



Home Inspection Report



Happy Valley Rd, Roseburg, OR 97471

Inspection Date:

Wednesday January 24, 2018

Prepared For:

Sample Report

Prepared By:

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Report Number:

180124A

Inspector:

Matthew Hald

License/Certification #:

OR--212229

Inspector Signature:

A handwritten signature of Matthew J. Hald in black ink, written over a horizontal line.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

Open junction boxes in attic - need cover plates.

Zonal heater in garage bathroom installed behind door could create a safety hazard if operated while door is opened against unit.

No carbon monoxide detector present.

Additional smoke detectors recommended.

Deferred Cost Items

Furnace that is 22+ years.

A/C that is 22+ years.

Water heater that is 10+ years.

Improvement Items

Extend drain line at NW corner of garage away from foundation 6 to 8 feet.

Repair erosion at SW corner of garage.

Remove moss build-up from roof.

Repair damaged downspout at NW corner of home.

Level AC/heat pump exterior unit.

Install dedicated electrical wiring for pellet stove.

Extend master bathroom vent lines to exterior of home.

Repair moisture damaged exterior window trim at family room window.

Repair areas of weathered siding and trim caulking.

Repair water heater electrical conduit where it has pulled away from clamp.

Report Summary

Items To Monitor

Monitor furnace and heat pump and have professionally serviced routinely.

Monitor water heaters for leakage and failure.

Monitor attic area for rodent activity and have an evaluation conducted by a licensed pest control professional.

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. Visual inspection only.

Main Entrance Faces

North

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Cloudy
Rain

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

Constructed in 1974

Grounds

Service Walks

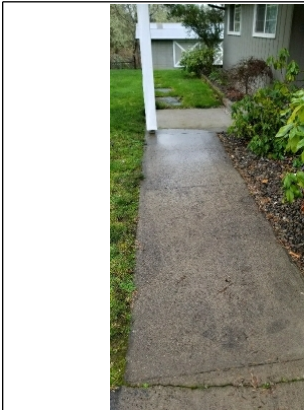
☐ None ☐ Not Visible

Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: Asphalt

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

Comments Walkway had some typical cracking.

Photos



Sidewalk at front of home



Breezeway between garage and main home structure

Driveway/Parking

☐ None ☐ Not Visible

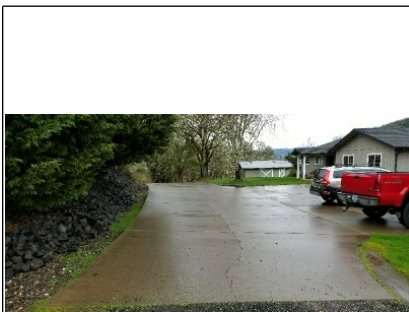
Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

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

Comments Driveway had some typical cracking.

Drain line at NW corner of garage should extend 5 to 6 feet away from foundation.

Photos



Driveway at front of home



Drain line at NW corner of garage

Porch

☒ None ☐ Not Visible

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

Grounds

Porch cont.

Support Pier ☐ Concrete ☐ Wood Other: .
Floor ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Stoops/Steps

☐ None
Material ☒ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled

Comments

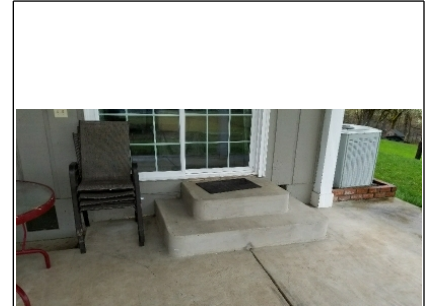
Photos



Stoop at front entrance



Steps off of family room



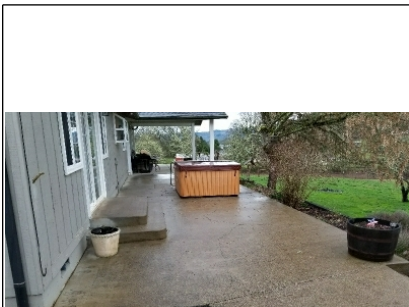
Steps off of master bedroom

Patio

☐ None
Material ☒ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☒ Typical cracks

Comments Patio had some typical cracking and settlement.

Photos



Patio at rear of home

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

Deck/Patio/Porch Covers

☐ None

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

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

Comments

Photos



Rear patio cover



Cover at main entrance

Fence/Wall

☒ Not evaluated ☐ None

Type ☐ Brick ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl

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

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

Comments

Landscaping affecting foundation

☐ N/A

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

Comments General site drainage was properly sloping away from the house.

Foundation vents should be cleared of ground cover.

Photos

Grounds



Ground cover partially blocking foundation vent on north side of home



Ground cover partially blocking foundation vent on north side of home

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

There is some ground erosion at the retaining wall ties at the SW corner of the garage. Recommend repair.

Photos



Ground erosion at SW corner of garage



Retaining wall at rear of home

Hose bibs

☐ N/A

Condition

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

Operable

☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

Some hose bibs were winterized and not tested.

Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .

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

Style of Roof

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

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type: Asphalt
Layers: 1+ Layers
Age: Approximately 5 years old
Location: Main home structure

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

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

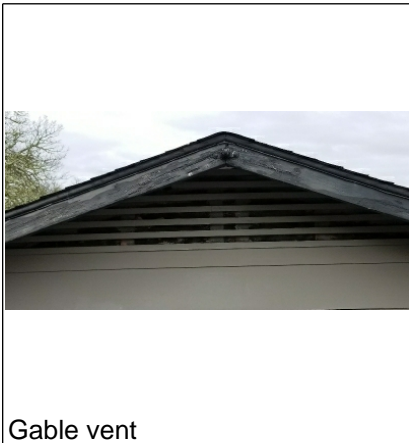
Comments Gable

Ventilation System

Type ☐ None ☐ N/A
☒ Soffit ☐ Ridge ☒ Gable ☒ Roof ☐ Turbine ☐ Powered Other: .

Comments Soffit/Eave
Gable
Roof

Photos



Gable vent

Flashing

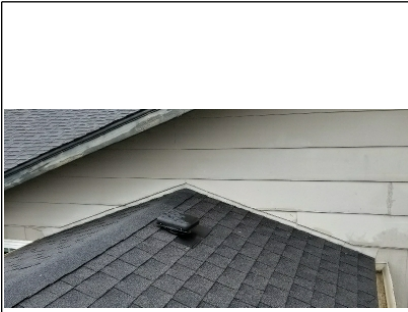
Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

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

Comments

Photos

Roof



Flashing at dormer roof over breezeway

Valleys

☐ N/A

Material

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

Condition

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

Comments

Photos



Valleys over covered patio



Valleys over main entry



Valleys over west bedroom

Condition of Roof Coverings

Roof #1

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

Roof #2

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

Roof #3

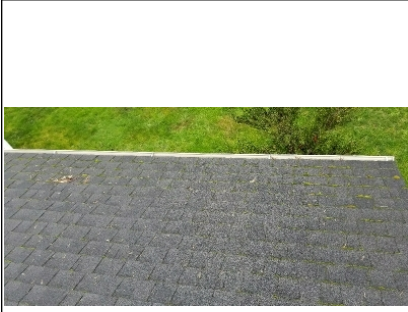
☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate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

Comments

Roof coverings appeared overall satisfactory, but will need minor maintenance (moss removal).

Photos

Roof



Moss build-up on north slope

Skylights

☒ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

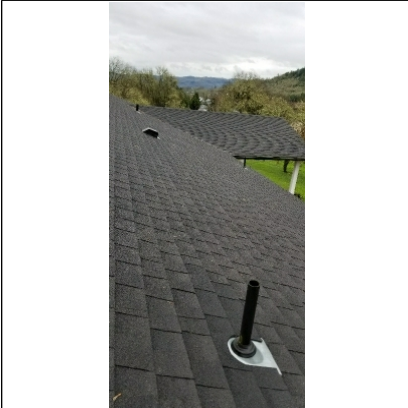
Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Plumbing vents were in adequate condition.

Photos



Plumbing vents on south roof slope

Exterior

Chimney(s)

☐ None

Location(s) West

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

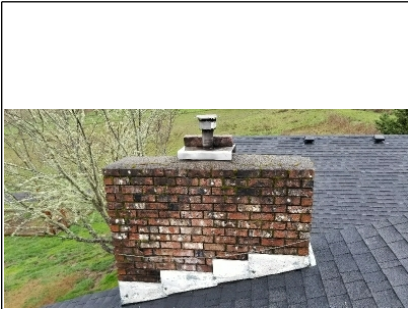
Flue ☐ Tile ☐ Metal ☐ Unlined ☒ Not Visible

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 at west end of home

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 Downspouts had some visible damage, recommend repair.

Photos

Exterior



Damaged downspout at NW corner of the home

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

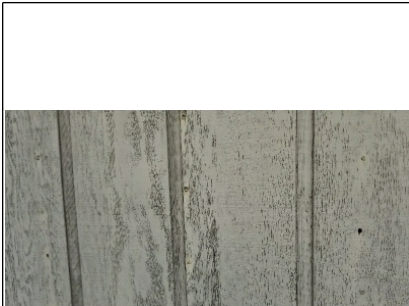
☐ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☒ Recommend repair/painting

Comments

Siding was showing some wear, but still in functional condition.

Some siding was in need of normal painting / staining maintenance, recommend painting/staining.

Photos



Weathered siding at west side of garage



Siding at west side of home with silicone caulking joints



Small damaged area of siding on south side of home

Exterior



Weathered siding at south side of home

Trim

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments Trim had some deterioration, recommend repair and painting.

Photos



Trim at family room window with moisture damage



Weathered trim at south side of home

Soffit

☐ None

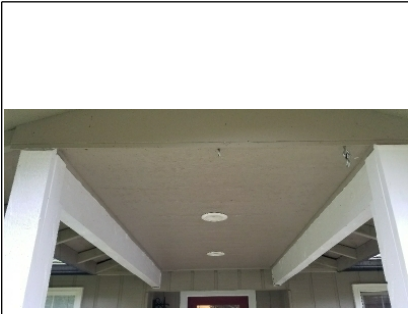
Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

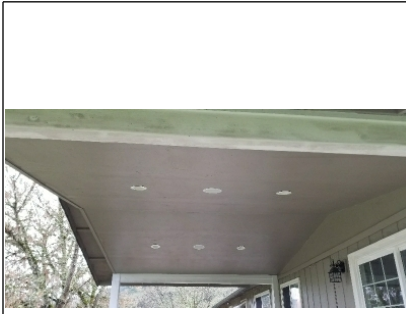
Comments

Photos

Exterior



Soffit at front entrance



Soffit at patio cover

Fascia

☐ None

Material

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

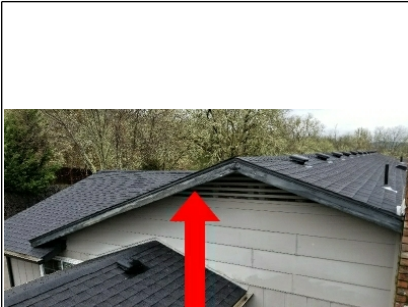
Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Fascia weathered/damaged, recommend repair.

Photos



Weathered fascia board at west side of main home structure

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

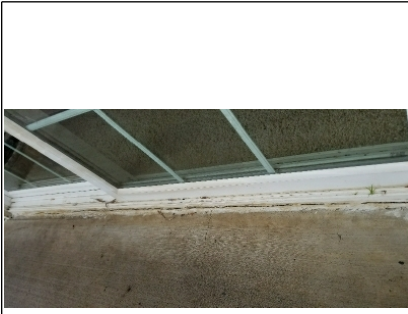
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Caulking dried and cracked, recommend removing and replacing.

Photos

Exterior



Caulking is weathered/cracked at family room patio door sill

Windows/Screens

- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass
- Material** ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad
- Screens** ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments

Storms Windows

- ☒ None ☐ Not installed
- Condition** ☐ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting
- Material** ☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☐ Metal
- Putty** ☐ Satisfactory ☐ Needed ☐ N/A

Comments

Slab-On-Grade/Foundation

- Foundation Wall** ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .
- Condition** ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☐ Not Evaluated
- Concrete Slab** ☐ N/A ☒ Not Visible ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated
- Comments** Foundation (stem) wall contains typical cracks.

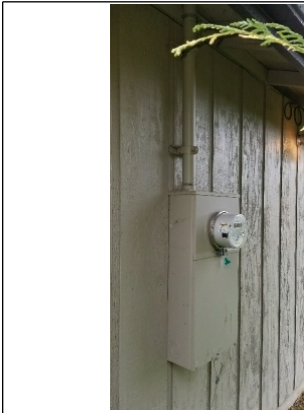
Service Entry

- Location** ☐ Underground ☒ Overhead
- Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low
- Exterior receptacles** ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
- GFCI present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☐ Recommend GFCI Receptacles

Comments

Photos

Exterior



Electrical service entry on west side of 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, no obvious defects present.

Exterior Doors

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

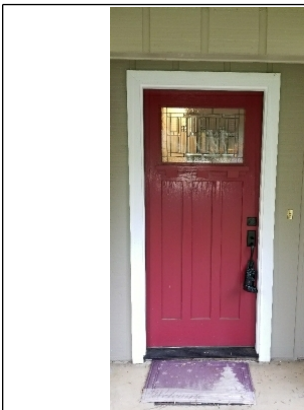
Patio ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

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

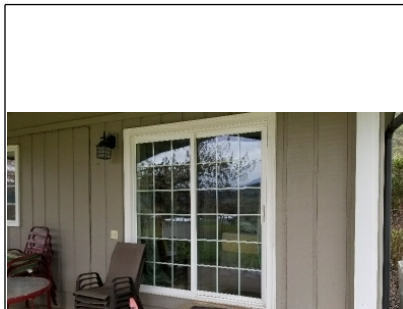
Other door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

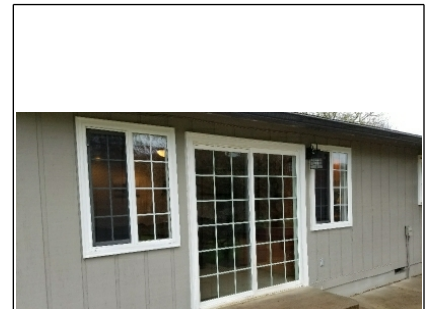
Photos



Main entry door



Patio door at master bedroom



Patio door at family room

Exterior



West side door

Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Location: East side exterior

Brand: Trane

Model #: TWN030C100A4

Serial #: L1052RJFF

Approximate Age: Manufactured in 03/96

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): 25 Fuses/Breakers installed (amps): 25

☐ 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

Condensing unit not level, recommend re-leveling unit.

Heat pump was in normal working order.

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

Photos

Exterior



AC unit shut-off



AC information tag



AC unit

Exterior A/C - Heat pump #2

Unit #2

☒ N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

Energy source ☐ Electric ☐ Gas Other: .Unit type ☐ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pumpOutside Disconnect ☐ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
☐ Improperly sized fuses/breakersLevel ☐ Yes ☐ No ☐ Recommend re-level unitCondenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ SatisfactoryInsulation ☐ Yes ☐ No ☐ ReplaceCondition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rustedImproper Clearance (air flow) ☐ Yes ☐ No

Comments

Garage/Carport

Type

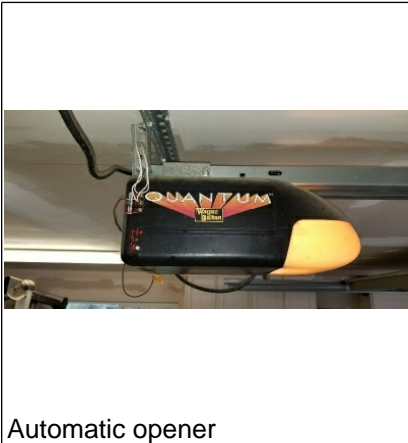
☐ None
Type ☐ Attached ☒ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport
Comments 2-car

Automatic Opener

☐ None ☐ N/A
Operation ☒ Operable ☐ Inoperable

Comments

Photos



Automatic opener

Safety Reverse

☐ None ☐ N/A
Operation ☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard
☒ Photo eyes and pressure reverse tested

Comments

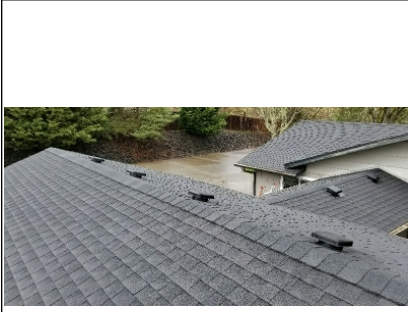
Roofing

Material ☐ Same as house
 Type: Asphalt
 Approx. age: 5 years Approx. layers: 1

Comments Roof appeared to be overall intact and in satisfactory condition.

Photos

Garage/Carport



Garage roof

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 Siding was in need of normal maintenance repairs.

Trim

☐ N/A

Material ☒ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

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

Comments Trim was intact and in overall adequate condition.

Floor

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

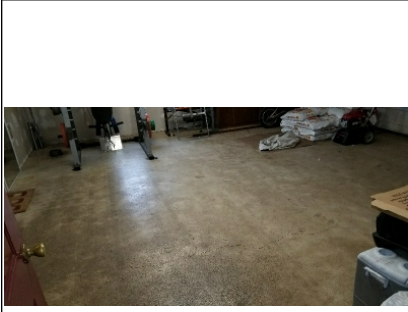
Condition ☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard

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

Comments Garage floor has typical cracks.

Photos

Garage/Carport



Garage floor

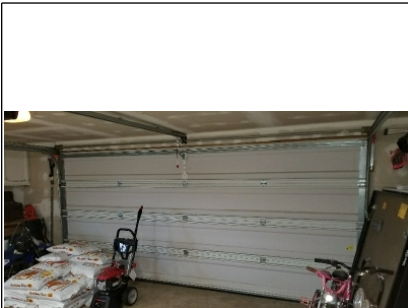
Sill Plates

☐ None ☒ Not Visible
Type ☐ Floor level ☒ Elevated
Condition ☐ Rotted/Damaged ☐ Recommend repair
Comments Sill plates not visible.

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 Garage door and opener was in normal working order.

Photos



Garage door

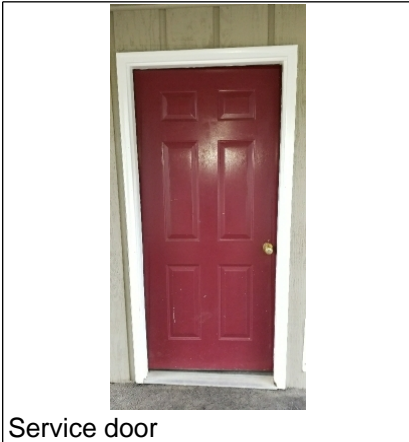
Exterior Service Door

☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Photos

Garage/Carport



Service door

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 Outlets were randomly tested and had correct polarity, except as noted.

Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair

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

Moisture Stains Present ☐ Yes ☒ No

Typical Cracks ☐ Yes ☒ No

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

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

Comments

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments Counter top has normal wear.

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments Cabinets have normal wear.

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 Water flow was normal with several fixtures operated at the same time.

There were no visible active piping leaks at the time of the inspection.

Drain lines had no visible leaks or signs of backup at the time of inspection.

Walls & Ceiling

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

Comments

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Appliances

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

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

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

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

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

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

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

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

Other Operable: ☒ Yes ☐ No

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☒ Yes ☐ No

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

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

Kitchen

Appliances cont.

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

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

Photos



Refrigerator



Oven/range, microwave/vent



Dishwasher

Laundry Room

Laundry

Laundry sink ☒ N/A

Faucet leaks ☐ Yes ☒ No

Pipes leak ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☐ Yes ☒ No

Room vented ☐ Yes ☒ No

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

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

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

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

Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments

Photos



Washing machine supply and drain



Dryer vent and electrical supply



Washer and dryer

Bathroom (1)

Bath

Location Garage bathroom

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

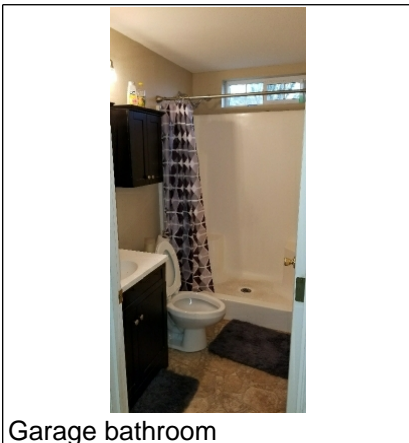
Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy

Comments Drains show no signs of back-up during time of inspection.

Exhaust fan not present.

Zonal heater installed behind door could create a safety hazard if operated while door is open against unit.

Photos



Bathroom (2)

Bath

Location Hall bathroom

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: Tile 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

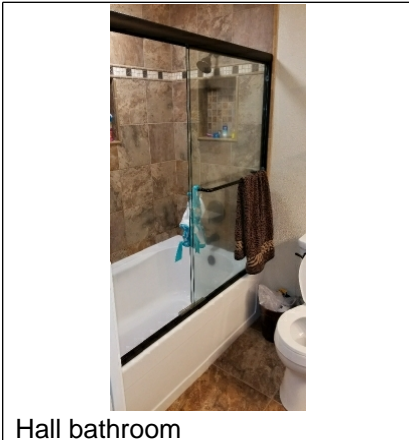
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments Drains show no signs of back-up during time of inspection.

Photos



Hall bathroom

Bathroom (3)

Bath

Location Master bath

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

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

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

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

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

Shower/Tub area ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Tile 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

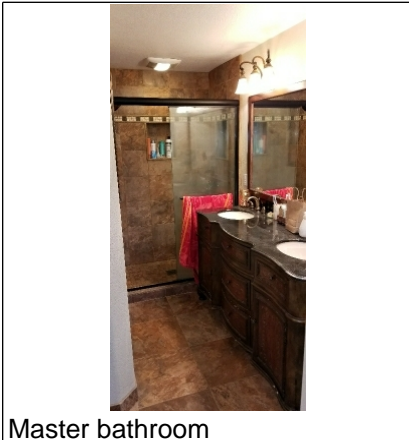
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

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

Comments Drains show no signs of back-up during time of inspection.

Photos



Master bathroom

Room (1)

Room

Location SE

Type MASTER BEDROOM

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

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

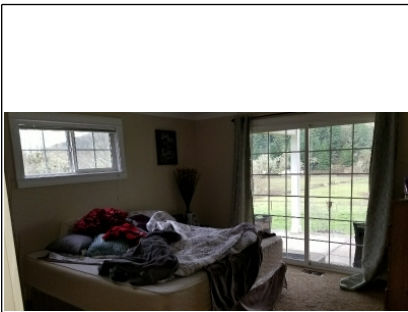
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

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

Comments

Photos



Master bedroom

Room (2)

Room

Location NE

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

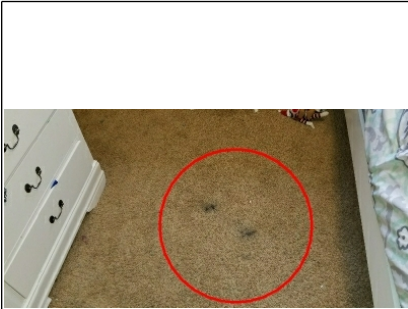
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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

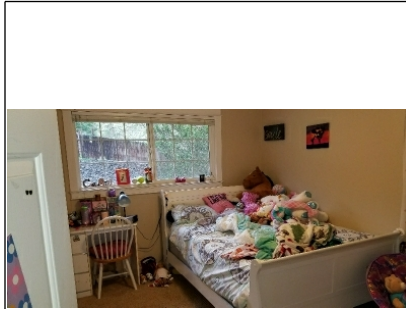
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments Staining on bedroom carpet.

Photos



Staining on bedroom carpet



NE bedroom

Room (3)

Room

Location North

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

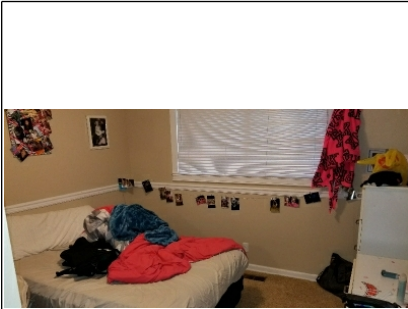
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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



North bedroom

Room (4)

Room

Location West

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

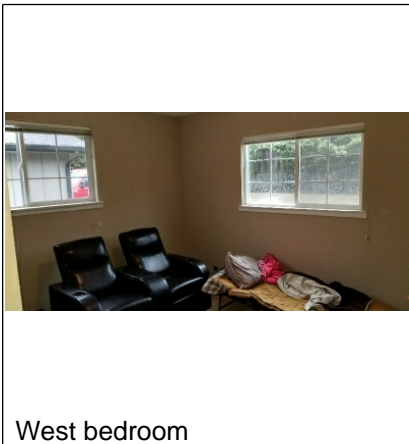
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

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



Interior

Fireplace

☐ None

Location(s) Family room

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

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

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

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

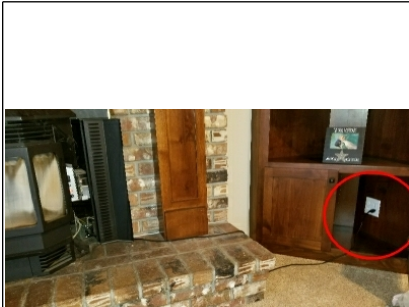
Hearth extension adequate ☒ Yes ☐ No

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

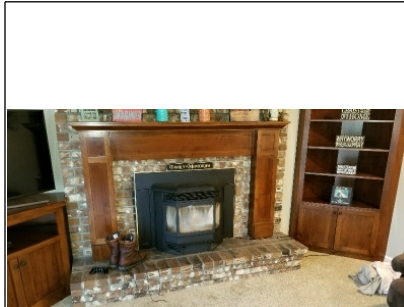
Physical condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments Electrical power cord for pellet stove is plugged into a cabinet outlet, recommend dedicated wiring for unit.

Photos



Power cord for pellet stove plugged into cabinet electrical outlet



Pellet stove insert

Stairs/Steps/Balconies

☒ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

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

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

Comments

Smoke/Carbon Monoxide detectors

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

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

Comments Recommend changing smoke detectors batteries every 6 months.

Recommend additional smoke detectors on interior of home.

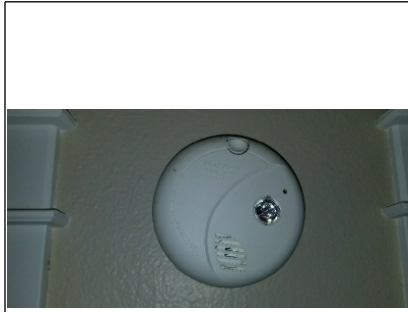
Recommend installation of a carbon monoxide detector.

Photos

Interior



Smoke detector in NE bedroom



Smoke alarm in north bedroom



Smoke alarm in west bedroom

Attic/Structure/Framing/Insulation

☐ N/A

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

Inspected from ☐ Access panel ☒ In the attic ☐ Other

Location ☐ Hallway ☐ Bedroom Closet ☐ Garage ☒ Other

Flooring ☐ Complete ☐ Partial ☒ None

Insulation ☒ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
Depth: 12 inches ☐ 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

Interior

Attic/Structure/Framing/Insulation cont.

Comments Trusses showed no major defects or damage at the time of inspection.

Roof sheathing, examined from the attic, showed no major defects or moisture damage.

Insulation was sufficient for homes in this area.

Insulation was typical for this house design.

Ventilation was normal.

Recommend junction boxes be covered-SAFETY HAZARD.

Recommend extending bathroom vents to the exterior.

Rodent droppings present in attic, recommend evaluation by a licensed pest control professional.

No wood-damaging organisms or moisture damage detected in attic framing.

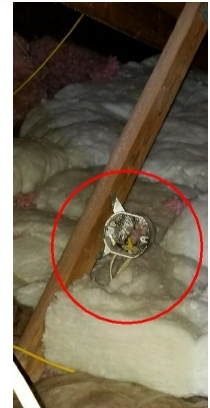
Photos



Open electrical junction box in attic



Open electrical junction box in attic



Open electrical junction box in attic



Open electrical junction box in attic



Vents from master bathroom do not vent to exterior



Attic structure

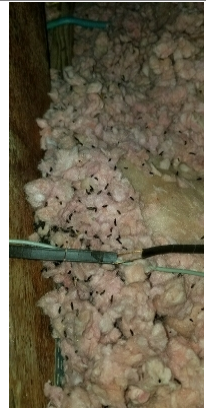
Interior



Plywood roof sheathing



Open electrical junction box in attic



Rodent droppings



Broken electrical junction box in attic

Crawl Space

Crawl space

☐ N/A

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

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments There was no evidence of wood-damaging organisms or moisture damage present at crawlspace framing.

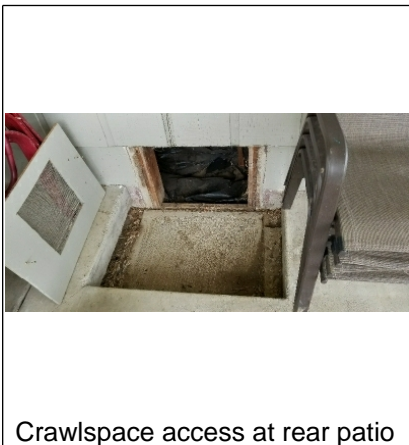
Access

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

Inspected from ☐ Access panel ☒ In the crawl space

Comments

Photos



Crawlspace access at rear patio

Foundation walls

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

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

Comments Typical cracks.

Floor

Material ☒ Concrete ☒ Gravel ☐ Dirt Other: .

Condition ☐ Typical cracks ☒ Not Visible ☐ Vapor barrier present

Comments Floor appeared to be in overall satisfactory condition.

Seismic bolts

☐ N/A ☐ None visible

Condition ☒ Appear satisfactory ☐ Recommed evaluation

Comments Seismic bolts present on foundation.

Drainage

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

Standing water ☐ Yes ☒ No ☐ Not Visible

Evidence of moisture damage ☐ Yes ☒ No

Comments

Ventilation

☒ N/A

Crawl Space

Ventilation cont.

Location ☒ Wall vents ☐ Power vents ☐ None apparent
Condition ☐ Additional ventilation recommended ☐ Evidence of moisture damage

Comments

Girders/Beams/Columns

Material ☐ Steel ☒ Wood ☐ Masonry
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered

Comments

Photos



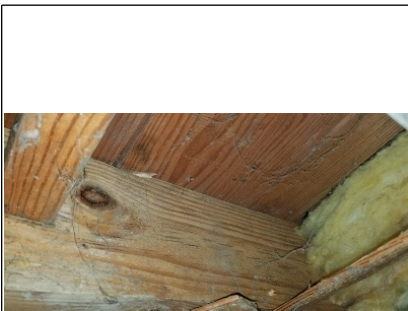
Post and beam

Joists

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

Comments

Photos



4x8 floor joists

Subfloor

☒ Not Visible
Condition ☐ Indication of moisture stains/rotting

Comments

Crawl Space

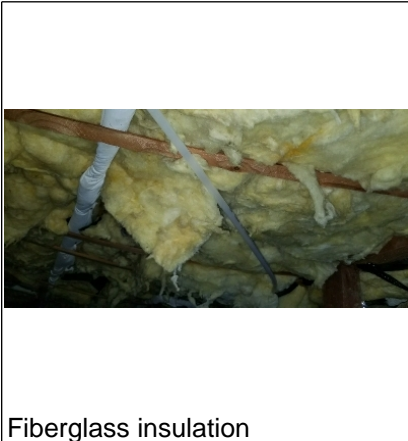
Insulation

Type ☐ None
☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible
 Fiberglass

Location ☐ Walls ☒ Between floor joists Other: .

Comments

Photos



Vapor barrier

Present ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing

Water service

Main shut-off location On the east side exterior

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: Plastic strapping

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

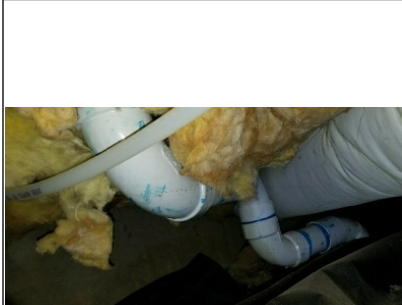
Condition ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend plumber evaluate

Comments

Photos



Water shut-off control at east side of home



PVC drain lines



PEX water supply line

Plumbing



Insulated copper water supply line

Main fuel shut-off location

☒ N/A

Location

Comments

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: American Water Heater

Serial #: 0502156807

Capacity: 50

Approx. age: 10 years old, manufactured in 2008

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

Photos

Plumbing



Conduit is pulling away from clamp



Water heater information tag



Water heater in laundry closet

Water heater #2

☒ N/A

General

Brand Name: American Water Heater

Serial #: Unknown

Capacity: 50

Approx. age: Unknown

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

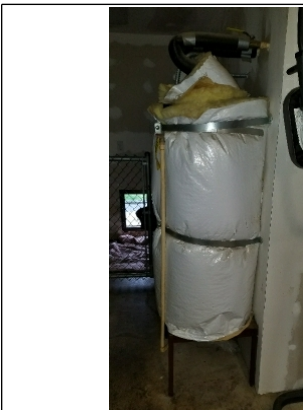
Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Insulated, unable to evaluate

Photos



Garage water heater

Water softener

☒ None

Loop installed ☐ Yes ☐ No

Plumbing hooked up ☐ Yes ☐ No

Plumbing

Water softener cont.

Plumbing leaking ☐ Yes ☐ No

Comments

Heating System

Heating system

Unit #1 Brand name: Trane
 Approx. age: Manufactured 02/96
☐ Unknown Model #: TWV030B140A1 Serial #: L08396755 ☒ 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

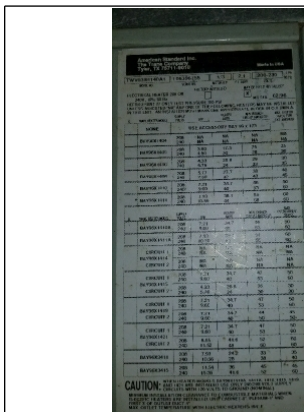
Heat pump ☐ N/A ☒ Supplemental electric ☐ Supplemental gas

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

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

Comments Furnace was in normal working order at the time of the inspection.

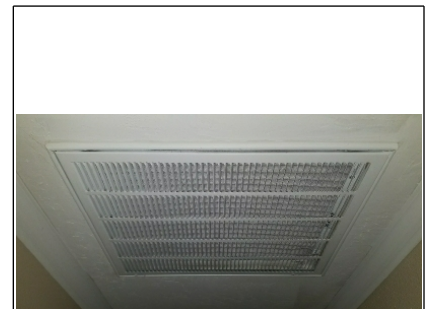
Photos



Furnace information tag



Furnace



Filter

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 Zonal heating units installed in garage.

Electric/Cooling System

Main panel

Location Laundry closet

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

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

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

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

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

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

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

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

Comments Panel size appeared to be compatible to service size.

No signs of overheating were evident at the time of the inspection.

Outlets were randomly tested and had correct polarity, except as noted.

Some open junction boxes in attic were in need of covers.

Photos



Electrical panel cover



Breaker layout



Wiring layout

Sub panel(s)

☐ None apparent

Location(s) Location 1: Garage
Location 2: Barn
Location 3: Hot Tub

Evaluation ☐ Panel not accessible ☐ Not evaluated
Reason:

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

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

Electric/Cooling System

Sub panel(s) cont.

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

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments No signs of overheating were evident at the time of the inspection.

Outlets were randomly tested and had correct polarity, except as noted.

Photos



Breaker layout



Exterior panel cover



Wiring layout



Breaker box in barn



Hot tub power supply and shut-off

Evaporator Coil Section Unit #1

☒ N/A

General ☒ Central system ☐ Wall unit

Location: Exterior of home

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: N/A

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

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

Condition cont. ☒ Not operated due to exterior temperature

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

Evaporator Coil Section Unit #2

☒ N/A

General ☐ Central system ☐ Wall unit

Location:

Age:

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

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

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

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

Operation Differential:

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

Comments

Living Room

Living Room

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

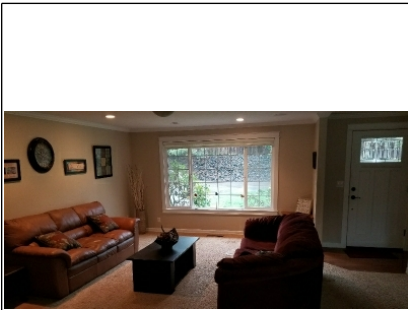
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

Comments Typical cracks.

Photos



Living room

Dining Room

Dining Room

Location First floor

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

Moisture stains ☐ Yes ☒ No

Where:

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

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

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

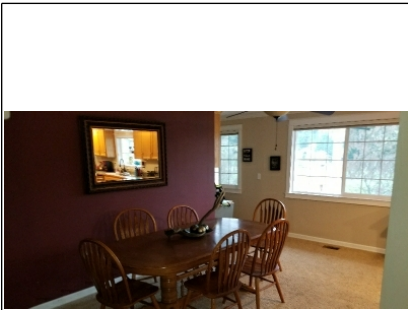
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

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

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

Comments Typical cracks.

Photos



Dining room



Typical cracking at ceiling



Typical cracking in ceiling

Pool/Spa

Area

☒ N/A

Area around pool/spa ☒ Concrete ☐ 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



Hot tub information tag



Hot tub liner



Hot tub

Liner(s)

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

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

Heater

N/A ☒ N/A

Energy Source ☐ Gas ☐ Solar ☐ Heat Pump ☒ Electric Element

Pilot lit ☐ Yes ☐ No ☒ N/A

Gas On ☐ Yes ☐ No ☒ N/A

Operated ☒ Yes ☐ No

Operation Satisfactory ☒ Yes ☐ No

Comments

Filter(s) and Cleaning Systems

Filter Type ☐ Sand ☒ Cartridge ☐ Diatomaceous Earth Other:

Type ☐ Pop-up heads ☐ Pool vac ☐ Whips Other: Cylinder

Operated ☒ Yes ☐ No

Operation Satisfactory ☒ Yes ☐ No

Self-fill Mechanism ☐ Yes ☒ No Operates: ☐ Yes ☐ No

Anti-Siphon valve ☒ Yes ☐ No

Leaks observed ☐ Yes ☒ No

Pool/Spa

Filter(s) and Cleaning Systems cont.

Spa Blower ☒ Yes ☐ No Operable: ☒ Yes ☐ No

Recommendations ☐ Recommend pool technician repair/evaluate/service

Comments

Electrical

Pool/Spa light(s) ☒ Yes ☐ No Operates: ☒ Yes ☐ No

G.F.C.I. Present ☒ Yes ☐ No ☐ G.F.C.I Recommended Operates: ☒ Yes ☐ No

Electrical equipment bonded ☒ Yes ☐ No ☐ Safety Hazard

Time clock ☒ Yes ☐ No Operates: ☒ Yes ☐ No

Interior cover plate ☒ Yes ☐ No

Comments

Photos



Hot tub power supply and shut-off