



Sample Report Address

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# Home Inspection Report

**Inspection Date:**

0/26/00

**Prepared For:**

**Client**

**Prepared By:**

**Red Star Home Inspection, llc**

**P.O Box 652**

**Middleburg, VA 20118**

**703-431-4339**

Fax

**redstarllc@aol.com**

**Report Number:**

0000

\$000.00

**Inspector:**

Ryan Hagenston

# RECEIPT / INVOICE

**Red Star Home Inspection, llc**  
**P.O Box 652**  
**Middleburg, VA 20118**  
**703-431-4339**

Date: 0/00/00

Inspection Number: 0000

Name: **Client Name**

Inspection:	Home Inspection
	<u>000.00</u>
Other**	
Total:	<u>\$000.00</u>

- Check #:
- Cash
- Credit Card: **Pay Pal**

\*\*  Radon     Pool / Hot Tub     Shipping     Well & Septic     WDO/WDI

Inspected By: Ryan Hagenston



<b>SERVICE WALKS</b>		<input type="checkbox"/> None	<input type="checkbox"/> Not visible	<input type="checkbox"/> <i>Public sidewalk needs repair</i>	
<b>Material:</b>	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Flagstone	<input type="checkbox"/> Gravel	<input type="checkbox"/> Brick	<input type="checkbox"/>
<b>Condition:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Trip Hazard</i>	<input type="checkbox"/> Typical cracks
	<input type="checkbox"/> <i>Pitched towards home (See remarks)</i>		<input type="checkbox"/> <i>Settling cracks</i>		
<b>DRIVEWAY/PARKING</b>		<input type="checkbox"/> None	<input type="checkbox"/> Not visible		
<b>Material:</b>	<input type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Gravel/Dirt	<input type="checkbox"/> Brick	<input type="checkbox"/>
<b>Condition:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Settling Cracks</i>	<input type="checkbox"/> Typical cracks
	<input type="checkbox"/> <i>Pitched towards home (See remarks)</i>		<input type="checkbox"/> <i>Trip hazard</i>	<input checked="" type="checkbox"/> Fill cracks and seal	
<b>PORCH (covered entrance)</b>		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Not visible		
<b>Support Pier:</b>	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/>		
<b>Condition:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Railing/Balusters recommended</i>	
<b>Floor:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Safety Hazard</i>	
<b>STOOPS/STEPS</b>		<input type="checkbox"/> None	<input type="checkbox"/> <i>Uneven risers</i>	<input type="checkbox"/> <i>Rotted/Damaged</i>	<input type="checkbox"/> <i>Cracked</i> <input type="checkbox"/> <i>Settled</i>
<b>Material:</b>	<input type="checkbox"/> stone	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Slate	<input type="checkbox"/> <i>Railing/Balusters recommended</i>	
<b>Condition:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Safety Hazard</i>	
<b>PATIO</b>		<input type="checkbox"/> None			
<b>Material:</b>	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Kool-Deck®	<input type="checkbox"/> Brick	<input type="checkbox"/>
<b>Condition:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Settling Cracks</i>	<input type="checkbox"/> <i>Trip hazard</i>
	<input type="checkbox"/> <i>Pitched towards home (See remarks)</i>		<input type="checkbox"/> Drainage provided	<input type="checkbox"/> Typical cracks	
<b>DECK/BALCONY (flat, floored, roofless area)</b>		<input type="checkbox"/> None	<input type="checkbox"/> Not visible		
<b>Material:</b>	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Composite	<input type="checkbox"/> <i>Railing/Balusters recommended</i>	
<b>Finish:</b>	<input type="checkbox"/> Treated	<input checked="" type="checkbox"/> Painted/Stained		<input type="checkbox"/>	
	<input type="checkbox"/> <i>Safety Hazard</i>	<input type="checkbox"/> <i>Improper attachment to house</i>		<input type="checkbox"/> <i>Railing loose</i>	
<b>Condition:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Wood in contact with soil</i>	
<b>DECK/PATIO/PORCH COVERS</b>		<input type="checkbox"/> None	<input type="checkbox"/> <i>Earth to wood contact</i>	<input type="checkbox"/> <i>Moisture/Insect damage</i>	
<b>Condition:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Posts/Supports need Repair</i>	
<b>Recommend:</b>	<input type="checkbox"/> Metal Straps/Bolts/Nails/Flashing		<input type="checkbox"/> <i>Improper attachment to house</i>		
<b>FENCE/WALL</b>		<input checked="" type="checkbox"/> Not evaluated	<input type="checkbox"/> None		
<b>Type:</b>	<input type="checkbox"/> Brick/Block	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Chain Link	<input type="checkbox"/> <i>Rusted</i> <input type="checkbox"/> Vinyl
<b>Condition:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> <i>Loose Blocks/Caps</i>
<b>Gate:</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Planks missing/damaged</i>
<b>LANDSCAPING AFFECTING FOUNDATION</b>		<b>(See remarks)</b>			
<b>Negative Grade:</b>	<input type="checkbox"/> East	<input type="checkbox"/> West	<input type="checkbox"/> North	<input type="checkbox"/> South	<input checked="" type="checkbox"/> Satisfactory
	<input type="checkbox"/> <i>Recommend additional backfill</i>		<input type="checkbox"/> <i>Recommend window wells/covers</i>		<input type="checkbox"/> <i>Trim back trees/shrubberies</i>
	<input type="checkbox"/> <i>Wood in contact with/improper clearance to soil</i>				
<b>RETAINING WALL</b>		<input type="checkbox"/> None	Material: brick	<input type="checkbox"/> <i>Drainage holes recommended</i>	
<b>Condition:</b>	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> <i>Safety Hazard</i>	<input type="checkbox"/> <i>Leaning/cracked/bowed</i>
<small>(Relates to the visual condition of the wall)</small>					
<b>HOSE BIBS</b>		<input type="checkbox"/> None	<input type="checkbox"/> No anti-siphon valve	<input type="checkbox"/> <b>Recommend Anti-siphon valve</b>	
<b>Operable:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not tested	<input type="checkbox"/> Not on	
<b>GENERAL COMMENTS</b>		The right side of the rear retaining wall is cracked and damaged on the top section, recommend having a mason evaluate for repair. Recommend turning hose bibs off prior to winter.			



**ROOF**

**ROOF VISIBILITY**  All  Partial  None  Limited by:

**INSPECTED FROM**  Roof  Ladder at eaves  Ground (*Inspection Limited*)  With Binoculars

**STYLE OF ROOF**

**Type:**  Gable  Hip  Mansard  Shed  Flat   
**Pitch:**  Low  Medium  Steep  Flat

**Roof #1** Type: *Asphalt and copper* Layers: *1 Layer* Approx. age *1-3 Yrs.*

**VENTILATION SYSTEM** **Type:**  Soffit  Ridge  Gable  Roof  Turbine  Powered

**Ventilation Present:**  Yes  No   
 (See Interior remarks)

**FLASHING** **Material:**  Not visible  Galv/Alum  Asphalt   
 Copper  Foam  Rubber  Lead

**Condition:**  Not visible  Satisfactory  Marginal  Poor  Rusted  Missing  
 Separated from chimney/roof  Recommend Sealing

**VALLEYS**  N/A **Material:**  Not Visible  Galv/Alum  asphalt  Lead  
 Copper

**Condition:**  Not visible  Satisfactory  Marginal  Poor  
 Holes  Rusted  Recommend Sealing

**CONDITION OF ROOF COVERINGS** **Roof #1:**  Satisfactory  Marginal  Poor

**Condition:**  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

**SKYLIGHTS**  N/A  Not visible  Cracked/Broken

**Condition:**  Satisfactory  Marginal  Poor

**PLUMBING VENTS**  Not Visible  Yes  No  Satisfactory  Marginal  Poor

Conditions reported above reflect visible portion only. See additional Comments

**GENERAL COMMENTS** The skylight in the master bath room appears fogged.



**EXTERIOR**

**CHIMNEY(S)**  None Location(s): Center and right

**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

**Flue:**  Tile  Metal  *Unlined*  Not visible

**Evidence of:**  Scaling  Cracks  Creosote  *Not evaluated (See remarks page)*

*Have flue(s) cleaned and re-evaluated*  *Recommend Cricket/Saddle/Flashing*

**Condition:**  Satisfactory  Marginal  Poor  *Recommend Repair*

**GUTTERS/SCUPPERS/EAVESTROUGH**  None  *Needs to be cleaned*  *Downspouts needed*

**Material:**  Copper  Vinyl/Plastic  Galvanized/Aluminum

**Condition:**  Satisfactory  Marginal  Poor  *Rusting*

**Leaking:**  Corners  Joints  *Hole in main run*

**Attachment:**  *Loose*  *Missing spikes*  *Improperly sloped (See remark)*

**Extension needed:**  North  South  East  West  *Recommend repair/replacement of damaged sections*

**SIDING** (\*See remarks page)

**Material:**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco

EIFS\* Not Inspected  Asphalt  Wood  Metal/Vinyl

Typical cracks  Peeling paint  *Monitor*  *Wood rot*  *Loose/Missing/Holes*

**Condition:**  Satisfactory  Marginal  Poor  *Recommend repair/painting*

**1.)TRIM 2.)SOFFIT 3.)FASCIA 4.)FLASHING**

**Material:**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco

*Recommend repair/painting*  *Damaged wood*

**Condition:**  Satisfactory  Marginal  Poor

**CAULKING**

**Condition:**  Satisfactory  Marginal  Poor

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

**WINDOWS & SCREENS**  *Failed/fogged insulated glass*

**Material:**  Wood  Metal  Vinyl  Aluminum/Vinyl Clad

**Screens:**  Torn  Bent  Not installed  Glazing Compound/Caulk needed

**Condition:**  Satisfactory  Marginal  Poor  *Wood rot*  *Recommend repair/painting*

**STORMS WINDOWS**  None  Not installed  Wood  Clad comb.  Wood/metal comb.  Metal

**Putty:**  Satisfactory  *Needed*  N/A

**Condition:**  Satisfactory  *Broken/cracked*  *Wood rot*  *Recommend repair/painting*

**GENERAL COMMENTS** Missing area of siding on the lower left corner of the front left dormer, recommend repair. Damaged fascia trim front center area, recommend repair. Recommend adding chimney flue caps. Recommend having chimneys cleaned prior to use. Gutter appears to be leaking on brick siding left of the front door area, recommend sealing the gutter if leaking. The left rear gutter is dripping on the deck, recommend sealing. Missing railing on the top of the rear retaining walls. Recommend caulking around windows and doors. Spalling bricks on the back lower area of the center chimney, recommend having a mason evaluate.



## GARAGE/CARPORT

**TYPE**  None  Attached  Detached  1-car  2-car  3-car  4-car

**AUTOMATIC OPENER**  Yes  No  Operable  Inoperable

**SAFETY REVERSE** **Operable:**  Yes  No  *Need(s) adjusting*  *Safety hazard*

**ROOFING** **Material:**  Same as house

**GUTTERS / EAVESTROUGH** **Condition:**  Satisfactory  Marginal  Poor  Same as House

**SIDING / TRIM**

**Siding:**  Same as house  Wood  Metal  Vinyl  
 Stucco  Masonry  Slate  Fiberboard

**Trim:**  Same as house  Wood  Aluminum  Vinyl

**FLOOR**

**Material:**  Concrete  Gravel  Asphalt  Dirt   
**Condition:**  Satisfactory  Typical cracks  *Large settling cracks*  *Recommend evaluation/repair*  
**Burners less than 18" above garage floor:**  N/A  Yes  No  *Safety hazard*

**SILL PLATES**  Not visible  Floor level  Elevated  *Rotted/Damaged*  *Recommend repair*

**OVERHEAD DOOR(S)**  N/A

**Material:**  Wood  Fiberglass  Masonite  Metal  *Recommend repair*  
**Condition:**  Satisfactory  Marginal  Poor  *Overhead door hardware loose*  
**Recommend Priming/Painting Inside & Edges:**  Yes  No  *Safety Cable Recommended*  *Weatherstripping missing/damaged*

**EXTERIOR SERVICE DOOR**  None

**Condition:**  Satisfactory  Marginal  Poor  *Damaged/Rusted*

**ELECTRICAL RECEPTALS PRESENT**  Yes  No  Not visible

**Reverse polarity:**  Yes  No **Open ground:**  Yes  No  *Safety hazard*  
**GFCI Present:**  Yes  No **Operable:**  Yes  No  *Handyman/extension cord wiring*  
 **Recommend GFCI Receptacles**

**FIRE SEPARATION WALLS & CEILING** *(Between garage & living area)*

N/A  Present  *Missing*  
**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  
**Auto closure:**  N/A  Satisfactory  Inoperative  Missing

**GENERAL COMMENTS** The center garage door is slightly out of adjustment causing a gap between weather stripping. Items in garage attic.



**EXTERIOR**

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

**BUILDING(S) EXTERIOR WALL CONSTRUCTION**  
**Type:**  Not visible  Framed  Masonry   
**Condition:**  Not visible  Satisfactory  Marginal  Poor

**EXTERIOR DOORS** 1.) ENTRANCE 2.) PATIO 3.) STORM  
**Weatherstripping:**  Satisfactory  Marginal  Poor  Missing  Replace  
**Door Condition:**  Satisfactory  Marginal  Poor

**EXTERIOR A/C - HEAT PUMP**  
**UNIT #1:**  N/A **Location:** rear  
 Brand: **Trane** Model #: **twx72481000a1** Approximate age: **33** yrs.  
**Outside Disconnect:**  Yes  No Maximum fuse/breaker rating: 25 Amp  
**Level:**  Yes  No  *Cabinet/housing rusted*  *Improperly sized fuses/breakers*  
**Condenser Fins:**  *Damaged*  Need cleaning  *Damaged base/pad*  
 *Damaged Refrigerant Line* **Insulation:**  Yes  No  Replace  
**Condition:**  Satisfactory  Marginal  Poor Improper Clearance (air flow)  Yes  No  
  
**UNIT #2:**  N/A **Location:** rear  
 Brand: **Trane** Model #: **twx73641000a3** Approximate age: **33** yrs.  
**Outside Disconnect:**  Yes  No Maximum fuse/breaker rating: 45 Amp  
**Level:**  Yes  No  *Cabinet/housing rusted*  *Improperly sized fuses/breakers*  
**Condenser Fins:**  *Damaged*  Need cleaning  *Damaged base/pad*  
 *Damaged Refrigerant Line* **Insulation:**  Yes  No  Replace  
**Condition:**  Satisfactory  Marginal  Poor Improper Clearance (air flow)  Yes  No  
  
**UNIT #3:**  N/A **Location:** rear  
 Brand: **Trane** Model #: **twx724b10000a1** Approximate age: **33** yrs.  
**Outside Disconnect:**  Yes  No Maximum fuse/breaker rating: 25 Amp  
**Level:**  Yes  No  *Cabinet/housing rusted*  *Improperly sized fuses/breakers*  
**Condenser Fins:**  *Damaged*  Need cleaning  *Damaged base/pad*  
 *Damaged Refrigerant Line* **Insulation:**  Yes  No  Replace  
**Condition:**  Satisfactory  Marginal  Poor Improper Clearance (air flow)  Yes  No

**GENERAL COMMENTS** No power to the exterior outlet on the right side of the house as well as the patio outlets. Recommend adding GFCI protection to the exterior outlets. Budget for new A.C Compressors as they are 33 years old. New insulation needed on exterior A.C lines. Rotten wood found under the thresholds of the doors to the deck, recommend repair and budget for new doors.



COUNTERTOPS  Satisfactory  Marginal  Recommend repair/caulking

CABINETS  Satisfactory  Marginal  Recommend repair/adjustment

PLUMBING COMMENTS

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:

WALLS & CEILING

Condition:  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

HEATING / COOLING SOURCE  Yes  No

FLOOR Condition:  Satisfactory  Marginal  Poor  Sloping  Squeaks

Comments:

APPLIANCES (See remarks page)

Disposal Operable:  Yes  No  Trash compactor Operable:  Yes  No
 Oven Operable:  Yes  No  Exhaust fan Operable:  Yes  No
 Range Operable:  Yes  No  Refrigerator Operable:  Yes  No
 Dishwasher Operable:  Yes  No  Microwave Operable:  Yes  No
 \_\_\_\_\_ Operable:  Yes  No  \_\_\_\_\_ Operable:  Yes  No
Dishwasher Airgap:  Yes  No and/or Dishwasher Drain Line Looped:  Yes  No
Receptacles Present:  Yes  No Operable:  Yes  No
GFCI:  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles
Open ground/Reverse polarity:  Yes  No  Potential safety hazard(s)

GENERAL COMMENTS The ice maker may not be working correctly, lots of water flowing through it at time of inspection.





LAUNDRY

**Laundry sink:**  N/A      **Faucet leaks:**  Yes  No      **Pipes leak:**  Yes  No  
**Cross connections:**  Yes  No      **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 within 6' of water:  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:**  Leaking  Corroded  Not visible  
**Gas Shut-off Valve:**  N/A  Yes  No  Cap Needed  *Safety hazard*  Not visible

GENERAL COMMENTS



**BATH FIRST FLOOR HALF BATH**

**Sinks:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  
**Tubs:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Showers:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Toilet:** **Bowl Loose:**  Yes  No **Operable:**  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool:**  Yes  No **Operable:**  Yes  No  Not tested  No access door  
**Shower/Tub area:**  Ceramic/Plastic  Fiberglass  Masonite   
 Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting Needed:  Yes  No Where:  
**Drainage:**  Satisfactory  Marginal  Poor  
**Water flow:**  Satisfactory  Marginal  Poor  
**Moisture stains present:**  Yes  No  Walls  Ceilings  Cabinets  
**Window/doors:**  Satisfactory  Marginal  Poor  
**Receptacles Present:**  Yes  No **Operable:**  Yes  No  
**GFCI:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  *Potential Safety Hazard(s)* (See remarks)  
**Heat source present:**  Yes  No  
**Exhaust fan:**  Yes  No **Operable:**  Yes  No  Noisy

**GENERAL COMMENTS**  See additional comments The GFCI in the center half bath first floor has no power.

**BATH FIRST FLOOR HALF BATH**

**Sinks:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  
**Tubs:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Showers:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Toilet:** **Bowl Loose:**  Yes  No **Operable:**  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool:**  Yes  No **Operable:**  Yes  No  Not tested  No access door  
**Shower/Tub area:**  Ceramic/Plastic  Fiberglass  Masonite   
 Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting Needed:  Yes  No Where:  
**Drainage:**  Satisfactory  Marginal  Poor  
**Water flow:**  Satisfactory  Marginal  Poor  
**Moisture stains present:**  Yes  No  Walls  Ceilings  Cabinets  
**Window/doors:**  Satisfactory  Marginal  Poor  
**Receptacles Present:**  Yes  No **Operable:**  Yes  No  
**GFCI:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  *Potential Safety Hazard(s)* (See remarks)  
**Heat source present:**  Yes  No  
**Exhaust fan:**  Yes  No **Operable:**  Yes  No  Noisy

**GENERAL COMMENTS**  See additional comments

**SECOND FLOOR BATH**

**Sinks:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  
**Tubs:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Showers:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Toilet:** **Bowl Loose:**  Yes  No **Operable:**  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool:**  Yes  No **Operable:**  Yes  No  Not tested  No access door  
**Shower/Tub area:**  Ceramic/Plastic  Fiberglass  Masonite   
 Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting Needed:  Yes  No Where:

**Drainage:**  Satisfactory  Marginal  Poor  
**Water flow:**  Satisfactory  Marginal  Poor  
**Moisture stains present:**  Yes  No  Walls  Ceilings  Cabinets  
**Window/doors:**  Satisfactory  Marginal  Poor  
**Receptacles Present:**  Yes  No **Operable:**  Yes  No  
**GFCI:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  *Potential Safety Hazard(s)* (See remarks)  
**Heat source present:**  Yes  No  
**Exhaust fan:**  Yes  No **Operable:**  Yes  No  Noisy

**GENERAL COMMENTS**

See additional comments.

**SECOND FLOOR BATH**

**Sinks:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  
**Tubs:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Showers:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Toilet:** **Bowl loose:**  Yes  No **Operable:**  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool:**  Yes  No **Operable:**  Yes  No  Not tested  No access door  
**Shower/Tub area:**  Ceramic/Plastic  Fiberglass  Masonite   
 Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting Needed:  Yes  No Where:

**Drainage:**  Satisfactory  Marginal  Poor  
**Water flow:**  Satisfactory  Marginal  Poor  
**Moisture stains present:**  Yes  No  Walls  Ceilings  Cabinets  
**Window/doors:**  Satisfactory  Marginal  Poor  
**Receptacles Present:**  Yes  No **Operable:**  Yes  No  
**GFCI:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  *Potential Safety Hazard(s)* (See remarks)  
**Heat source present:**  Yes  No  
**Exhaust fan:**  Yes  No **Operable:**  Yes  No  Noisy

**GENERAL COMMENTS**

See additional comments

**BATH BASEMENT FLOOR**

**Sinks:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  
**Tubs:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Showers:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Toilet:** **Bowl Loose:**  Yes  No **Operable:**  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool:**  Yes  No **Operable:**  Yes  No  Not tested  No access door  
**Shower/Tub area:**  Ceramic/Plastic  Fiberglass  Masonite   
 Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting Needed:  Yes  No Where:  
**Drainage:**  Satisfactory  Marginal  Poor  
**Water flow:**  Satisfactory  Marginal  Poor  
**Moisture stains present:**  Yes  No  Walls  Ceilings  Cabinets  
**Window/doors:**  Satisfactory  Marginal  Poor  
**Receptacles Present:**  Yes  No **Operable:**  Yes  No  
**GFCI:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  *Potential Safety Hazard(s)* (See remarks)  
**Heat source present:**  Yes  No  
**Exhaust fan:**  Yes  No **Operable:**  Yes  No  Noisy

**GENERAL COMMENTS**

See additional comments The basement bath room GFCI is double protected with another, recommend having an electrician evaluate and repair GFCI situations in bath rooms.

**BATH MASTER**

**Sinks:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  
**Tubs:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Showers:** **Faucet leaks:**  Yes  No **Pipes leak:**  Yes  No  N/A  
**Toilet:** **Bowl Loose:**  Yes  No **Operable:**  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool:**  Yes  No **Operable:**  Yes  No  Not tested  No access door  
**Shower/Tub area:**  Ceramic/Plastic  Fiberglass  Masonite   
 Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting Needed:  Yes  No Where:  
**Drainage:**  Satisfactory  Marginal  Poor  
**Water flow:**  Satisfactory  Marginal  Poor  
**Moisture stains present:**  Yes  No  Walls  Ceilings  Cabinets  
**Window/doors:**  Satisfactory  Marginal  Poor  
**Receptacles Present:**  Yes  No **Operable:**  Yes  No  
**GFCI:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  *Potential Safety Hazard(s)* (See remarks)  
**Heat source present:**  Yes  No  
**Exhaust fan:**  Yes  No **Operable:**  Yes  No  Noisy

**GENERAL COMMENTS**

See additional comments The wand selector on the master bath tub does not switch to tub fill, unable to fill the bath tub.



LOCATION: FIRST FLOOR DINING ROOM			UNIT #		
<b>Walls &amp; Ceiling:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damage
<b>Moisture stains:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:		
<b>Floor:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks	<input type="checkbox"/> Slopes
<b>Ceiling Fan:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
<b>Electrical:</b>	<b>Switches:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Receptacles:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Open ground/Reverse polarity:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety Hazard	<input type="checkbox"/> Cover plates missing	
<b>Heating Source Present:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Not visible	<b>Holes:</b>	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Egress Restricted:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Doors &amp; Windows:</b>	<input type="checkbox"/> Satisfactory	<input checked="" 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		

LOCATION: FIRST FLOOR LIVING ROOM			UNIT #		
<b>Walls &amp; Ceiling:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damage
<b>Moisture stains:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:		
<b>Floor:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks	<input type="checkbox"/> Slopes
<b>Ceiling Fan:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
<b>Electrical:</b>	<b>Switches:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Receptacles:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Open ground/Reverse polarity:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety Hazard	<input type="checkbox"/> Cover plates missing	
<b>Heating Source Present:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Not visible	<b>Holes:</b>	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Egress Restricted:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Doors &amp; Windows:</b>	<input type="checkbox"/> Satisfactory	<input checked="" 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		

LOCATION: FIRST FLOOR FAMILY ROOM			UNIT #		
<b>Walls &amp; Ceiling:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damage
<b>Moisture stains:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:		
<b>Floor:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks	<input type="checkbox"/> Slopes
<b>Ceiling Fan:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
<b>Electrical:</b>	<b>Switches:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Receptacles:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Open ground/Reverse polarity:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety Hazard	<input type="checkbox"/> Cover plates missing	
<b>Heating Source Present:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Not visible	<b>Holes:</b>	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Egress Restricted:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Doors &amp; Windows:</b>	<input type="checkbox"/> Satisfactory	<input checked="" 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		

LOCATION: FIRST FLOOR OFFICE ROOM			UNIT #		
<b>Walls &amp; Ceiling:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks	<input type="checkbox"/> Damage
<b>Moisture stains:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:		
<b>Floor:</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks	<input type="checkbox"/> Slopes
<b>Ceiling Fan:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
<b>Electrical:</b>	<b>Switches:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Receptacles:</b> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Operable:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Open ground/Reverse polarity:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety Hazard	<input type="checkbox"/> Cover plates missing	
<b>Heating Source Present:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Not visible	<b>Holes:</b>	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Egress Restricted:</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Doors &amp; Windows:</b>	<input type="checkbox"/> Satisfactory	<input checked="" 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		

**GENERAL COMMENTS**  See additional



**LOCATION: SECOND FLOOR BED ROOM** **UNIT #**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  Typical cracks  Damage  
**Moisture stains:**  Yes  No **Where:**  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical: Switches:**  Yes  No **Receptacles:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Safety Hazard  Cover plates missing  
**Heating Source Present:**  Yes  Not visible **Holes:**  Doors  Walls  Ceilings  
**Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:**  Satisfactory  Marginal  Poor  Cracked glass  
 Evidence of leaking insulated glass  Broken/Missing hardware

**LOCATION: SECOND FLOOR BED ROOM** **UNIT #**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  Typical cracks  Damage  
**Moisture stains:**  Yes  No **Where:**  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical: Switches:**  Yes  No **Receptacles:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Safety Hazard  Cover plates missing  
**Heating Source Present:**  Yes  Not visible **Holes:**  Doors  Walls  Ceilings  
**Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:**  Satisfactory  Marginal  Poor  Cracked glass  
 Evidence of leaking insulated glass  Broken/Missing hardware

**LOCATION: SECOND FLOOR BEDROOM** **UNIT #**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  Typical cracks  Damage  
**Moisture stains:**  Yes  No **Where:**  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical: Switches:**  Yes  No **Receptacles:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Safety Hazard  Cover plates missing  
**Heating Source Present:**  Yes  Not visible **Holes:**  Doors  Walls  Ceilings  
**Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:**  Satisfactory  Marginal  Poor  Cracked glass  
 Evidence of leaking insulated glass  Broken/Missing hardware

**LOCATION: FIRST FLOOR MASTER BEDROOM** **UNIT #**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  Typical cracks  Damage  
**Moisture stains:**  Yes  No **Where:**  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical: Switches:**  Yes  No **Receptacles:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Safety Hazard  Cover plates missing  
**Heating Source Present:**  Yes  Not visible **Holes:**  Doors  Walls  Ceilings  
**Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:**  Satisfactory  Marginal  Poor  Cracked glass  
 Evidence of leaking insulated glass  Broken/Missing hardware

**GENERAL COMMENTS**  See additional comments



**LOCATION:** BASEMENT FAMILY ROOM **UNIT #**

**Walls & Ceiling:**  Satisfactory  Marginal  Poor  Typical cracks  Damage  
**Moisture stains:**  Yes  No **Where:**  
**Floor:**  Satisfactory  Marginal  Poor  Squeaks  Slopes  
**Ceiling Fan:**  N/A  Satisfactory  Marginal  Poor  
**Electrical:** **Switches:**  Yes  No **Receptacles:**  Yes  No **Operable:**  Yes  No  
**Open ground/Reverse polarity:**  Yes  No  Safety Hazard  Cover plates missing  
**Heating Source Present:**  Yes  Not visible **Holes:**  Doors  Walls  Ceilings  
**Egress Restricted:**  N/A  Yes  No  
**Doors & Windows:**  Satisfactory  Marginal  Poor  Cracked glass  
 Evidence of leaking insulated glass  Broken/Missing hardware

**GENERAL COMMENTS**  See additional comments



**INTERIOR WINDOWS / GLASS**

**Condition:**  Satisfactory  Marginal  Poor  Needs repair  
 Representative number of windows operated  Painted shut (See remarks)  
 Glazing compound needed  Cracked glass  Hardware missing  Broken counter-balance mechanism  
**Evidence of Leaking Insulated Glass:**  Yes  No  N/A **Safety Glazing Needed:**  Yes  No  
**Security Bars Present:**  Yes  No  Not tested  Safety hazard  Test release mechanism before moving in

**FIREPLACE**  None Location(s): family room, living room, master bed room

**Type:**  Gas  Wood  Woodburner stove  Electric  Ventless (See remarks)  
**Material:**  Masonry  Metal (pre-fabricated)  Metal insert  
**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:**  Yes  No  Damper missing  
**Hearth Extension Adequate:**  Yes  No **Mantel:**  N/A  Secure  Loose  
**Physical Condition:**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined

**STAIRS / STEPS / BALCONIES**

**Handrail:**  Satisfactory  Marginal  Poor  None  
 Satisfactory  Marginal  Poor  Safety hazard  
 Hand Rail/Railing/Balusters Recommended  
**Risers/Treads:**  Satisfactory  Marginal  Poor  Risers/Treads uneven

**SMOKE / CARBON MONOXIDE DETECTORS** (See remarks)

**Present:**  Smoke Detector:  Yes  No **Operable:**  Yes  No  Not tested  
 CO Detector:  Yes  No **Operable:**  Yes  No  Not tested

**ATTIC/STRUCTURE/FRAMING/INSULATION**  N/A (See remarks)

**Access:**  Stairs  Pulldown  Scuttlehole/Hatch  No access   
**Inspected From:**  Access panel  In the attic   
**Location:**  Bedroom hall  Laundry  Garage   
**Access Limited By:**  
**Flooring:**  Complete  Partial  None  
**Insulation:**  Fiber glass  Batts  Loose  Cellulose  Foam   
 Vermiculite  Rockwool Depth: 12"+  Recommend Baffles @ Eaves  
 Damaged  Displaced  Missing  Compressed  
**Installed In:**  Rafters  Walls  Between ceiling joists  Underside of Roof Deck  Not visible  
 Recommend additional insulation (See comments)  
**Vapor Barriers:**  Kraft/foil faced  Plastic  Not visible  Improperly Installed  
**Ventilation:**  Ventilation appears adequate  Recommend additional ventilation  
**Fans Exhausted To:** Attic:  Yes  No 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   
**Ceiling Joists:**  Wood  Metal  Not visible  
**Sheathing:**  Plywood  OSB  Planking  Rotted  Stained  Delaminated  
**Evidence of Condensation/Moisture Leaking:**  Yes  No (See remarks)  
**Firewall Between Units:**  N/A  Yes  No  Needs repair/sealing  
**Electrical:**  Open junction box(es)  Handyman wiring  Visible knob-and-tube

**GENERAL COMMENTS**

The fireplace damper in the living room is off track, unable to close, the fireplace damper in the master bed room is missing a handle. Recommend replacement and adding of smoke detectors. Budget for windows and doors as these are older single pane/storm windows.

# Basement/Crawlspace



**FOUNDATION**

- Condition:**  Satisfactory  Marginal  *Have evaluated*  *Monitor*  
**Material:**  ICF  Brick  Concrete block  Fieldstone  Poured concrete  
**Horizontal Cracks:**  North  South  East  West  
**Step Cracks:**  North  South  East  West  
**Vertical Cracks:**  North  South  East  West  
**Covered Walls:**  North  South  East  West  
**Movement Apparent:**  North  South  East  West  
**Indication Of Moisture:**  Yes  No  Fresh  Old stains

**FLOOR**

- Material:**  Concrete  Dirt/Gravel  Not visible   
**Condition:**  Satisfactory  Marginal  Poor  Typical cracks

**SEISMIC BOLTS**

- N/A  None visible  Appear satisfactory  Recommend evaluation

**DRAINAGE**

- Sump Pump:**  Yes  No  Working  Not working  Needs cleaning  *Pump not tested*  
**Floor Drains:**  Yes  Not visible  Drains not tested

**GIRDERS / BEAMS**

- Material:**  Steel  Wood  Concrete  Block  LVL  Not visible  
**Condition:**  Satisfactory  Marginal  Poor  Stained/rusted

**COLUMNS**

- Material:**  Steel  Wood  Concrete  Block  Not visible  
**Condition:**  Satisfactory  Marginal  Poor  Stained/rusted

**JOISTS**

- Material:**  Wood  Steel  Truss  Not visible  
 2x8  2x10  2x12  Engineered I-Type  *Sagging/altered joists*  
**Condition:**  Satisfactory  Marginal  Poor

**SUB FLOOR**

- Indication of moisture stains/rotting  
 \*\* Areas around shower stalls, etc., as viewed from basement or crawl space

**GENERAL COMMENTS**

No evidence of basement foundation wall leakage at time of inspection.



**WATER SERVICE**

Main Shut-off Location: [In the basement](#)

**Water Entry Piping:**  Not visible  Copper/Galv.  **Plastic\*** (PVC, CPVC, Polybutylene, PEX)  Lead  
**Lead Other Than Solder Joints:**  Yes  No  Unknown  Service entry  
**Visible Water Distribution Piping:**  Copper  Galvanized  **Plastic\*** (PVC, CPVC, Polybutylene, PEX)   
**Condition:**  Satisfactory  Marginal  Poor  
**Functional Flow:**  Satisfactory  Marginal  Poor  *Water pressure over 80 psi*  
**Pipes, Supply/Drain:**  *Corroded*  *Leaking*  *Valves broken/missing*  
 *Dissimilar metal* **Cross connection:**  Yes  No  
**Drain/Waste/Vent Pipe:**  Copper  Cast iron  Galvanized  PVC  ABS  
**Condition:**  Satisfactory  Marginal  Poor  
**Support/Insulation:**  N/A Type:  *P-traps recommended*  
**Traps Proper P-Type:**  Yes  No  Poor  
**Functional Drainage:**  Satisfactory  Marginal  Poor  
**Interior Fuel Storage System:**  N/A  Yes  No Leaking:  Yes  No  
**Gas Line:**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not visible  
**Condition:**  Satisfactory  Marginal  Poor  *Recommend plumber evaluate*

**MAIN FUEL SHUT-OFF LOCATION**  N/A

**WELL PUMP**  N/A  Submersible  In basement  Well house  Well pit  Shared well  
**Pressure Gauge Operable:**  Yes  No Well pressure: 60 psi  Not visible

**SANITARY / GRINDER PUMP**  N/A **Sealed Crock:**  Yes  No  
**Check Valve:**  Yes  No **Vented:**  Yes  No Operable:  Yes  No

**WATER HEATER #1**  N/A  
**Brand name:** Rheem **Serial #:** 0310e00951  
**Type:**  Gas  Electric  Oil   
**Capacity:** 120 gal. Approx. age: 23. year(s) **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*  
**Vent Pipe:**  N/A  Satisfactory  Pitch proper  *Improper*  *Rusted*  *Recommend repair*  
**Condition:**  Satisfactory  Marginal  Poor

**GENERAL COMMENTS** Budget to replace the water heater as it is 23 years old. The water heater is leaking from the top somewhere, water pooling on top, recommend repair. The circulator pump above the water heater was switched off at breaker?



**HEATING SYSTEM**

<b>HEATING SYSTEM - UNIT #1</b>		Location: <b>In the basement and attic</b>	(See remarks)
<b>#1 Brand Name:</b>	<b>Trane</b>	Approximate age: <b>34</b> . year(s)	<input type="checkbox"/> Unknown
	Model #: <b>twv0258140a0</b>	Serial #: <b>d40437219</b>	
<b>#2 Brand Name:</b>	<b>Trane</b>	Approximate age: <b>34</b> . year(s)	<input type="checkbox"/> Unknown
	Model #: <b>twv04213140sa0a0</b>	Serial #: <b>026394270</b>	
<b>#3 Brand Name:</b>	<b>American standard</b>	Approximate age: <b>34</b> . year(s)	<input type="checkbox"/> Unknown
	Model #: <b>twh7248140a0</b>	Serial #: <b>051471694</b>	
<b>Energy Source:</b>	<input type="checkbox"/> Gas	<input type="checkbox"/> LP	<input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Solid Fuel
<b>Warm Air System:</b>	<input type="checkbox"/> Belt drive	<input type="checkbox"/> Direct drive	<input type="checkbox"/> Gravity <input checked="" type="checkbox"/> Central system <input type="checkbox"/> Floor/Wall unit
<b>Heat Exchanger:</b>	<input type="checkbox"/> N/A (sealed)	<input checked="" type="checkbox"/> Visual w/mirror	<input type="checkbox"/> <i>Flame distortion</i> <input type="checkbox"/> <i>Rusted</i> <input type="checkbox"/> <i>Carbon/soot buildup</i>
<b>Carbon Monoxide:</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Detected at Plenum/Register	<input type="checkbox"/> Not tested
<b>CO Test:</b>	Tester: <b>TIFF 8800</b>	<b>Combustion Air Venting Present:</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Controls:</b>	Disconnect: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Normal operating and safety controls observed	
<b>Distribution:</b>	<input checked="" type="checkbox"/> Metal duct <input checked="" type="checkbox"/> Insulated flex duct	<input type="checkbox"/> Cold air returns	<input type="checkbox"/> Duct board <input type="checkbox"/> <i>Asbestos-like wrap</i>
<b>Flue Piping:</b>	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Rusted	<input type="checkbox"/> Improper slope <input type="checkbox"/> <i>Safety hazard</i>
<b>Filter:</b>	<input checked="" type="checkbox"/> Standard <input type="checkbox"/> Electrostatic	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Needs cleaning/replacement <input type="checkbox"/> Missing
<b>When Turned On By Thermostat:</b>	<input type="checkbox"/> Fired <input type="checkbox"/> Did not fire	Proper Operation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	
<b>Heat Pump:</b>	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Aux. electric <input type="checkbox"/> Aux. gas	<b>Sub-Slab ducts:</b> Water/Sand Observed: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>#1 – System Condition:</b>	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor	<input type="checkbox"/> Recommended HVAC Technician Examine	
<b>#2 – System Condition:</b>	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor	<input type="checkbox"/> Recommended HVAC Technician Examine	
<b>#3 – System Condition:</b>	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor	<input type="checkbox"/> Recommended HVAC Technician Examine	

**System Not Operated Due To:**  Exterior temperature

**GENERAL COMMENTS** Recommend replacement of the furnace filters every 3 months. Budget to replace all 3 HVAC units as they are 34 years old. The boiler was not working at time of inspection, switched off. The boiler is leaking water from the pressure relief valve, recommend repair. Buried oil tank found on the right side of the house, recommend evaluation and possible removal.



**ELECTRIC/COOLING SYSTEM**

**MAIN PANEL** Location: **basement** Condition:  Satisfactory  Marginal  Poor  
**Adequate Clearance To Panel:**  Yes  No Amperage: **450** Volts 120/240  Breakers  Fuses  
**Appears Grounded:**  Yes  No  Not visible  
**GFCI Breaker:**  Yes  No **Operable:**  Yes  No  
**AFCI Breaker:**  Yes  No **Operable:**  Yes  No  
**MAIN WIRE:**  Copper  Aluminum  Not visible  *Double tapping of the main wire*  
**Condition:**  Satisfactory  Poor  **Federal Pacific Panel Stab Lok® (See remarks)\***  
**BRANCH WIRE:**  Copper  **Aluminum\***  Not visible  
**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:**

**ELECTRICAL FIXTURES** A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:  
**Condition:**  Satisfactory  Marginal  Poor  Open grounds  Reverse polarity  
 GFCIs not operating  *Solid conductor aluminum branch wiring circuits\**  
 Ungrounded 3-prong receptacles *(See remarks)*  
 *Recommend electrician evaluate/repair\**

**UNIT 1**  Central system  Wall Unit Location: **In the basement** Age: **34** yrs.  
**Energy Source:**  Electric  Gas   
**Unit Type:**  Air cooled  Water cooled  Geothermal  Heat pump  
**Evaporator Coil:**  Satisfactory  Not visible  Needs cleaning  Damaged  
**Refrigerant lines:**  *Leak*  *Damage*  *Insulation missing*  Satisfactory  
**Condensate Line/Drain:**  To exterior  To pump  Floor drain   
**Operation:** Differential °F  
 Difference in temperature (split) should be 14-22° Fahrenheit *(See remarks)*  
**Condition:**  Satisfactory  Marginal  Poor  *Recommend HVAC technician examine/clean/service*

**UNIT 2**  Central system  Wall Unit Location: **In the basement** Age: **34** yrs.  
**Energy Source:**  Electric  Gas   
**Unit Type:**  Air cooled  Water cooled  Geothermal  Heat pump  
**Evaporator Coil:**  Satisfactory  Not visible  Needs cleaning  Damaged  
**Refrigerant lines:**  *Leak*  *Damage*  *Insulation missing*  Satisfactory  
**Condensate Line/Drain:**  To exterior  To pump  Floor drain   
**Operation:** Differential °F  
 Difference in temperature (split) should be 14-22° Fahrenheit *(See remarks)*  
**Condition:**  Satisfactory  Marginal  Poor  *Recommend HVAC technician examine/clean/service*

**UNIT 3**  Central system  Wall Unit Location: **In the attic** Age: **34** yrs.  
**Energy Source:**  Electric  Gas   
**Unit Type:**  Air cooled  Water cooled  Geothermal  Heat pump  
**Evaporator Coil:**  Satisfactory  Not visible  Needs cleaning  Damaged  
**Refrigerant lines:**  *Leak*  *Damage*  *Insulation missing*  Satisfactory  
**Condensate Line/Drain:**  To exterior  To pump  drain   
**Operation:** Differential °F  
 Difference in temperature (split) should be 14-22° Fahrenheit *(See remarks)*  
**Condition:**  Satisfactory  Marginal  Poor  *Recommend HVAC technician examine/clean/service*

**GENERAL COMMENTS** The A.C was not tested at time of inspection due to the exterior temp being too low. Rust found in the right side panel box at the bottom, recommend replacement and finding source of water that caused the rust, not wet at time of inspection.




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## ITEMS NOT OPERATING

1. No power to the exterior outlet on the right side of the house as well as the patio outlets.
  2. The GFCI in the center half bath first floor has no power.
  3. The basement bath room GFCI is double protected with another, recommend having an electrician evaluate and repair GFCI situations in bath rooms.
  4. The wand selector on the master bath tub does not switch to tub fill, unable to fill the bath tub.
  5. The fireplace damper in the living room is off track, unable to close, the fireplace damper in the master bed room is missing a handle.
  6. The circulator pump above the water heater was switched off at breaker? The boiler was not working at time of inspection, switched off.
- 

## MAJOR CONCERNS

*Item(s) that have failed or have potential of failing soon.*

1. The right side of the rear retaining wall is cracked and damaged on the top section, recommend having a mason evaluate for repair.
  2. The skylight in the master bath room appears fogged.
  3. Missing area of siding on the lower left corner of the front left dormer, recommend repair.
  4. Damaged fascia trim front center area of house as well as left corner of garage, recommend repair.
  5. Gutter appears to be leaking on brick siding left of the front door area, recommend sealing the gutter if leaking.
  6. The left rear gutter is dripping on the deck, recommend sealing.
  7. Spalling bricks on the back lower area of the center chimney, recommend having a mason evaluate.
  8. Budget for new A.C Compressors as they are 33 years old.
  9. Rotten wood found under the thresholds of the doors to the deck, recommend repair and budget for new doors.
  10. The ice maker may not be working correctly, lots of water flowing through it at time of inspection.
  11. The water heater is leaking from the top somewhere, water pooling on top, recommend repair.
  12. Budget to replace all 3 HVAC units as they are 34 years old.
  13. The boiler is leaking water from the pressure relief valve, recommend repair.
  14. Buried oil tank found on the right side of the house, recommend evaluation and possible removal.
  15. Rust found in the right-side panel box at the bottom, recommend replacement and finding source of water that caused the rust, not wet at time of inspection.
- 

## POTENTIAL SAFETY HAZARDS

1. Missing railing on the top of the rear retaining walls.
  2. Recommend adding GFCI protection to the exterior outlets.
  3. Recommend replacement and adding of smoke detectors.
- 

## DEFERRED COST ITEMS

1. Recommend turning hose bibs off prior to winter.
  2. Recommend adding chimney flue caps.
  3. Recommend having chimneys cleaned prior to use.
  4. Recommend caulking around windows and doors.
  5. The center garage door is slightly out of adjustment causing a gap between weather stripping.
  6. New insulation needed on exterior A.C lines.
  7. Items in garage attic.
  8. Budget for windows and doors as these are older single pane/storm windows.
  9. Budget to replace the water heater as it is 23 years old.
- 

\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks

# Photo Summary



Missing siding front left dormer.



Damaged fascia front center area.



Gutter left of front door appears to leak onto house.



Buried oil tank right side of house.



Hand rail on top of retaining wall?



Caulk around windows and doors.

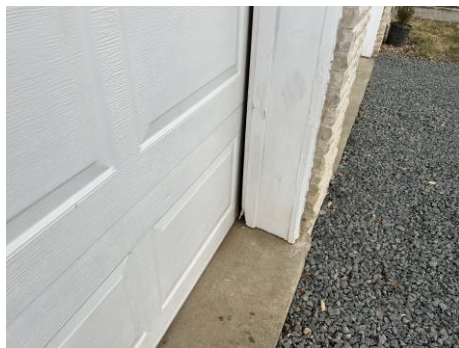
# Photo Summary



Spalling bricks back side of center chimney.



Right side rear retaining wall damaged at the top



Gap center garage door right side.



Rotten thresholds doors to deck.



Rotten wood under doors to deck.



Recommend chimney flue caps.  
Damaged fascia front left corner of garage.



# Photo Summary



Living room damper off track.



Master bed damper missing handle.



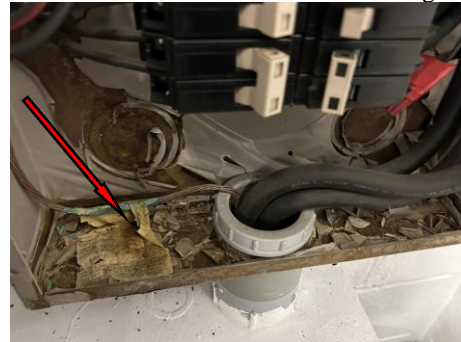
Master bath wand selector knob not working.



Pressure relief valve on boiler leaking.



Leak on top of water heater.



Rust in the bottom of the right panel box.