Proper Clearance (air flow) ☒ Yes ☐ No ☐ Recommend keeping vegetation clear of unit

Comments Heat pump was in normal working order.

Heat pump nearing its life expectancy recommend budgeting for new unit.

Damaged/Missing insulation recommend replacing insulation.

Photos



Main Fuel Shutoff

Location ☐ Front Of Home ☒ Side Of Home ☐ Back Of Home ☐ Rusted
Comments:

Photos

Exterior



Roof

General

Visibility ☒ None ☐ All ☐ Partial ☐ Visibility limited due to roof pitch
Roof inspection was limited to eaves due to snow.

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

Photos



Style of Roof

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

Pitch ☐ Low ☒ Medium ☒ Steep ☐ Flat

Roof #1 Type: Asphalt
Layers: Unknown
Age: Unknown

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

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

Comments

Ventilation System

☐ None ☐ N/A ☐ Yes

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

Comments

Flashing

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

Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing
☐ Separated from chimney/roof ☐ Recommend sealing nail heads ☐ Recommend repair/or replacement
☐ Recommend replacing plumbing stack flashing ☐ Flashing around chimney improperly installed.
☐ Flashing(s) improperly installed recommend repair by qualified roofer ☐ Damaged
☐ Recommend installing kick-out flashing.

Comments

Roof

Valleys

☐ N/A

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

Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing
☐ Recommend a qualified roofing contractor evaluate ☐ Recommend repair

Comments

Condition of Roof Coverings

Roof #1 ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☒ Recommend roofer evaluate ☐ Evidence of Leakage
☐ Recommend sealing exposed nails/fasteners ☐ Roof is going to require some general maintenance

Roof #2 ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligatoring ☐ 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 ☐ Alligatoring ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Comments Overall roof condition not visible or evaluated due to snow cover. Recommend additional inspection when weather permits.

Plumbing Vents

☐ Not Visible ☐ Not Present ☒ Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged ☐ Recommend qualified plumber repair
☐ Plumbing vents blocked, recommend a plumber clean out
☐ Recommend extending plumbing vent above roof

Comments

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

Garage/Carport

Type

☐ None

Type

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

Comments

Automatic Opener

☐ None ☐ N/A

Operation

☒ Operable ☐ Inoperable ☐ Recommend repair

Comments

Safety Reverse

☐ None ☐ N/A

Operation

☒ Operable ☐ Not Operable ☐ Pressure reverse need(s) adjusting ☐ Safety hazard
☒ Photo eyes and pressure reverse tested ☐ Recommend repair ☐ Recommend adjusting photo eyes
☐ Pressure reverse not tested due to vehicles parked in garage

Comments

Roofing

Material

☒ Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ Same as house ☐ Gutters damaged recommend repair

Comments

Siding

☐ N/A

Material

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

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting
☒ Same as house

Comments

Trim

☐ N/A

Material

☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting
☐ Damaged wood ☒ Same as house

Comments

Floor

Material

☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other:

Condition

☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard

Comments

Sill Plates

☐ None ☒ Not Visible

Garage/Carport

Sill Plates cont.

Type ☐ Floor level ☐ Elevated
Condition ☐ Rotted/Damaged ☐ Recommend repair ☐ No apparent defects
Comments

Overhead Door(s)

☐ N/A
Material ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing ☐ Recommend repair
☒ Recommend replacing weatherstripping ☐ Damaged wood ☒ Door damaged ☒ Rust

Comments

Photos



Framing

Framing ☐ Wood ☒ Trusses ☐ Damaged framing ☐ Recommend repair ☒ Conventional framing
☐ Moisture stains ☐ Wood rot

Exterior Service Door

☒ None
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted ☐ Recommend repair
☐ Recommend weatherstripping around door

Comments

Electrical Receptacles

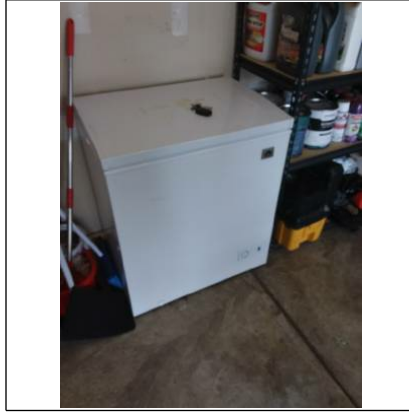
☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No
Reverse polarity ☐ Yes ☒ No ☐ Safety Hazard
Open ground ☐ Yes ☒ No ☐ Safety Hazard
GFCI Present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring
☐ Recommend GFCI Receptacles ☐ Amateur wiring recommend repair
☒ Missing cover plate(s) on outlets, recommend repair ☐ Safety Hazard ☐ Recommend repair
☒ Loose

Comments Refrigerator/freezer on GFCI , recommend a non-GFCI outlet to prevent nuisance tripping.

GFCI reset for exterior located in garage.

Photos

Garage/Carport



Windows

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking glass
☐ Broken/missing hardware ☐ Windows not operating recommend repair
☐ Windows not accessible blocked ☐ Window(s) not operated

Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing

Condition ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)
☐ Drywall joints should be repaired

Moisture Stains Present ☐ Yes ☒ No ☐ Recommend monitoring not active at time of inspection

Typical Cracks ☐ Yes ☒ No

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

Comments Recommend self closing hinges on fire separation door for safety.

Attic

Attic/Structure/Framing/Insulation

☒ N/A ☒ Not accessible

Access ☐ Stairs ☐ Pulldown ☐ Scuttlehole/Hatch ☐ No Access Other: .

Inspected from ☐ Access panel ☐ In the attic ☐ Other

Location ☐ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other Access limited by:

Flooring ☐ Complete ☐ Partial ☐ None

Insulation ☐ Fiberglass ☐ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
☐ 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 ☐ Recommend repair

Ventilation ☐ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

Fans exhausted to Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☐ Not Visible
☐ Recommend exhausting fans to exterior

HVAC Duct ☐ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation

Chimney chase ☐ N/A ☐ Satisfactory ☐ Recommend repair ☐ Not Visible
☐ Recommend sealing flashing around chimney chase ☐ Damaged chase

Structural problems observed ☐ Yes ☐ No ☐ Recommend repair ☐ Recommend structural engineer evaluate

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 ☐ Damaged sheathing
☐ Recommend repair

Evidence of condensation ☐ Yes ☐ No

Evidence of moisture ☐ Yes ☐ No ☐ Appears to be old stains, recommend monitoring

Evidence of leaking ☐ Yes ☐ No ☐ Recommend repair

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 ☐ Amateur wiring recommend repair
☐ Recommend repair

Comments Access was blocked. Attic was not reviewed.

Rec Room

Room

Location First floor

Type ☐ Bedroom ☐ Master Bedroom ☐ Family Room ☐ Sunroom ☒ Rec Room

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

Moisture stains ☐ Yes ☒ No ☐ Recommend monitoring for future leaks ☐ Ceiling ☐ Wall(s)

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

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
☐ Some outlets/switches not working recommend verifying with seller proper operation
☐ Recommend repair ☐ Outlets loose

Heating source present ☒ Yes ☐ No

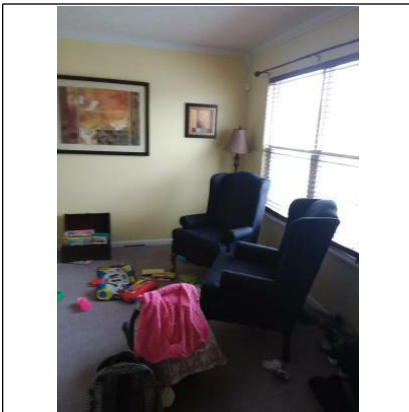
Bedroom Egress restricted ☒ N/A ☐ Yes ☐ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware
☐ Recommend repair ☐ Recommend door stop

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Window not operating recommend repair
☒ Window not accessible not operated ☐ Windows missing hardware not operated

Comments Windows not tested - temporary seasonal window insulation installed

Photos



Living Room

Living Room

Location First floor

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

Moisture stains ☒ Yes ☐ No ☒ Recommend monitoring ☒ Wall(s) ☐ Ceiling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard
☐ Damaged floor recommend repair

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
☐ Some switches/outlets not working recommend verifying with seller that switches/outlets properly operate
☐ Loose outlets ☐ Recommend repair

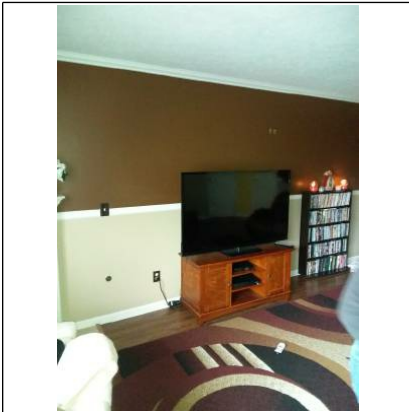
Heating source present ☒ Yes ☐ No

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

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Windows not operating recommend repair
☐ Windows missing hardware not operated

Comments Windows not tested - temporary seasonal window insulation installed

Photos



Family Room

Room	
Location	Second floor
Type	<input type="checkbox"/> Bedroom <input type="checkbox"/> Master Bedroom <input checked="" type="checkbox"/> Family Room <input type="checkbox"/> Sunroom <input type="checkbox"/> Rec Room
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage <input type="checkbox"/> Recommend repair
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Recommend monitoring for future leaks <input type="checkbox"/> Ceiling <input type="checkbox"/> Wall(s)
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard <input type="checkbox"/> Recommend repair
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing <input checked="" type="checkbox"/> Some outlets/switches not working recommend verifying with seller proper operation <input type="checkbox"/> Recommend repair <input type="checkbox"/> Outlets loose
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bedroom Egress restricted	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Recommend repair <input type="checkbox"/> Recommend door stop
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware <input type="checkbox"/> Window not operating recommend repair <input checked="" type="checkbox"/> Window not accessible not operated <input type="checkbox"/> Windows missing hardware not operated
Comments	Windows not tested - temporary seasonal window insulation installed

Dining Room

Dining Room

Location First floor

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

Moisture stains ☐ Yes ☒ No ☐ Wall(s) ☐ Ceiling ☐ Recommend monitoring for leaks

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
☐ Some switches/outlets not working recommend repair

Heating source present ☒ 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 ☐ Windows missing hardware not operated

Comments Windows not tested - temporary seasonal window insulation installed

Kitchen

Countertops

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

Comments

Cabinets

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

Comments

Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☒ Yes ☐ No ☐ Recommend monitoring for leaks ☐ S-trap ☐ Recommend P-Trap
☒ Recommend repair

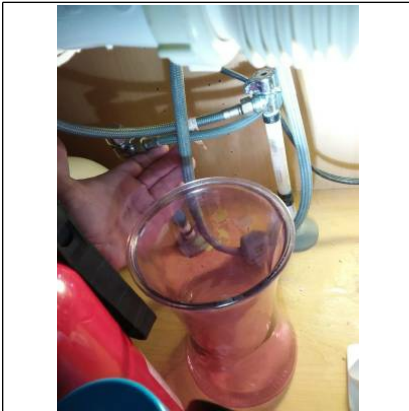
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair ☐ Loose

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber repair

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Some water lines show signs of leaking recommend repair

Photos



Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains ☐ Recommend repair
☐ Large cracks

Comments

Doors/Windows

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

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Recommend repair ☐ Not Properly Operating

Comments

Heating/Cooling Source

☒ Yes ☐ No ☐ Heating/cooling source shared with another room

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks ☐ Recommend repair ☐ Damaged floor

Comments

Kitchen

Appliances

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

Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No ☐ Recommend repair
☒ For enhanced safety recommend installing anti-tip bracket

Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No ☐ Recommend repair
☐ Burner(s) not working recommend repair

Dishwasher ☐ N/A ☒ Not tested Operable: ☐ Yes ☐ No ☐ Recommend repair ☐ Leaking recommend repair

Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No ☐ Recommend repair
☐ Filters dirty recommend replacing

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

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

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☐ Yes ☒ No ☐ Not visible ☒ Recommend Looping Drain Line

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Loose ☐ Recommend repair ☐ Damaged

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard ☐ Recommend electrician evaluate & repair

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

Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

Some appliances not tested - not staying with home

Dishwasher drain line not looped beneath countertop. Recommend repair

Bedroom(s) (1)

Bedroom

Location First floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage ☐ Holes ☐ Recommend repair

Moisture stains ☐ Yes ☒ No ☐ Wall(s) ☐ Ceiling ☐ Recommend monitoring for leaks

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

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
☐ Outlets Loose
☐ Some outlets/switches not working recommend verifying with seller that switches / outlets properly operate

Smoke Detector ☐ Yes ☒ No ☐ Operates ☐ Does not operate ☒ Recommend installing ☐ Recommend repair
☐ Not Tested

Heating source present ☒ Yes ☐ No

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

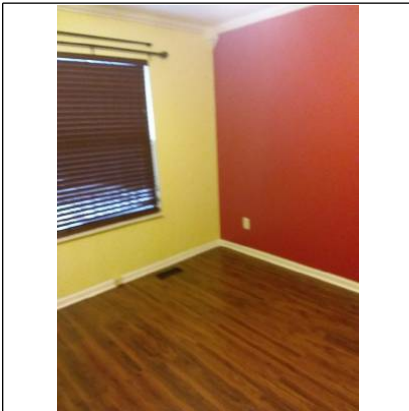
Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware
☐ Recommend Door Stop

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Windows not properly operating ☐ Recommend repair
☐ Windows not operated due to storage/painted shut/damaged

Comments Common light fixtures typically have 6' cords, receptacles should be placed within 12' of each other for convenience - recommend adding additional receptacles

Windows not tested - temporary seasonal window insulation installed

Photos



Bedroom(s) (2)

Bedroom

Location Second floor

Walls & Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Damage ☐ Holes ☐ Recommend repair

Moisture stains ☒ Yes ☐ No ☐ Wall(s) ☒ Ceiling ☒ Recommend monitoring for leaks

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

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
☐ Outlets Loose
☒ Some outlets/switches not working recommend verifying with seller that switches / outlets properly operate

Smoke Detector ☒ Yes ☐ No ☐ Operates ☐ Does not operate ☐ Recommend installing ☐ Recommend repair
☒ Not Tested

Heating source present ☒ Yes ☐ No

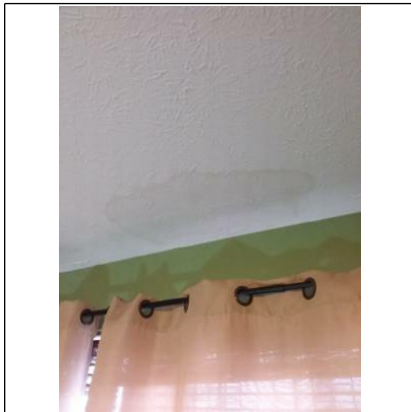
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Windows not properly operating ☐ Recommend repair
☐ Windows not operated due to storage/painted shut/damaged

Comments Stains on ceiling. No moisture present at time of inspection. Continue to monitor.

Photos



Bedroom(s) (3)

Bedroom

Location Second floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage ☐ Holes ☐ Recommend repair

Moisture stains ☐ Yes ☒ No ☐ Wall(s) ☐ Ceiling ☐ Recommend monitoring for leaks

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

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
☐ Outlets Loose
☐ Some outlets/switches not working recommend verifying with seller that switches / outlets properly operate

Smoke Detector ☒ Yes ☐ No ☐ Operates ☐ Does not operate ☐ Recommend installing ☒ Recommend repair
☒ Not Tested

Heating source present ☒ Yes ☐ No

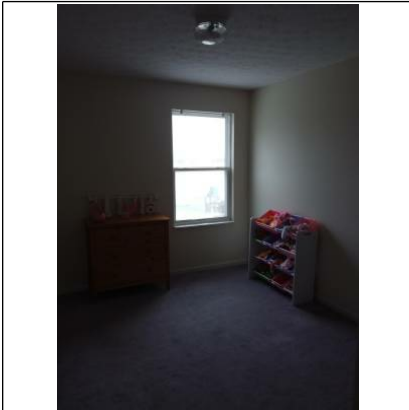
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

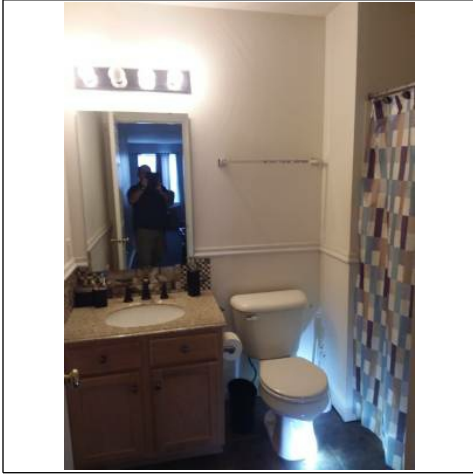
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Windows not properly operating ☐ Recommend repair
☐ Windows not operated due to storage/painted shut/damaged

Comments Windows not tested - temporary seasonal window insulation installed

Photos



Bedroom(s) (3) Photos



Bedroom(s) (4)

Bedroom

Location Second floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Damage ☐ Holes ☐ Recommend repair

Moisture stains ☐ Yes ☒ No ☐ Wall(s) ☐ Ceiling ☐ Recommend monitoring for leaks

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

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
☐ Outlets Loose
☐ Some outlets/switches not working recommend verifying with seller that switches / outlets properly operate

Smoke Detector ☐ Yes ☒ No ☐ Operates ☒ Does not operate ☒ Recommend installing ☐ Recommend repair
☐ Not Tested

Heating source present ☒ Yes ☐ No

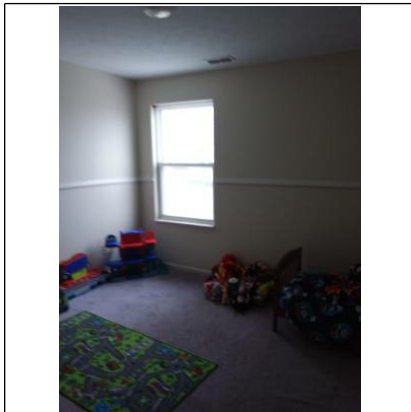
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Windows not properly operating ☐ Recommend repair
☐ Windows not operated due to storage/painted shut/damaged

Comments Windows not tested - temporary seasonal window insulation installed

Photos



Bedroom(s) (5)

Bedroom

Location Second floor

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage ☐ Holes ☐ Recommend repair

Moisture stains ☐ Yes ☒ No ☐ Wall(s) ☐ Ceiling ☐ Recommend monitoring for leaks

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

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
☐ Outlets Loose
☐ Some outlets/switches not working recommend verifying with seller that switches / outlets properly operate

Smoke Detector ☒ Yes ☐ No ☐ Operates ☐ Does not operate ☐ Recommend installing ☐ Recommend repair
☒ Not Tested

Heating source present ☒ Yes ☐ No

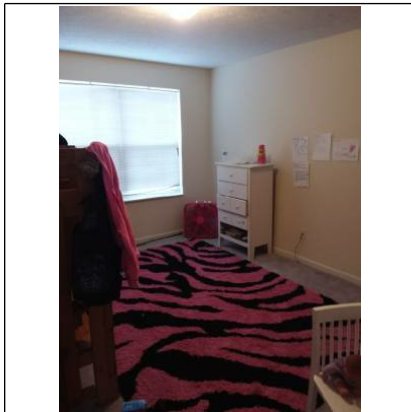
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Windows not properly operating ☐ Recommend repair
☐ Windows not operated due to storage/painted shut/damaged

Comments Windows not tested - temporary seasonal window insulation installed

Photos



Bathroom(s) (1)

Bath

Location First floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Corrosion on pipes monitor for leaks
☐ S-traps ☐ Vanity loose ☐ Recommend repair ☐ S-trap

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

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

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

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 ☐ N/A ☐ Inside of tub/shower
☒ Where tub/shower meets floor ☐ Damaged tile/wall

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry ☐ Monitor for leaks

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Window Not Operating

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

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

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

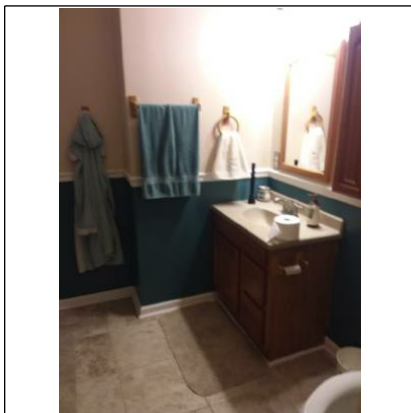
Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy ☐ Recommend installing exhaust fan
☐ Recommend repair

Comments Caulk or grouting recommended in tub area.

Toilet bowl is loose recommend repair

Photos



Bathroom(s) (2)

Bath

Location Master bath
Second floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Corrosion on pipes monitor for leaks
☐ S-traps ☐ Vanity loose ☐ Recommend repair ☐ S-trap

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

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

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

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 ☐ N/A ☐ Inside of tub/shower
☒ Where tub/shower meets floor ☐ Damaged tile/wall

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry ☐ Monitor for leaks

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Window Not Operating

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

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

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

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Noisy ☐ Recommend installing exhaust fan
☐ Recommend repair

Comments Outlet cover plate missing. Potential safety hazard, recommend repair.

Photos



Bathroom(s) (3)

Bath

Location Second floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Corrosion on pipes monitor for leaks
☐ S-traps ☐ Vanity loose ☐ Recommend repair ☐ S-trap

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

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

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

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 ☐ N/A ☐ Inside of tub/shower
☒ Where tub/shower meets floor ☐ Damaged tile/wall

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☒ Yes ☐ No ☒ Walls ☒ Ceilings ☐ Cabinetry ☒ Monitor for leaks

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Window Not Operating

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

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

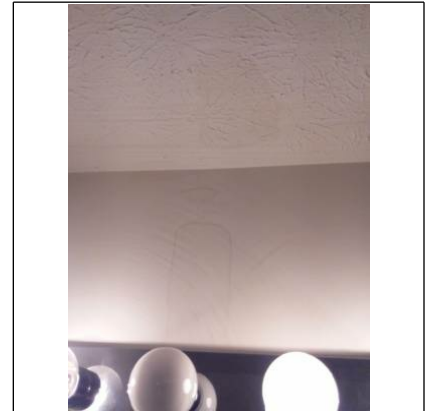
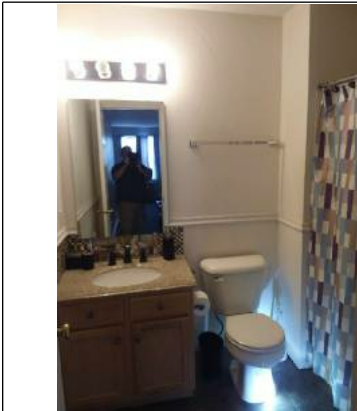
GFCI ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy ☐ Recommend installing exhaust fan
☐ Recommend repair

Comments

Photos



Fireplace, Stairs, Detectors

Fireplace

- ☐ None
- Location** ☒ Living Room ☐ Family Room ☐ Bedroom ☐ Rec Room
- Type** ☒ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric
- Material** ☐ Masonry ☒ Metal ☐ 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 ☐ Recommend fireproof material in front of hearth
- Mantel** ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace
- Physical condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments

Photos



Stairs/Steps/Balconies

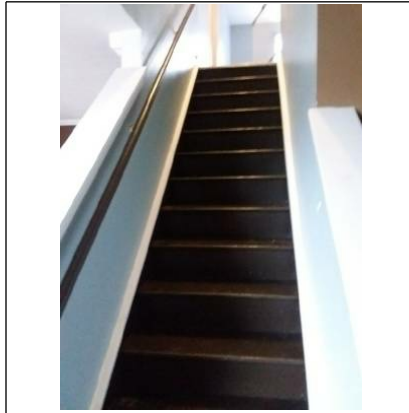
- ☐ None
- Handrail** ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Safety hazard ☒ Hand Rail/Railing/Balusters recommended
☐ Handrail loose ☐ Recommend repair
- Risers/Treads** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor
- Comments** Handrail missing on basement stairs, potential safety issue. Recommend installing handrail on basement stairs.
- Light switch inoperable at top of central stairs. Recommend repair.

Photos

Fireplace, Stairs, Detectors



Missing handrail. Recommend installing one for safety.



Smoke/Carbon Monoxide detectors

Smoke Detector ☐ Present ☐ Not Present ☒ Not all Present/Operable Operable: ☐ Yes ☐ No ☒ Not tested
☒ Recommend additional ☒ **Safety Hazard**
☒ Recommend Smoke Detectors In Each Sleeping Room, Outside Of Each Sleeping Room And On Each Floor

CO Detector ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional
☒ **Safety Hazard** ☒ Recommend Carbon Monoxide Detectors Outside Of Sleeping Rooms

Comments

Photos



Laundry Room

Laundry

Laundry sink ☐ N/A ☐ Yes ☒ No

Faucet leaks ☐ Yes ☒ No

Pipes leak ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Window(s) ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked/broken ☐ Recommend repair ☐ Window not tested
☒ None

Door ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged ☐ Recommend repair ☐ None

Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard ☒ Recommend cleaning dryer exhaust

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Recommend repair

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
☐ Recommend Installing Gas Shut Off Valve

Comments

Basement

Stairs

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

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

Headway over stairs ☒ **Satisfactory** ☐ Low clearance ☐ Safety hazard

Comments Handrail missing, potential safety issue. Recommend Installing handrail

Photos



Foundation

Material ☐ ICF ☐ Brick ☐ Concrete Block ☐ Stone Masonry ☒ Poured Concrete ☐ wood

Condition ☐ Satisfactory ☒ **Marginal** ☐ Monitor ☐ Not Elevated ☒ Recommend sealing crack(s) and monitoring
☒ Foundation walls had limited visibility due to storage or were covered
☐ Recommend a qualified basement contractor or structural engineer evaluate foundation wall(s)
☐ Foundation walls appear to be recently painted

Horizontal cracks ☒ None Apparent ☐ Yes

Step cracks/diagonal cracks ☐ None Apparent ☒ Yes

Vertical cracks ☒ None Apparent ☐ Yes

Covered walls ☐ None ☒ North ☒ South ☐ East ☐ West

Movement apparent ☒ No ☐ Yes

Indication of moisture ☐ Yes ☒ No ☐ Fresh ☐ Old stains ☒ Recommend monitoring for moisture intrusion

Comments Foundation appeared to be in overall satisfactory condition.

Photos

Basement



Floor

Material ☒ Concrete ☐ Dirt/Gravel ☐ Not Visible Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Not Visible
Comments Floor appeared to be in overall satisfactory condition.

Drainage

Sump pump ☒ Yes ☐ No ☒ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested ☐ Crock sealed
☐ Recommend check valve ☒ Recommend cover
Floor drains ☐ Yes ☐ Not Visible ☒ Drains not tested
Comments Recommend sealing sump pump crock. Potential safety concern for children.

Recommend installing dedicated outlet for the sump pump. It is not a recommended practice to have a sump pump on a GFCI protected outlet.

Photos



Girders/Beams

☐ Not Visible
Material ☒ Steel ☐ Wood ☐ Concrete ☐ LVL ☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted ☐ Improperly notched recommend repair
☐ Not Visible
Comments

Columns

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

Basement

Columns cont.

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted ☐ Temporary columns recommend repair
☐ Column not properly supported recommend repair ☐ Not Visible

Comments

Joists

☐ Not Visible

Material ☐ Wood ☐ Steel ☐ Truss ☐ Not Visible ☒ Engineered I-Type

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Improperly notched recommend repair ☐ Sagging/altered
☐ Not Visible

Comments

Subfloor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Indication of moisture staining, recommend monitoring
☐ Recommend repair of damaged subfloor ☐ Not Visible ☐ Damaged

Comments

Basement Bathroom

Bath

Location Basement bath - Unfinished

Sinks Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Corrosion on pipes monitor for leaks
☐ S-traps ☐ Vanity loose ☒ Recommend repair ☐ S-trap

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

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

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

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 ☐ N/A ☒ Inside of tub/shower
☒ Where tub/shower meets floor ☐ Damaged tile/wall

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry ☒ Monitor for leaks

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Window Not Operating

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

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

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

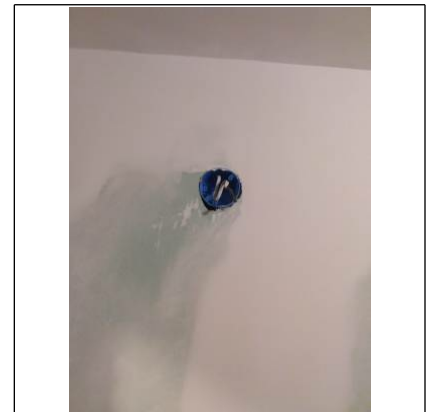
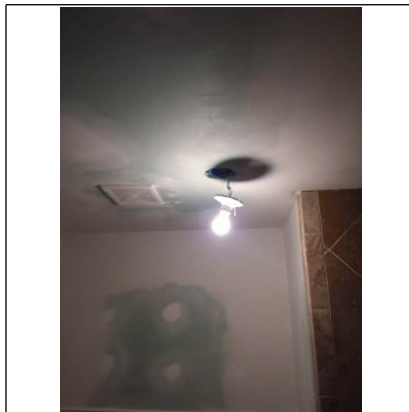
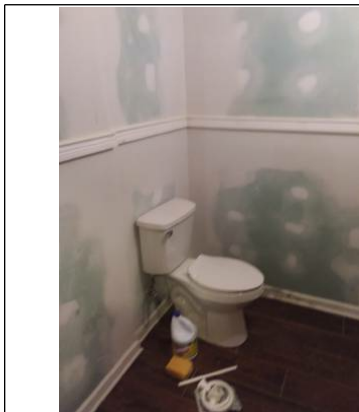
Heat source present ☐ Yes ☒ No

Exhaust fan ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Noisy ☐ Recommend installing exhaust fan
☐ Recommend repair

Comments Basement bathroom was unfinished at time of inspection which prevented a full evaluation. Recommend additional inspection after completion.

Outlet had an open ground - Recommend repairing - Safety concern.

Photos



Basement Bathroom



Electric Panel(s)

Main panel

Location Garage

Adequate Clearance to Panel ☒ Yes ☐ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses ☐ Improper breakers installed recommend repair
☐ Missing knockout(s) recommend repair

Appears grounded ☒ Yes ☐ No ☐ Not Visible ☐ Recommend grounding

Appears bonded ☒ Yes ☐ No ☐ Not visible ☐ Recommend bonding

GFCI breaker ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Doesn't trip recommend replacement of breaker

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 ☒ Recommend No-Ox Paste on main wires to prevent corrosion ☐ Safety Hazard

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

Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☒ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Amateur wiring throughout home/garage recommend a qualified electrician evaluate and repair
☐ Panel not accessible ☐ Not evaluated
Reason:

Comments Main wires are aluminum - recommend no-oxidation paste be applied to wires to prevent corrosion

Photos



Sub panel(s)

☒ None apparent

Location(s) Location 1:
Location 2:

Branch wire ☐ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No Neutral isolated:
☐ Yes ☐ No ☐ Recommend a qualified electrician repair

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing

Water service

Main shut-off location In the basement

Water entry piping ☐ Not Visible ☒ Copper/Galv. ☐ Plastic ☐ Lead

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

Visible water distribution piping ☐ Copper ☐ Galvanized ☐ CPVC 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
☐ Recommend monitoring for leaks

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Corroded

Support/Insulation ☐ N/A ☐ Metal ☒ Plastic ☐ Not supported ☐ Recommend Supporting

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

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

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

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

Sanitary/Grinder pump

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

Sealed Crock Sealed crock: ☐ Yes ☒ No

Check Valve Check valve: ☐ Yes ☒ No

Shut-off Valve Shut-off valve: ☐ Yes ☒ No

Vented ☒ Yes ☐ No

Comments Crock is not sealed properly. Recommend sealing lid properly.

Photos



Water heater

☐ N/A

Plumbing

Water heater cont.

General Brand Name: Bradford White
Approx. age: 10-15+

Manufacturer date: 2003

Capacity ☐ 40 Gallons ☒ 50 Gallons ☐ Tankless

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

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

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

Vent pipe ☒ N/A ☐ Satisfactory ☐ Improper ☐ Rusty ☐ Recommend repair ☐ Safety Hazard

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Tank leaking

Comments Water heater nearing its life expectancy. Recommend budgeting for new unit.

Photos



Heating System

Air Handler cont.

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature ☐ Unit does not appear to be operating properly

Comments A/C was not operated due to outside temperature.

Open return (hole) in basement casing of unit downdraft of filter. Recommend return ducts be inspected for adequate airflow and open return sealed as needed.